

Big Rock Farms Inc
Record Number: PLN-13117-SP
Assessor's Parcel Number: 101-061-003

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find that the Zoning Administrator has considered the Addendum to the adopted Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit and adopt the Resolution approving the Big Rock Farms Special Permit as recommended by staff subject to the recommended conditions of approval.

Executive Summary: Big Rock Farms Inc is seeking a Special Permit for a proposed microbusiness consisting of non-volatile cannabis infusions, distribution, and non-storefront retail delivery activities, as well as a Zoning Clearance Certificate for a community propagation center.

The applicant proposes a 1,600 square foot nursery to raise immature plants until root systems are established, at which point they will be sold to licensed cultivators. The applicant expects most sales will be to cultivation sites owned by Buzzard's Peak. The nursery will operate year-round, with an expected 60,000 gallons of water required for propagation operations.

Manufacturing on-site will consist of delivered cannabis raw material entered into the track and trace system, and subsequently sorted to utilize usable cannabis material for infusion. The applicant proposes non-volatile infusions to manufacture topical and edible products such as tinctures, oils, syrups, and balms. Infusions will be produced without the use of chemicals or machines. The operation will also purchase cannabis concentrate through a licensed distributor or directly from license holders to conduct infusion techniques to produce cannabis products other than extracts or concentrates.

Distribution facilities on-site will be utilized to transport cannabis products to licensed cannabis retailers or sold through the applicant's proposed non-storefront retail delivery business. A Licensed laboratory will provide lab testing for all products.

Water Resources

Water for the project will be provided entirely by rainwater catchment. The applicant expects 5,000 gallons of water usage per month, for an annual irrigation requirement of 60,000 gallons. The applicant proposes 40,000 gallons of hard tank water storage to fulfill irrigation requirements during the dry season. The applicant expects up to 63,709 gallons of water can be supplied from rainwater catchment.

Biological Resources

A *Preliminary Biological Assessment Report* was prepared by TransTerra Consulting in June of 2019 for the project, and documented *Riparia riparia* (bank swallow) presence and habitat in the project parcel. The biologist concluded that any further disturbance of the cliffs that constitute bank swallow habitat could result in impact of the species. Biologist recommendations include avoidance of any disturbance of the sandy cliffs that provide habitat to the bank swallows, as well as consultation with CDFW staff regarding appropriate setbacks and protection measures for the species. CDFW confirmed via a site visit that no bank swallows were present on site.

Access

The property is accessed via Williams Creek Road. The applicant submitted a *Road Evaluation Report* performed by a licensed engineer that states the entire road segment is developed to the equivalent of a road category 4 standard. The applicant proposes the construction of seven parking spots and one ADA compliant parking spot. The project was referred to the Department of Public works who recommended conditional approval. Relevant conditions have been included as recommended conditions of approval in Attachment 1 (**Conditions A7-A9**).

Tribal Consultation

The project is located in the Bear River Band and Wiyot Aboriginal Ancestral Territories. The project was referred to Northwest Information Center, Bear River Band, and Wiyot tribe. The Northwest Information Center recommended the applicant to survey the project site for cultural resources. The applicant submitted a *Cultural Resource Investigation* prepared by Archaeological Research and Supply Company dated April 2019. According to the *Cultural Resource Investigation* there were no historic or prehistoric resources identified. The survey concluded the proposed cannabis operation will have no effect or changes to any historic resources.

Environmental review

Based on the results of the analysis, staff finds that all aspects of the project have been considered in a previously adopted Environmental Impact Report that was adopted for the Commercial Cannabis Land Use Ordinance and has prepared an addendum to this document for consideration by the Zoning Administrator (See Attachment 2 for more information).

RECCOMENDATION: Staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

ALTERNATIVES: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.