Board of Supervisors

November 2, 2021

Outdoor Cannabis Cultivation

2260 Los Alamos Road, Santa Rosa

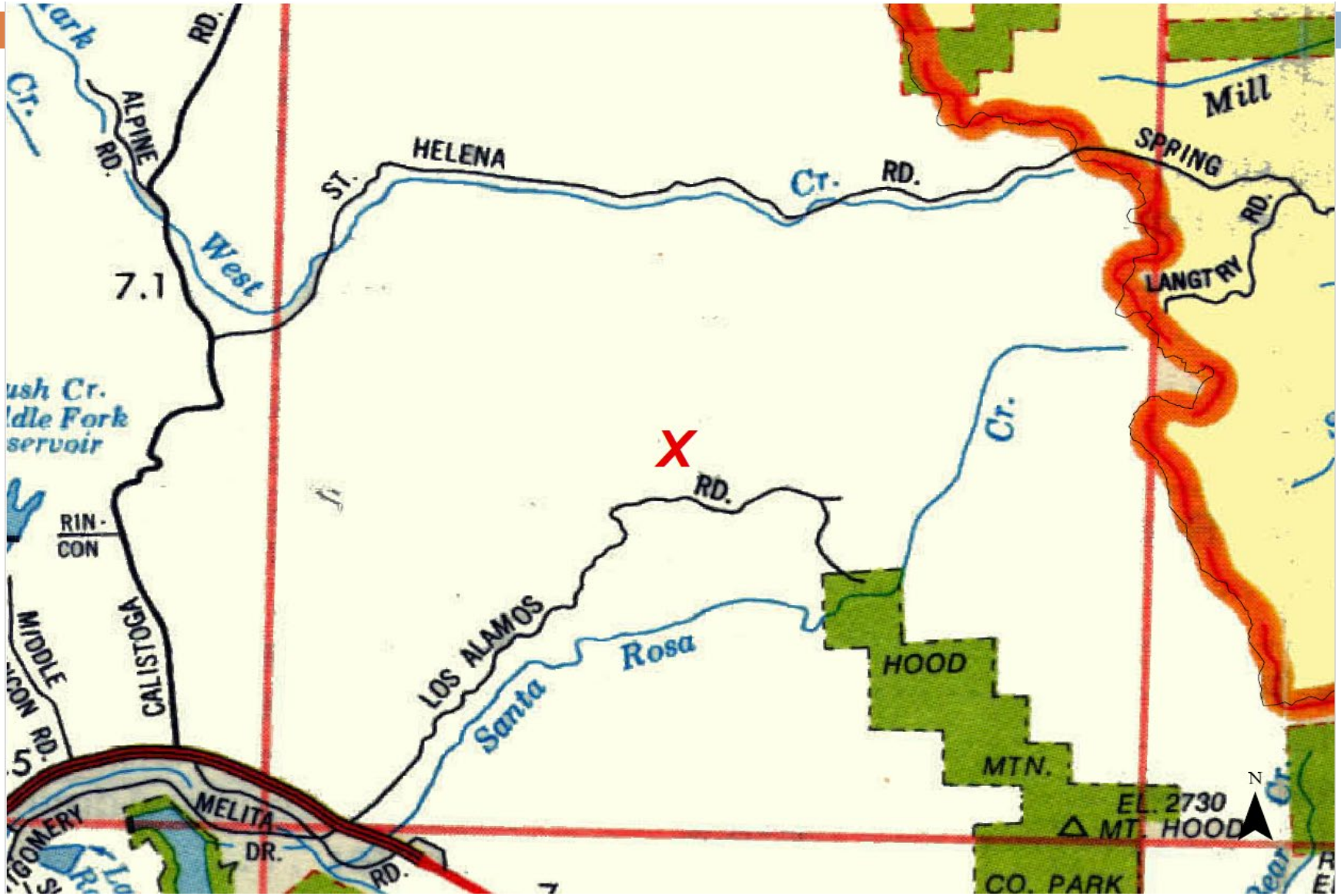
UPC18-0037, Use Permit

Marina Herrera

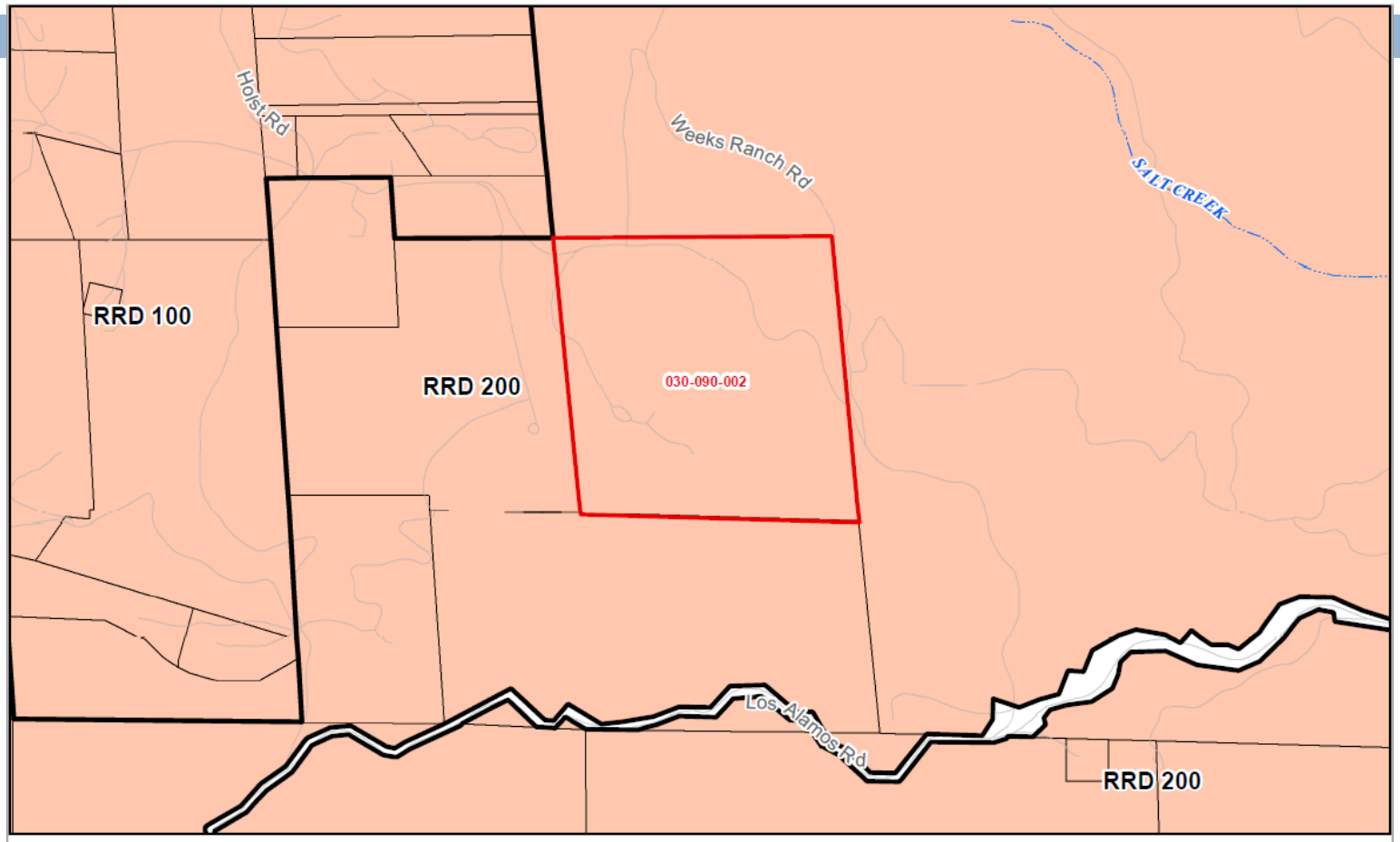
permit SONOMA

SONOMA COUNTY 18 50 CALIFORNIA AGRICULTURE INDUSTRY RECREATION

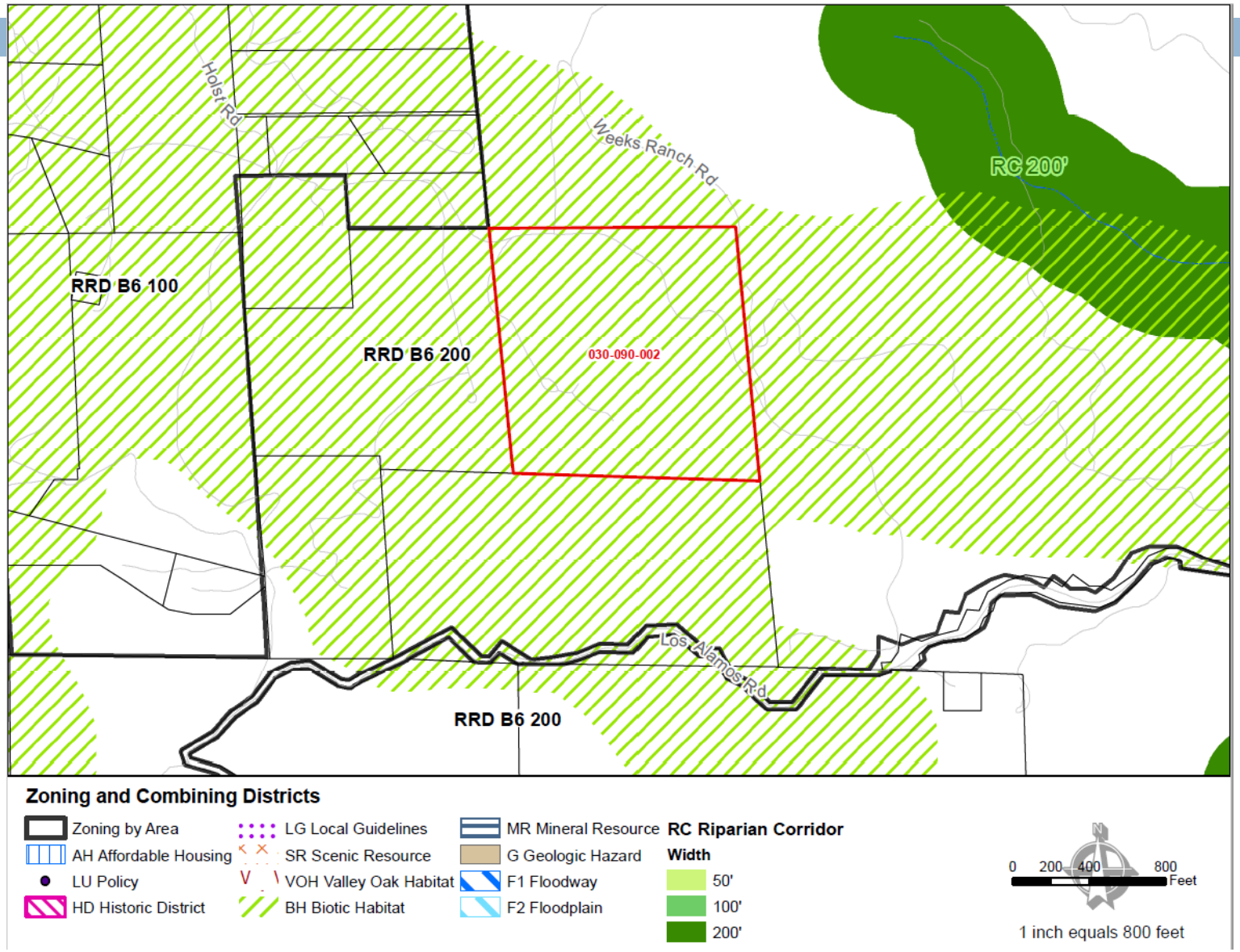
Vicinity Map



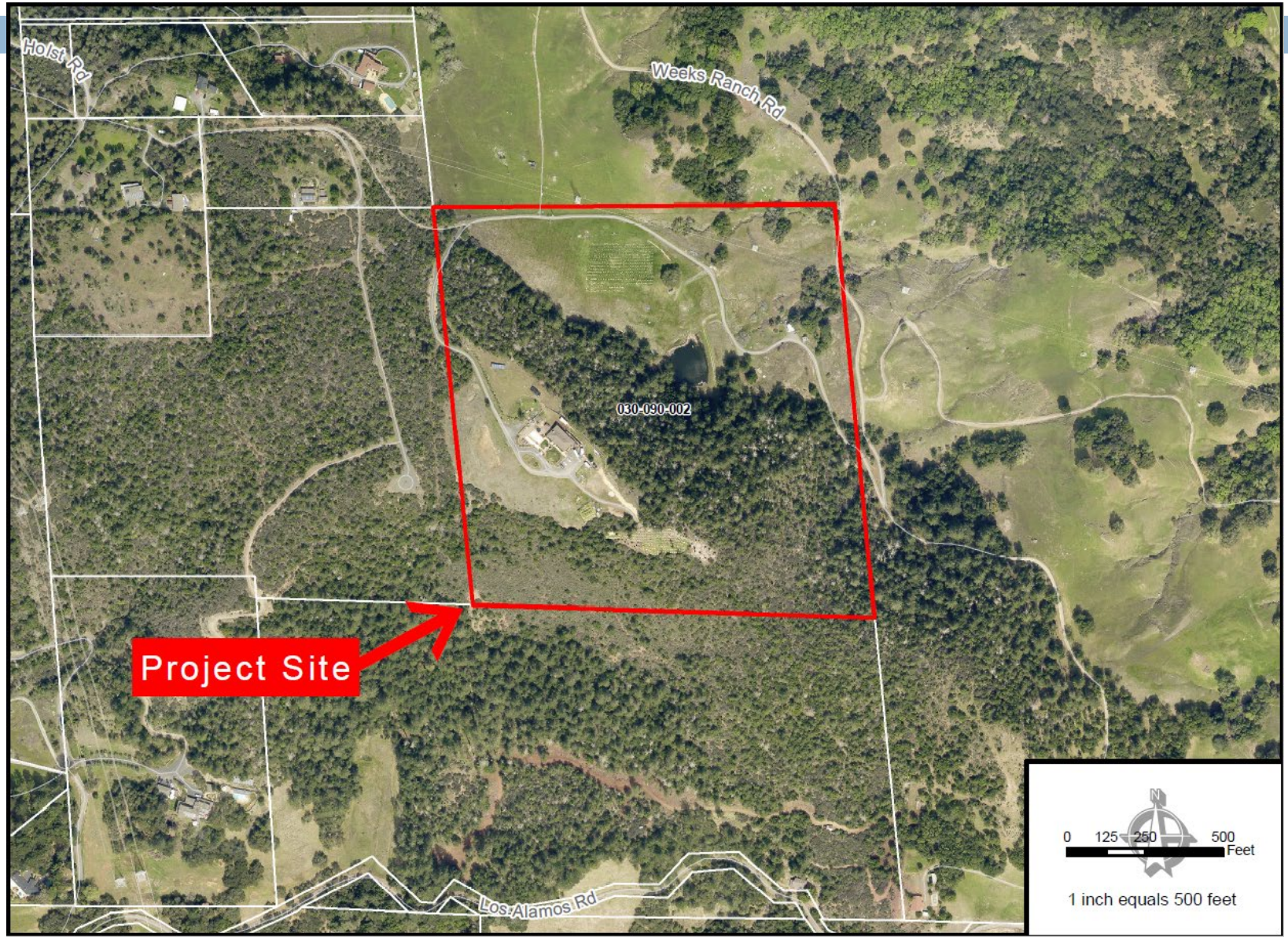
Land Use Map


Hoist Rd
Weeks Ranch Rd
SALT CREEK
RRD 100
RRD 200
030-090-002
Los Alamos Rd
RRD 200
General Plan Land Use
Diverse Agriculture
Land Extensive Agriculture
Land Intensive Agriculture
Resources & Rural Development
Rural Residential
Urban Residential
Recreation / Visitor-Serving Commercial
General Commercial
Limited Commercial
Limited Commercial Traffic Sensitive
General Industrial
Limited Industrial
Public / Quasi-Public
Planning Area Policy
Affordable Housing
City
Base Map Data
Street
Intermittent Stream
0 200 400 800 Feet
1 inch equals 800 feet
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map


Holst Rd
Weeks Ranch Rd
RC 200'
RRD B6 100
RRD B6 200
030-090-002
Los Alamos Rd
RRD B6 200
Zoning and Combining Districts
Zoning by Area
AH Affordable Housing
LU Policy
HD Historic District
LG Local Guidelines
SR Scenic Resource
VOH Valley Oak Habitat
BH Biotic Habitat
MR Mineral Resource
G Geologic Hazard
F1 Floodway
F2 Floodplain
RC Riparian Corridor
Width
50'
100'
200'
0 200 400 800
Feet
1 inch equals 800 feet

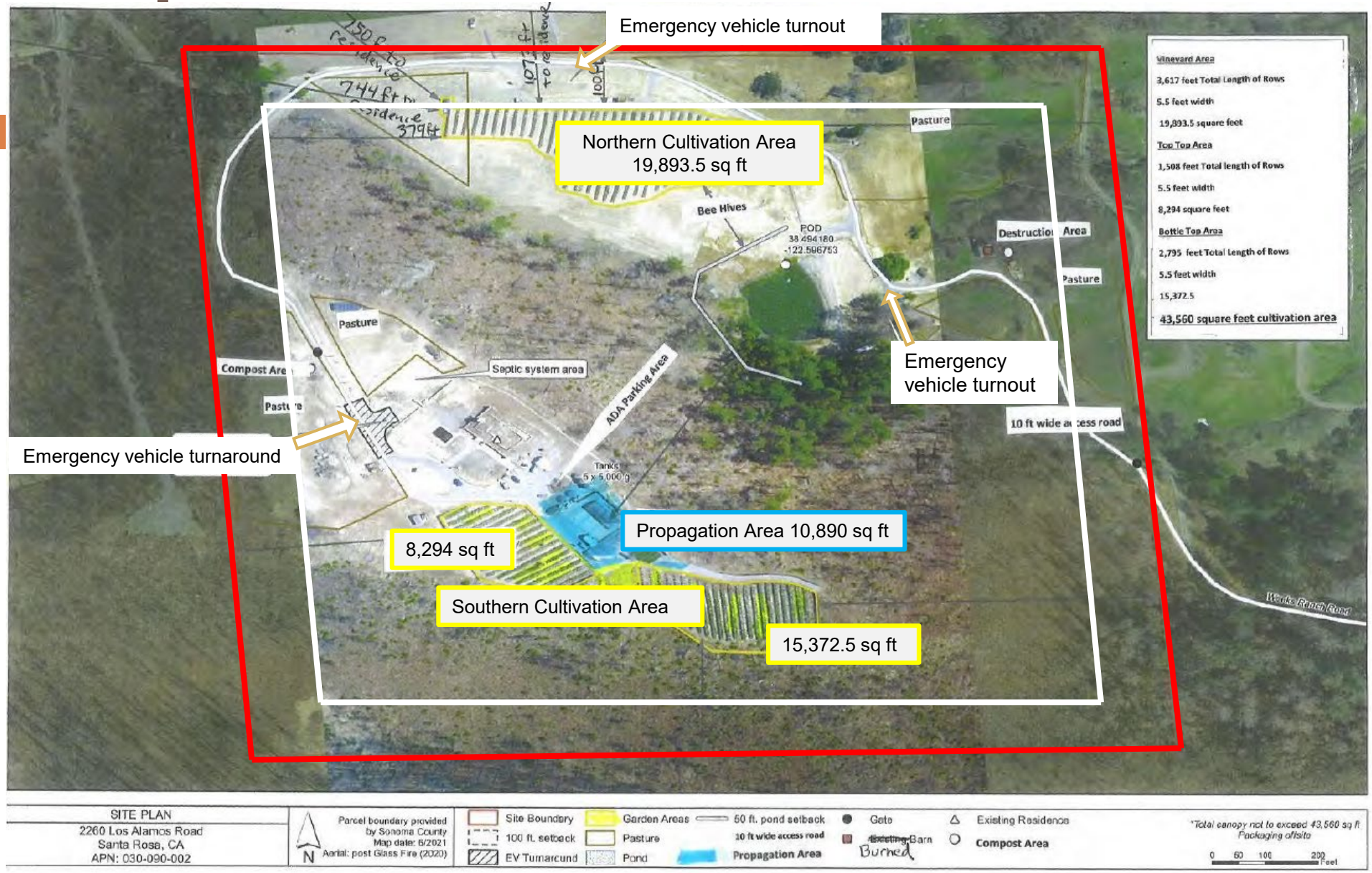
Aerial Map


Holst Rd
Weeks Ranch Rd
030-090-002
Project Site
Los Alamos Rd
N
0 125 250 500
Feet
1 inch equals 500 feet

Project Proposal

- Outdoor Cannabis Cultivation
  - One-Acre (43,560 sq ft)
- Propagation Area (limited to 25% of cultivation area)
  - 10,890 sq ft
- Distributor-Transport Only
- Water Source – Existing Surface Water Right, onsite pond
- Energy Source – Sonoma Clean Power
- 4 full time employees; 4 seasonal employees; max of 8 employees
- Security Improvements including fencing

Project Site Plan



General Plan & Area Plan Consistency

Resources & Rural Development Land Use /

Franz Valley Area Plan

- ✓ Preserves Rural Character
- ✓ No change to density or parcel size (40 acres)
- ✓ Limited development area (3.75% of parcel)
- ✓ The use does not preclude potential future resource development or conservation land uses

Zoning Consistency

- RRD (Resources & Rural Development)
  - ✓ Cannabis Cultivation allowed use with Use Permit
  - ✓ Consistent with the Development Criteria including building setbacks from property lines/roadways, lot coverage and maximum building height.
- Biotic Habitat Combining Zone **(Sec. 26-66-020)**
  - ✓ Biological Assessment, Synthesis Planning (02/2018)
  - ✓ No critical habitat; no 'take' of protected species

Cannabis Ord. Consistency

Cannabis Ordinance Development Criteria (Sec. 26-88-254(f))	Project Compliance	
Min lot size (10 acres, RRD)	✓	40 acres
Square footage limitation of cultivation (1 acre)	✓	1 acre
Propagation limitation of 25% of cultivation area	✓	10,890 sq ft
Outdoor Cultivation Setbacks	✓	Complies
Exterior lighting shielded, downward casting	✓	Complies
Site Security Plan	✓	Complies

Cannabis Ord. Consistency

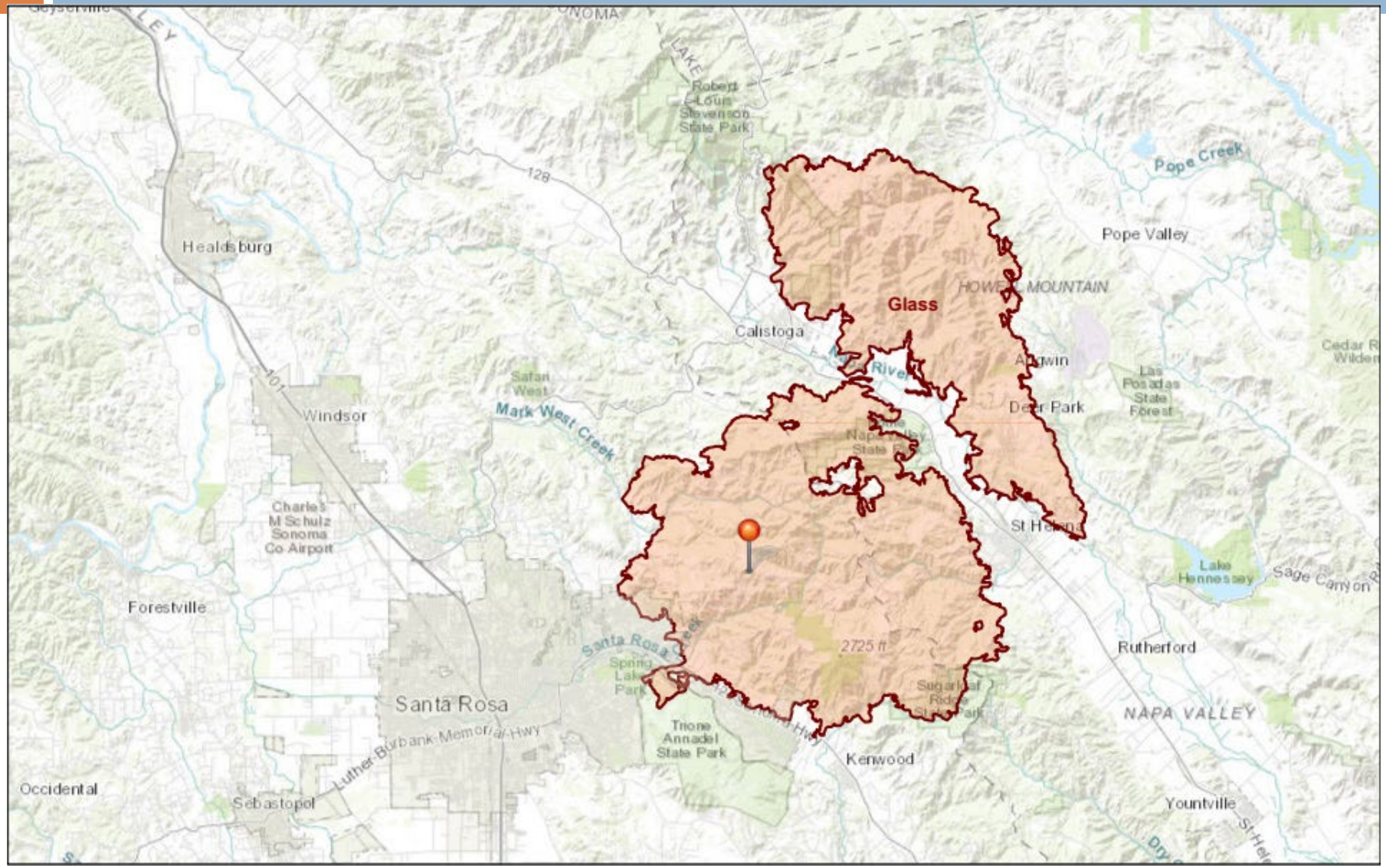
Cannabis Ordinance Operating Standards (Sec. 26-88-254(g))	Project Compliance	
Energy 100% renewable	✓	Complies Sonoma Clean Power
Hazardous Materials	✓	Complies
Hours of Operation – 24/7 for cultivation activities 8:00am to 5:00pm for deliveries & shipping	✓	Complies
Water Source (allows Existing Surface Water Rights)	✓	Complies
Williamson Act Contract – Cannabis as compatible use *contracted for grazing, phase out December 2022*	✓	Complies

Public Comments

- Areas of Potential Concern
  - Fire Risk & Access
  - Groundwater
  - Odor
  - Traffic
  - Security

Response to Issues Raised

Fire Risk



Response to Issues Raised

Access



Response to Issues Raised

Water Source

- Groundwater
  - Zone 4, Areas with Low/Highly Variable Water Yield
- Existing On-site Pond, Existing Surface Water Right
  - Permit ID 018786, License ID 012581
    - Storage 3.2 acre-ft/yr
    - Water use limited to 3.0 acre-ft/yr
    - PRP Operation estimated 1.5 acre-ft/yr for 35,203 sq ft of outdoor cultivation

➢ *Dept. of Water Resources & Waterboard estimate water use for 1.0 acre of cannabis at 2.0 acre-feet per year*

Response to Issues Raised

Odor

- 40 acre parcel, setbacks & parcel size provide for separation

Traffic

- 4 full-time employees; 4 seasonal employees; max 8 employees
- 4 average daily vehicle trips; 24 average daily vehicle trips during harvest

Security

- Secured access, outdoor fencing, cameras, lighting, and alarms
  - ✓ Site Security Plan meets ordinance requirements

Environmental Determination

- Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15304 Minor Alterations to Land
  - This Categorical Exemption is applicable to "minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees, except for forestry or agricultural purposes."
- The project:
  - Involves seasonal cultivation of an area less than four percent of parcel;
  - Does not require additional grading, vegetation removal, construction of new structures or the placement of impervious surface.

Staff Recommendation to BOS

- Find the project categorically exempt from the CEQA and approve the request, with conditions, for a five year limited term Use Permit for 43,560 square feet (1 acre) of outdoor cannabis cultivation, 10,890 square feet of propagation, and distributor-transport only.

End of Presentation:
Extra Reference Slides

permit SONOMA



Response to Issues Raised

Access



Response to Issues Raised

Access



Similar Approvals

File & Approval	Address / Parcel Size / Zone	Cannabis Use
UPC17-0015 **BZA (4/25/19)** **CEQA EX. 15304**	31800 Pine Mountain Road, Cloverdale 88 acre parcel Base Zone: RRD	• 1 acre of outdoor cultivation • Max of 10 FTE (harvest) • No new buildings, minimal site grading
UPC18-0053 **HW (8/5/20)** **CEQA EX. 15304 & 15061(b)(3)**	6029 Dry Creek Road, Healdsburg 59 acre parcel Base Zone: LIA	• 1 acre of outdoor cultivation • 2 FTE • No new buildings or site grading
UPC19-0011 **BZA (6/24/21)** **CEQA EX. 15304**	1492 Bohemian Highway, Occidental 316 acre parcel Base Zone: RRD	• 1 acre of outdoor cultivation • Max of 5 FTE (harvest) • No new buildings or site grading