

Board of Supervisors

March 21, 2023

Cannabis Cultivation – Outdoor

585 Trinity Road, Glen Ellen

PLP17-0040, Zone Change and Use Permit

Ken Compton



Vicinity Map



Land Use Map



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

Base Map Data

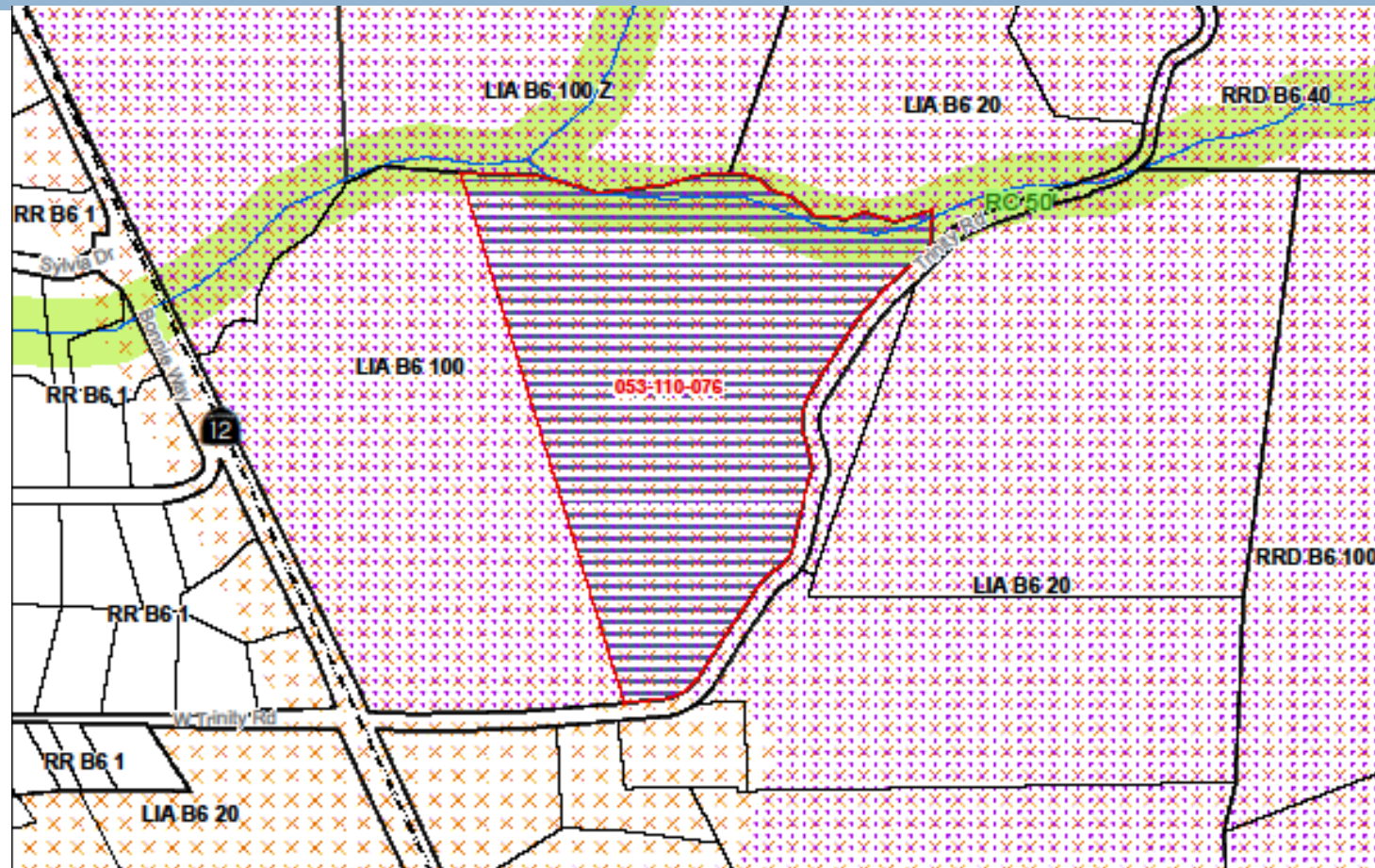
- Parcel
- Intermittent Stream



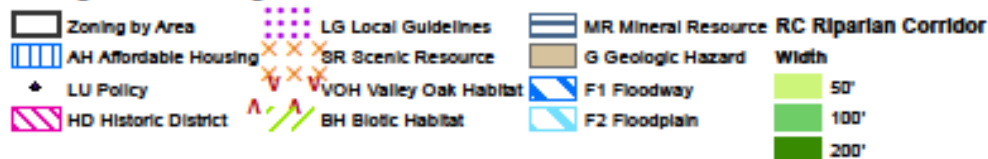
1 inch equals 500 feet

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map

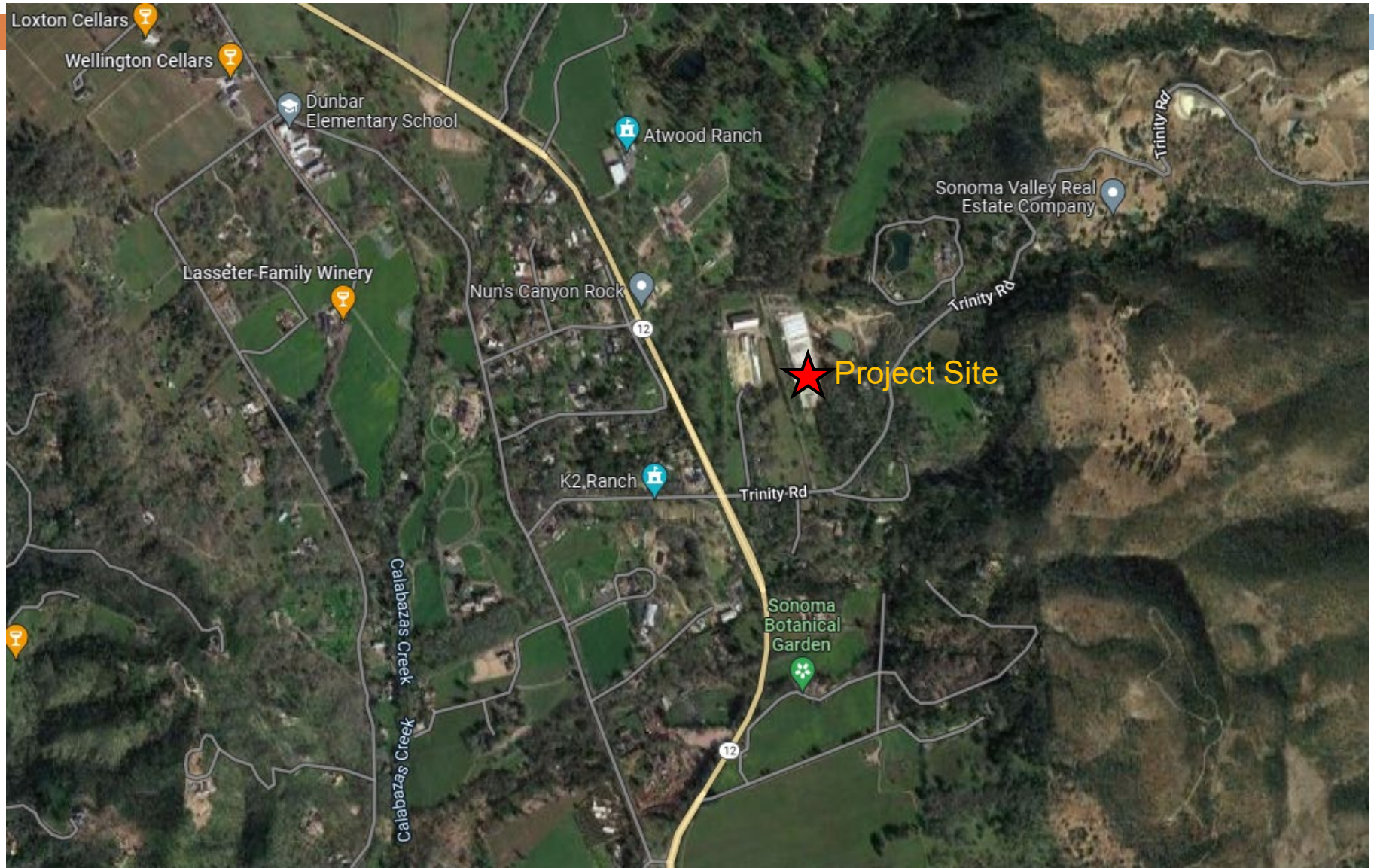


Zoning and Combining Districts



1 inch equals 500 feet

Surrounding Land Uses



Zone Change – Mineral Resources

□ Background:

- ▣ First Reclamation Plan Submitted in 1981, use extended and new plan Submitted in 2010
- ▣ Allowed to continue operation until 2018
- ▣ In year 4 of current reclamation plan, to be completed Spring 2024

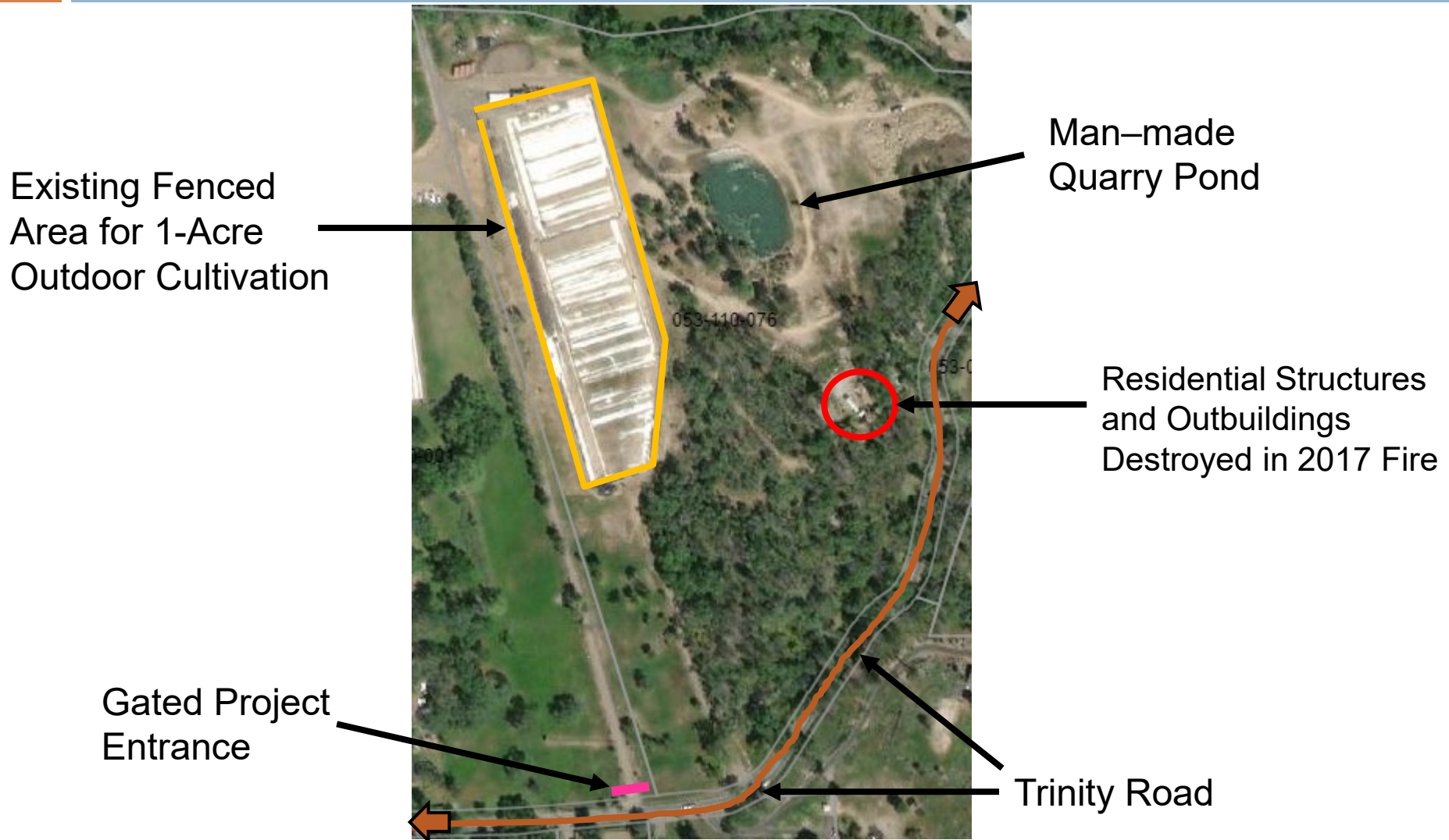
□ Reclamation Plan includes:

- ▣ Removal of machinery and scrap metal
- ▣ Revegetation of native grasses/trees
- ▣ Recontouring of slopes for erosion control

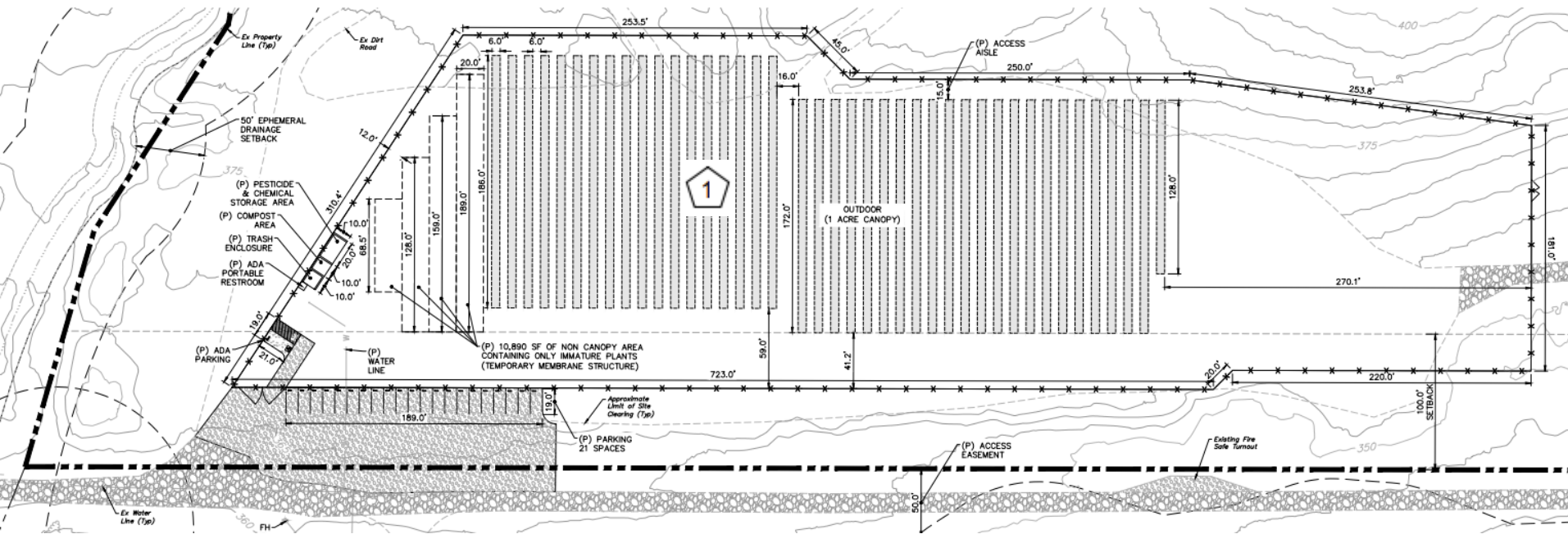
Zone Change – Mineral Resources (Cont.)

- Currently operating in County's Penalty Relief Program (PRP)
 - ▣ Removal of MR would create zoning consistency with the existing operation
- MR designation is “permissive” and does not include cannabis.
- Removing MR returns parcel to base zoning standards/policies for LIA – more restrictive:
 - ▣ No increase in densities, significant changes to allowed uses, no spot zoning
 - ▣ Removes the ability to extract mineral resources

Legalize Existing Operation – PRP Project



Project Area – 4.66-Acre Outdoor



CULTIVATION SITE SUMMARY:

- 1 (P) OUTDOOR CULTIVATION – 4.66 ACRES (QUARRY FARM, LLC.)
- A. CULTIVATION CANOPY NOT TO EXCEED 1 ACRE PER SEASON
 - B. GREEN WASTE COMPOST – 100 SF (10'x10')
 - C. TRASH ENCLOSURE AND AREA OF CANNABIS SCHEDULED FOR DESTRUCTION – 100 SF (10'x10')
 - D. PESTICIDE/CHEMICAL STORAGE – 200 SF (20'x10')
 - E. PROCESSING, TO OCCUR OFFSITE
 - F. PORTABLE RESTROOMS

Project Proposal

- Outdoor Cultivation (43,560 sq ft)
- Total Cultivation = 43,560 sq ft
($< 43,560 / 1$ acre)
- Non-Flowering Propagation for operation use (10,890 sq ft)
- Self Distributor-Transportation Only

GP Consistency - Agricultural Use

- Primary Agricultural use is maintained
 - ▣ Development density & parcel size unchanged
 - ▣ Cattle grazing (approx. 15 acres) to continue (60% of 25.16-acre parcel)
 - ▣ Cannabis income supports ongoing agricultural uses
 - ▣ Land will continue to look “agricultural”
- Project does not conflict with existing or future agricultural uses on-site or in surrounding area

Zoning Consistency

- Riparian Corridor:
 - ✓ Exceeds 50-foot development setback
- Community Separator:
 - ✓ Use of existing vegetation to screen from public views –
Project does not propose to remove trees that presently
screen project, no new structures
- Mayacamas Mountain Local Guideline:
 - ✓ No development on hills or ridge-lines
 - ✓ Proposed grading is on existing, gently sloping roads

Neighborhood Compatibility – Odor

- Ordinance addresses outdoor odor through minimum parcel size and setback requirements
 - ✓ 25.16-acre parcel (10 acres required)
 - ✓ Nearest dwelling (east) ~470 feet (300 ft required)
 - ✓ Nearest dwelling (south) ~750 feet (300 ft required)
 - ✓ Nearest dwelling (west) ~1300 feet (300 ft required)
 - Western dwellings are on other side of Highway 12
- Existing PRP operation with no odor complaint submitted

Neighborhood Compatibility – Groundwater

- Located in Class 3 Groundwater Area – Hydrogeologic study required;
 - ▣ Prepared and revised by PJC & Associates Inc, used cumulative impact area of 1500 feet from project parcels
 - Includes project parcels, 21 nearby dwellings, nearby livestock, and ag uses
 - ▣ Estimated project demand of 4.5 acre-feet/year for cultivation and propagation
 - ▣ No impacts to nearby Calabazas Creek

Neighborhood Compatibility – Site Security/Public Safety

- Ordinance requires security fencing, cameras, lighting, and alarms as part of Site Security Plan
 - ✓ Plan meets ordinance requirements
 - Additional security gate with keypad access for all persons entering site from Trinity Road
- Fire Safety:
 - Knox boxes located at access points (Trinity/Hwy 12)
 - Firesafe turnouts added to private road
 - Not located on slopes or hillsides that would delay emergency response.

Neighborhood Compatibility – Conclusion

- ❑ Residential setbacks exceed requirements
- ❑ Scale of the operation similar to existing & compatible with surrounding area
- ❑ Setbacks to address odor exceed requirements
- ❑ Groundwater meets available demand
- ❑ Security meets requirements
- ❑ Adequate emergency access provided
- ❑ One public comment received

Environmental Determination

- A Mitigated Negative Declaration (MND) was prepared pursuant to CEQA
- Environmental review determined all potential impacts can be mitigated to less than significant level
- Mitigation proposed to protect nesting birds

Planning Commission Hearing

- On 12/15/22 public hearing was conducted and project presented to PC by staff and applicant.
 - ▣ No public comments during hearing
 - ▣ PC made clarifying questions regarding conditions
 - ▣ Project received unanimous approval
- PC recommend the BOS adopt the MND, approve the Zone Change, and approve the limited term Use Permit with conditions.

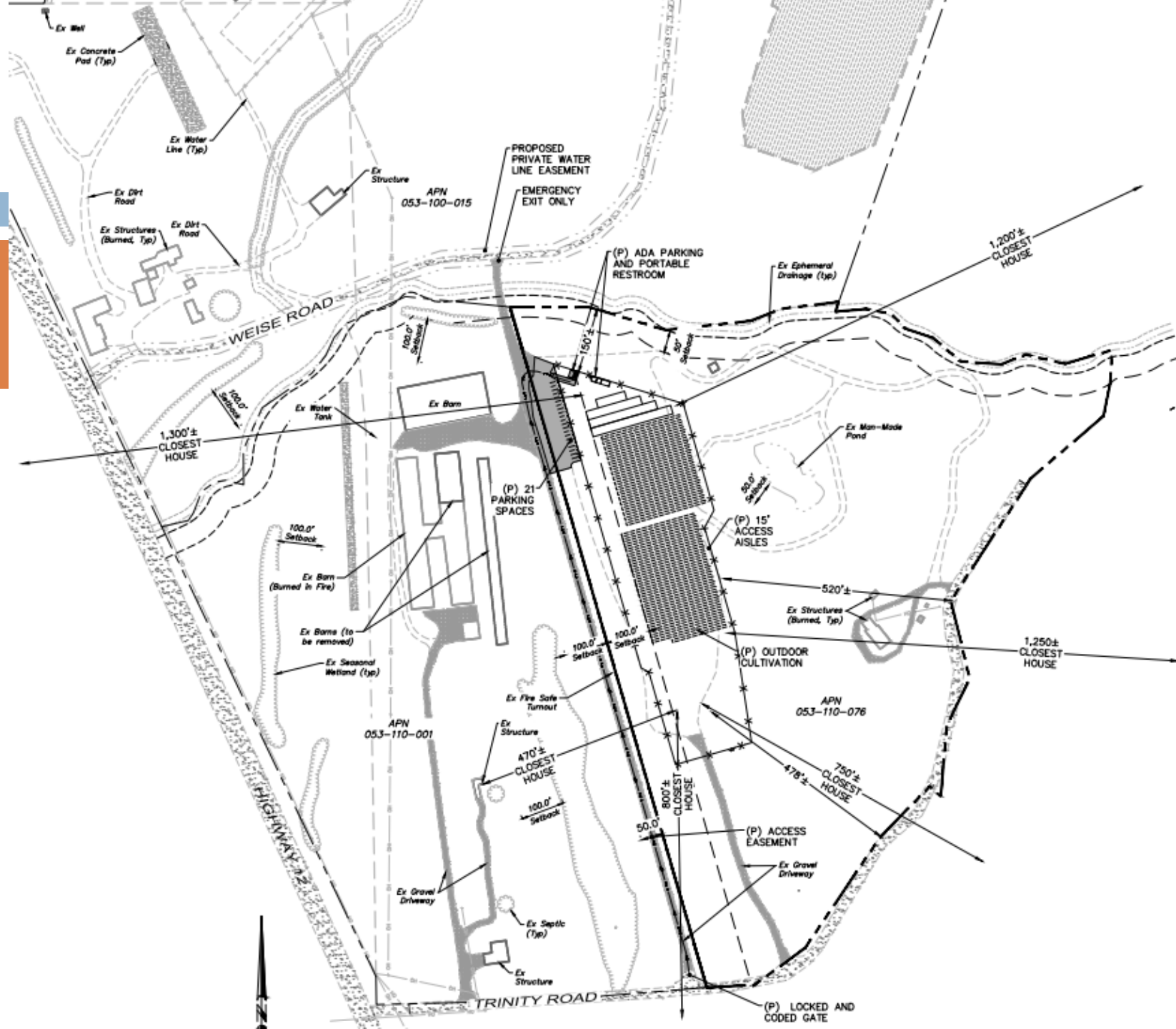
Staff Recommendation

- Staff recommends the BOS adopt the MND and approve Zone Change and Use Permit with conditions
- OPTIONS:
 - ▣ Approve the project with modified conditions
 - ▣ Continue the project to a future hearing date with direction on additional information or project adjustments to be provided
 - ▣ Deny the project with justification for denial (staff to return w amended resolution for final action)

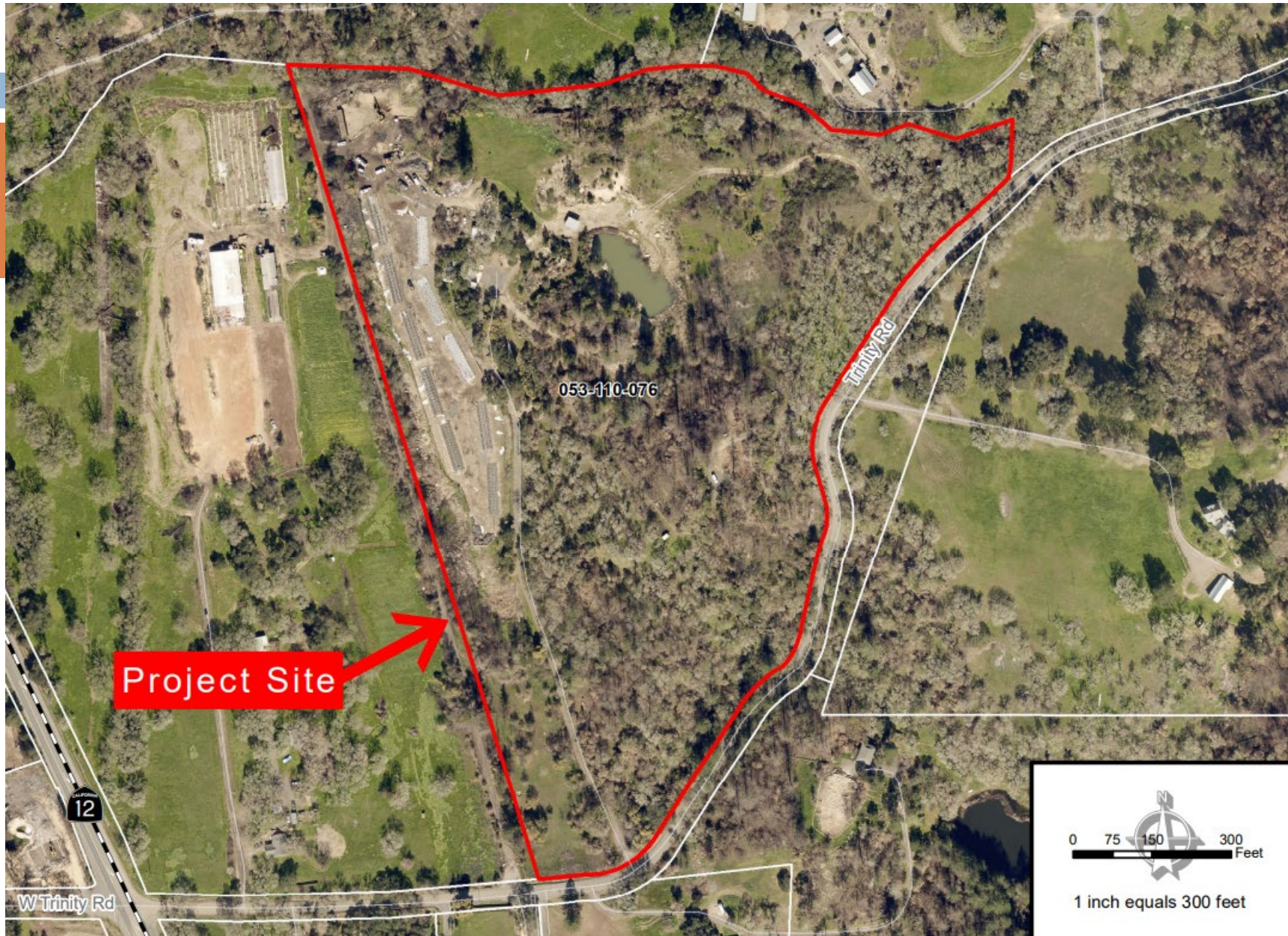
End of Presentation -

Additional Reference Slides





2018 Aerial Map (Att. 4)



2022 Aerial Map (Google Earth)



Estimated Water Use Table

Annual Vegetative Water Use	
Average Number of Plants	8,000
Total Water Use (Gallons)	219,949
Average Daily Water (Gallons)	2443.88
Average Daily Water Per Plant (Gallons)	0.31
Annual Non-Vegetative Water Use	
Average Number of Plants	8,000
Total Water Use (Gallons)	806,481
Average Daily Water (Gallons)	5376.54
Average Daily Water Per Plant (Gallons)	0.67
Autoflower Water Use	
Average Number of Plants	25,000
Total Water Use (Gallons)	439,898
Average Daily Water (Gallons)	5498.73
Average Daily Water Per Plant (Gallons)	0.22
Total Expected Water Use (Gallons)	1,466,328 (4.49 Acre-feet)