



## Legislation Details (With Text)

**File #:** 2023-0015

**Type:** Consent Calendar Item **Status:** Passed

**File created:** 12/21/2022 **In control:** Permit and Resource Management

**On agenda:** 1/24/2023 **Final action:** 1/24/2023

**Title:** Denial of a Use Permit to allow Evergreen Acres commercial cannabis cultivation operation at 6699 Palmer Creek Road in Healdsburg. Permit Sonoma File No. UPC18-0046.

**Sponsors:** Permit and Resource Management

**Indexes:**

**Attachments:** 1. Summary Report, 2. Att 1 UPC18-0046 Resolution.pdf, 3. Att 2 UPC18-0046 December 6, 2022 Final and Signed Board Summary.pdf

Date	Ver.	Action By	Action	Result
1/24/2023	1	Board of Supervisors	Approved as recommended	Pass

**To:** Sonoma County Board of Supervisors  
**Department or Agency Name(s):** Permit Sonoma  
**Staff Name and Phone Number:** Marina Herrera, Planner III (707) 565-2397  
**Vote Requirement:** Majority  
**Supervisory District(s):** Fourth

### Title:

Denial of a Use Permit to allow Evergreen Acres commercial cannabis cultivation operation at 6699 Palmer Creek Road in Healdsburg. Permit Sonoma File No. UPC18-0046.

### Recommended Action:

Exercise Original Jurisdiction over the project and adopt a Resolution to deny (with prejudice) a commercial cannabis operation located at 6699 Palmer Creek Road, Healdsburg; APN 069-040-026; Permit Sonoma File No. UPC18-0046; Supervisory District 4.

### Executive Summary:

On June 24, 2021 the Board of Zoning Adjustments (BZA) considered and approved an application for a Use Permit and associated Mitigated Negative Declaration, for a 5-year limited term Conditional Use Permit for a commercial cannabis operation consisting of 10,000 square feet of mixed-light cannabis cultivation, 29,400 square feet of outdoor cannabis cultivation, the clearing of 1.8 acres of timberland to a non-timber growing use, and the construction of a 782,907-gallon water storage reservoir.

An appeal was then filed on behalf of the Palmer Creek Association (appellant) on July 6, 2021. The project subsequently underwent modifications related to water supply, emergency access and new stream classifications by the Regional Water Board.

On October 18, 2022, the Board of Supervisors assumed Original Jurisdiction over this project. As a result, the BZA's decision was vacated and the appeal mooted.

On December 6, 2022, the Board of Supervisors considered and straw-voted 5-0 to deny the application and associated Mitigated Negative Declaration, for a 5-year limited term Conditional Use Permit for a commercial cannabis operation, including 10,000 square feet of mixed-light cannabis cultivation, 17,825 square feet of outdoor cannabis cultivation, the conversion of 1.8 acres of timberland to a non-timber growing use, and construction of a 2.3-acre-foot rainwater capture and storage reservoir. The project site is a 34.04-acre parcel, zoned Resources and Rural Development with a 160 acre density and combining zones for Riparian Corridor and Biotic Habitat located at 6699 Palmer Creek Road in Healdsburg; APN: 069-040-026.

**Discussion:**

N/A

**Strategic Plan:**

N/A

**Prior Board Actions:**

December 6, 2022 Board of Supervisors Hearing (link to item materials:

<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=5950517&GUID=7E6B905E-8ECE-4FE4-8798-7DFF9DA8AB9A&Options=&Search=>>)

**FISCAL SUMMARY**

**Narrative Explanation of Fiscal Impacts:**

N/A

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

Att 1 UPC18-0046 Resolution

Att 2 UPC18-0046 December 6, 2022 Final and Signed Board Summary

**Related Items "On File" with the Clerk of the Board:**

N/A