



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

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

June 9, 2022  
Meeting No.: 22-09

### **Roll Call**

Greg Carr, District 1  
Pat Gilardi, District 2  
Absent, District 4  
Eric Koenigshofer, District 5  
Jacquelynne Ocaña, District 2, Chair

### **Staff Members**

Scott Orr, Deputy Director  
Marina Herrera, Planner III  
Crystal Acker, Supervising Planner  
Liz Goebel, Secretary  
Jennifer Klein, Chief Deputy County Counsel

## **Board of Zoning Adjustments Regular Calendar**

**Item No.: 1**

Time: 1:05 PM  
File: UPC17-0011  
Applicant: Nicholas Adan  
Owner: Lance Morgan and Cory Meyer  
Cont. from: Not Applicable  
Staff: Marina Herrera  
Env. Doc: Proposed Mitigated Negative Declaration  
Proposal: A five-year limited term Use Permit for commercial cannabis cultivation operation, including 8,100 square feet of mixed light cannabis cultivation to be contained within three 2,700 square foot greenhouse structures and one 1,350 square foot mixed-light propagation greenhouse. A 2,400 square foot structure will be used for onsite processing, storage, and office operations. Operations are proposed to occur 24 hours per day, 7 days a week. Deliveries would be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday. The operation will employ 1 full-time employee and 3 part time employees, for a maximum of 4 employees. The operation will occur on a 5.25-acre parcel located at 5091 Arnold Drive, Sonoma.  
Location: 5091 Arnold Dr., Sonoma  
APN: 142-062-008  
District: One  
Zoning: DA (Diverse Agriculture), B6 (10-acre maximum density), RC 50/50 (Riparian Corridor 50 feet/50 feet), RC 100/50 (Riparian Corridor 100 feet/50 feet), VOH (Valley Oak Habitat)  
**Action:** **Commissioner Carr** motioned to continue the item to a date uncertain. Seconded by **Commissioner Gilardi** and approved with a 4-0-1 vote.  
Appeal Deadline: Not Applicable  
Resolution No.: Not Applicable

**Vote:**

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Deas	Absent
Commissioner Koenigshofer	Aye
Commissioner Ocaña	Aye

Ayes: 4  
Noes: 0  
Absent: 1  
Abstain: 0

**Item No.: 2**

Time: 1:30 PM  
File: UPC17-0020  
Applicant: The Highland Canopy, LLC, Samuel Magruder  
Owner: Sonoma Hills Farm, LLC  
Cont. from: Not Applicable  
Staff: Crystal Acker  
Env. Doc: Mitigated Negative Declaration  
Proposal: Request to approve successful completion of a Two-Year Review of the outdoor cultivation operation, as required by Condition of Approval, and to extend the outdoor cultivation operation to the full five-year permit term.  
Location: 334 Purvine Rd., Petaluma  
APN: 022-230-020  
District: Two  
Zoning: Land Extensive Agriculture 100-acre density (LEA B6 100), Accessory Dwelling Unit Exclusion (Z)

**Action:** **Commissioner Carr** motioned to approve the staff recommendation. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable  
Resolution No.: 22-07

**Vote:**

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Deas	Absent
Commissioner Koenigshofer	Aye
Commissioner Ocaña	Aye

Ayes: 4  
Noes: 0  
Absent: 1  
Abstain: 0