



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: May 9, 2019  
Meeting No.: 19-07

### **ROLL CALL**

Greg Carr  
Larry Reed  
Paula Cook  
Ariel Kelley  
Pam Davis, Chair

### **STAFF MEMBERS**

Milan Nevajda  
Scott Davidson  
Arielle Kohn, Secretary  
Sita Kuteira, Deputy County Counsel

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

Item No.: 1  
Time: 1:20 PM  
File: UPC17-0022  
Applicant: Flora Folium, LLC (Keala Peterson)  
Owner: Judith Flanders  
Cont. from: N/A  
Staff: Scott Davidson  
Env. Doc: Categorical Exemptions Class 3 New Construction or Conversion of Small Structures, Section 15303, and Section 15061(b)(3) Common Sense Exemption.

Proposal: Request for a five-year, two-phased, Cannabis Use Permit for outdoor and mixed light cultivation and processing on a 225.82-acre parcel. Phase 1 of the project will include 5,000 square feet of outdoor cannabis cultivation and 450 square feet of mixed light cannabis propagation within a 15-foot by 30-foot (450 square foot) seasonal hoop house. Phase 2 of the project will consist of adding a greenhouse with 1,800 square feet of mixed light cultivation, a barn with 1,089 square feet of processing space, a 192-square-foot seasonal/temporary drying trailer, and installation of ADA building requirements, including an ADA-compliant restroom. Phase 2 of the project will be initiated once building permits are issued for the greenhouse, barn, and ADA improvements. Approval of the use permit would permit a current outdoor cultivation use of 2,185 square feet operating under the County's Penalty Relief Program.

Location: 18730 Sweetwater Springs Road, Guerneville  
APN: 069-060-029  
District: 4  
Zoning: Resources and Rural Development (RRD), B6 160, Riparian Corridor (RC 50/50)

Action: **Commissioner Kelley** 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.: 19-012

**Vote:**  
Commissioner Carr                      Aye  
Commissioner Reed                    Aye  
Commissioner Cook                    Aye  
Commissioner Kelley                   Aye  
Commissioner Davis                   Aye

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