



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Board of Zoning Adjustments***

### ***ACTIONS***

Permit Sonoma  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

Date: April 25, 2019  
Meeting No.: 19-06

### **ROLL CALL**

Greg Carr  
Larry Reed  
Paula Cook  
Cameron Mauritson  
Pam Davis, Chair

### **STAFF MEMBERS**

Milan Nevajda  
Daniel Hoffman  
Arielle Kohn, Secretary  
Jennifer Klein, Deputy County Counsel

## **BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR**

- Item No.: 1  
Time: 1:20 PM  
File: UPC17-0102  
Applicant: Shawn Webber, Sweetwater Pharms, Inc.  
Owner: Timothy and Kim Arnold  
Cont. from: N/A  
Staff: Daniel Hoffman  
Env. Doc: Categorically exempt per Section 15303(c) New Construction or Conversion of Small Structures) as the project would involve an increase in operations within the confines of an existing facility, involving only a negligible expansion of use and minor construction, including interior tenant improvements and a future building of approximately 9,600 square feet, which is less than the 10,000-square-foot threshold for new construction, where public services are available and the surrounding area is not environmentally sensitive.
- Proposal: Request for a five-year limited-term Use Permit for Medium Indoor commercial cultivation with a canopy of up to 21,862 square feet, to be implemented in two phases on a 2.67-acre industrially zoned property. The Phase I use will occur within an existing 12,353-square-foot warehouse building and would include 9,862 square feet of two-tiered, stacked, cultivation canopy along with nursery/manufacturing/ancillary operations (i.e., drying and trimming and office space). Phase II includes the future construction of a 9,600-square-foot building to be located north of the existing building and would house an additional 12,000 square feet of indoor cannabis cultivation (stacked in two-tiers), along with an additional 3,600 square feet of support space for storage, research, and development.

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Location: 1388 Copperhill Parkway, Santa Rosa  
APN: 059-250-006  
District: 4  
Zoning: Heavy Industrial (M2), Valley Oak Habitat (VOH)

Action: **Commissioner Mauritson** motioned to approve the project as recommended with modified conditions. Seconded by **Commissioner Cook** and passed with a 5-0-0 vote.

Appeal Deadline: 10 calendar days

Resolution No.: 19-010

**Vote:**

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Cook	Aye
Commissioner Mauritson	Aye
Commissioner Davis	Aye

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0

Item No.: 2  
Time: 2:00 PM  
File: UPC17-0015  
Applicant: William Disbrow  
Owner: William Disbrow  
Cont. from: N/A  
Staff: Daniel Hoffman  
Env. Doc: Categorically Exempt under CEQA Section 15304 (Minor Alterations to Land).

Proposal: Request for a Five-Year limited-term Use Permit for Medium Outdoor Cannabis Cultivation on an 88.58-acre parcel.

Location: 31800 Pine Mountain Road, Cloverdale

APN: 115-080-035

District: 4

Zoning: Resources and Rural Development District (RRD 240), Combining District (B6), Riparian Corridor (RC 50/50)

Action: **Commissioner Mauritson** motioned to approve as recommended with modified conditions. Seconded by **Commissioner Carr** and passed with a 5-0-0 vote.

Appeal Deadline: 10 calendar days

Resolution No.: 19-011

**Vote:**

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Cook	Aye
Commissioner Mauritson	Aye
Commissioner Davis	Aye

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0