



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

### **AGENDA**

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403  
[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

May 25, 2023  
Meeting No.: N/A

#### **ROLL CALL**

Commissioner Cornwall, District 1  
Commissioner Reed, District 2  
Commissioner Wiig, District 3  
Vacant, District 5  
Commissioner McCaffery, Chair, District 4

#### **STAFF MEMBERS**

Scott Orr  
Tasha Levitt, Administrative Assistant  
Jennifer Klein, Chief Deputy County Counsel

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## **A MEETING WILL NOT BE HELD ON THIS DATE**

**May 25, 2023**

### **PERMIT SONOMA HEARING WAIVER CALENDAR**

Note: This calendar serves only to notify the public of hearing waiver projects. The projects listed below are NOT on the current agenda.

File: UPC17-0049  
Project Name: UPC17-0049/ Cub City  
Applicant: Cub City LLC, Foster Andrew Duval, Jr.  
Staff: Crystal Acker  
Location: 3195 Regional Pkwy., Santa Rosa  
APN: 059-210-024  
Project Description: A Use Permit RENEWAL and minor modification of an existing cannabis cultivation operation. The modification would reduce the approved flowering canopy by 1,800 square feet and add 1,800 square feet of wholesale nursery (production of clones and/or seeds for sale); there will be no increase in overall cultivation area above the previously approved 10,000 square feet. All other components of the operation would continue as currently permitted under UPC17-0049. Additional current and continued operations include distribution, processing, and packaging.

The parcel is located within an existing 19,590-square-foot commercial building on a 1.02-acre parcel at 3195 Regional Parkway, Santa Rosa, (APN 059-210-024).

Last Day for  
Public Comment: May 30, 2023

File: UPC22-0001  
Project Name: UPC22-0001 / Commercial Cannabis Cultivation and Wholesale Nursery Operation  
Applicant: Exothcs LP.; Brandon Wright  
Staff: Haleigh Frye  
Location: 4656 Arlington Ave., Santa Rosa  
APN: 134-251-073  
Project Description: Request for a five-year limited-term Conditional Use Permit for commercial cannabis cultivation for up to 17,231 square feet of canopy in the form of 1,950 square feet of indoor, 2,788 square feet of mixed light (flowering), 1,724 mixed light wholesale nursery, 10,769 square feet of outdoor cultivation, and self-distribution (Distributor-Transport only), in addition to mixed light and indoor accessory propagation, and ancillary processing of site-grown cannabis on a 12.38 acre parcel zoned DA located at 4656 Arlington Ave. Cultivation and associated activities will maintain a 50-foot riparian protection setback from the onsite retention pond. Proposed daily outdoor hours of operation are 5:00 am to 8:00 pm, indoor and mixed light operations may occur 24 hours a day seven days a week as needed. Management will be on call 24 hours a day seven days a week. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The residence nearest the operation will be owner/operator or employee occupied. The project would be owner operated and hire up twelve (12) part time seasonal staff. No public access or retail sales are permitted. The project site has operated as a commercial wholesale nursery and retail operation since at least 2006 and is the former site of Seescape Landscaping and R-Trees Nursery (2006-2021).

Last Day for  
Public Comment: May 30, 2023