Outdoor Cannabis Cultivation

2260 Los Alamos Road, Santa Rosa
UPC18-0037, Use Permit
Marina Herrera
Vicinity Map
Zoning Map
Aerial Map

Project Site
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
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

<table>
<thead>
<tr>
<th>Cannabis Ordinance Development Criteria (Sec. 26-88-254(f))</th>
<th>Project Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min lot size (10 acres, RRD)</td>
<td>✓ 40 acres</td>
</tr>
<tr>
<td>Square footage limitation of cultivation (1 acre)</td>
<td>✓ 1 acre</td>
</tr>
<tr>
<td>Propagation limitation of 25% of cultivation area</td>
<td>✓ 10,890 sq ft</td>
</tr>
<tr>
<td>Outdoor Cultivation Setbacks</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Exterior lighting shielded, downward casting</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Site Security Plan</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Cannabis Ordinance Operating Standards (Sec. 26-88-254(g))</td>
<td>Project Compliance</td>
</tr>
<tr>
<td>-----------------------------------------------------------</td>
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</tr>
<tr>
<td>Energy 100% renewable</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Hazardous Materials</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Hours of Operation – 24/7 for cultivation activities</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>8:00am to 5:00pm for deliveries &amp; shipping</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Water Source (allows Existing Surface Water Rights)</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>Williamson Act Contract – Cannabis as compatible use</td>
<td>✓ Complies</td>
</tr>
<tr>
<td>contracted for grazing, phase out December 2022</td>
<td></td>
</tr>
</tbody>
</table>
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.
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
Response to Issues Raised

Access

Exception Site Map
2260 Los Alamos Road

Entry to Holst Road
Emergency Exit to Holst Rd. 625'
Access Road, 10'-16' wide and 1/2 mile long

Legend
Gate
Growspace
Turnout or Turnaround

Start
3rd pullout

2nd pullout
5,000 gallons water storage

14' Gate

3.2 acre pond

40,000 gallon pool

Hammerhead Turnaround

25,000 gallon water tank storage

Southern Garden

Turn out and Turnaround

1st Gate
Response to Issues Raised

Access
## Similar Approvals

<table>
<thead>
<tr>
<th>File &amp; Approval</th>
<th>Address / Parcel Size / Zone</th>
<th>Cannabis Use</th>
</tr>
</thead>
</table>
| **UPC17-0015**  | 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 |
| BZA (4/25/19)  |                             |              |
| **CEQA EX. 15304** |                         |              |
| **UPC18-0053**  | 6029 Dry Creek Road, Healdsburg  
59 acre parcel  
Base Zone: LIA | • 1 acre of outdoor cultivation  
• 2 FTE  
• No new buildings or site grading |
| HW (8/5/20)    |                             |              |
| **CEQA EX. 15304 & 15061(b)(3)** |       |              |
| **UPC19-0011**  | 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 |
| BZA (6/24/21)  |                             |              |
| **CEQA EX. 15304** |                         |              |