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

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

September 12, 2024  
Meeting No.: 24-11

### **Roll Call**

Commissioner Freeman, District 1  
Commissioner Gilardi, District 2  
Commissioner Wiig, District 3  
Commissioner Koenigshofer, District 5  
Commissioner McCaffery, Chair, District 4

### **Staff Members**

Cecily Condon, PRMD Division Manager  
Jacob Sedgley, Project Planner  
Haleigh Frye, Project Planner  
Tasha Levitt, Administrative Assistant  
Sita Kuteira, Deputy County Counsel  
Jennifer Klein, Chief Deputy County Counsel

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

**Item No.:** 1  
**Time:** 1:20 PM  
**File:** UPE22-0067  
**Applicant:** Public Safety Towers LLC  
**Owner:** Sonoma County Water Agency  
**Cont. from:** N/A  
**Staff:** Jacob Sedgley  
**Env. Doc:** Class 3 Categorical Exemption (14 CCR § 15303)

**Proposal:** Use Permit for a new Intermediate Freestanding Commercial Telecommunications Facility, including a 110-foot monotree, a generator for backup emergency power, and associated ground equipment all located within a 1,125-square foot lease area enclosed by a 6-foot fence on a 78.11-acre parcel zoned RRD (Resources and Rural Development).

**Recommended**

**Action:** Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve use permit request.

**Location:** 10290 Westside Road, Healdsburg, CA

**APN:** 110-280-007

**District:** Fifth

**Zoning:** Resource and Rural Development (RRD B6 160), with the Floodway and Floodplain Combing Districts (F1 F2), Oak Woodland and Valley Oak Habitat Combing Districts (OAK VOH), Riparian Corridor Combining District (RC50/25 RC200/100), and Scenic Resources Combining District (SR – Scenic Corridor)

**Action:** **Commissioner Koenigshofer** motioned to continue the item to October 10<sup>th</sup>, 2024 at 1:05 PM. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

**Vote:**

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

**Item No.:** 2

**Time:** At or after 1:20 PM

**File:** UPC17-0044

**Applicant:** Howard Kronberg/Spring Creek Farm

**Owner:** Jessica Roman

**Cont. from:** N/A

**Staff:** Haleigh Frye

**Env. Doc:** Categorically Exempt under Section 15301 (Existing Facilities), Section 15303 (New Construction), Section 15061(b)(3) (General Rule)

**Proposal:** Request for a five-year limited-term Conditional Use Permit for a commercial cannabis cultivation operation consisting of up to 2,500 square feet of mixed light cultivation and 2,500 square feet of outdoor cultivation in addition to accessory propagation and ancillary processing of cannabis grown onsite, as well as self-distribution on a 31.70-acre parcel zoned RRD located at 21510 Fort Ross Rd., Cazadero. Proposed hours of operation would typically be 8:00 am to 5:00 pm Monday through Friday but may occur 24 hours a day seven days a week as needed. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The project would be employ two (2) full time employees and two (2) part time seasonal staff. No public access or retail sales are permitted. The site is currently operating under Penalty Relief.

**Recommended**

**Action:** Staff recommends that the Board of Zoning Adjustments find the project categorically exempt from CEQA and approve the request, with conditions, for a five-year limited term Conditional Use Permit for 2,500 square feet of mixed light cannabis cultivation and 2,500 square feet of outdoor cannabis cultivation, accessory propagation, and selfdistribution of site grown cannabis.

**Location:** 21510 Fort Ross Rd, Cazadero, CA 95421

**APN:** 107-140-007

**District:** Fifth

**Zoning:** Resources and Rural Development, maximum density of one dwelling unit per 160 acres, Riparian Corridor 50-foot development setback/50-foot agricultural setback (RRD B6 160, RC50/50)

**Action:** **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 24-10

**Vote:**

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Abstain: 0