

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: UPC19-0002 Turkey Farm Cannabis Cultivation and Processing

Lead Agency: Permit Sonoma

Contact Name: Scott Orr, Deputy Director of Planning

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Phone Number: (707) 565-1754

Project Location: Glen Ellen

City

Sonoma

County

Project Description (Proposed actions, location, and/or consequences).

A Use Permit for a 20,000 square feet of centralized cannabis processing and a 28,560 square feet of outdoor cannabis cultivation, 5,000 square feet of indoor cannabis wholesale nursery, 10,000 square feet of mixed-light cannabis cultivation, 10,890 square feet of cannabis propagation, and distribution-transportation only on a 29.20-acre parcel located at 101 Trinity Road, Glen Ellen. The site is zoned Land Intensive Agriculture (LIA), maximum 100-acre density, Taylor/Sonoma/Mayacamas Mountains Combining District, Riparian Corridor (RC50/25) and Scenic Corridor Community Separator and Scenic Corridor Combining District (SR). There would be a maximum of seventeen employees, twelve of which will be full-time, all of whom would be 21 years of age or older. Operating hours would be 24-hours and 7 days a week, as needed. Access is taken from Trinity Road. Shipping and delivery operations would be limited to 8AM to 5PM, Monday to Friday. The project would be closed to the public.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Implement dust control measures and BAAQMD BMPs

Biological Resources: Avoid construction during the nesting season and in proximity to trees. If unavoidable, a qualified biologist will conduct habitat assessment and pre-construction nesting surveys prior to initiation of construction; Submit the pipeline stream crossing plans to CDFW for review and shall either (1) execute a Lake and Streambed Alteration Agreement (LSAA) with CDFW, or (2) if CDFW determines appropriate, obtain from CDFW a waiver for the proposed sewer pipeline extension across the unnamed ephemeral tributary (to the north of the project site)

Noise: Incorporate construction noise control best management practices into project construction activities such as limiting construction to between 8am and 5pm, locating construction staging areas and stationary noise-generating equipment away from sensitive land uses, and prohibit all unnecessary idling of internal combustion engines; reduce generator noise impacts by facing away the generator from nearby residences and conducting testing during daytime hours and notifying adjacent landowners/residences of the testing schedule prior to testing

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No controversial issues have been raised by agencies or the public

Provide a list of the responsible or trustee agencies for the project.

California Department of Food and Agriculture (CDFA): Issuance of state cannabis license
State Water Resources Control Board (SWRCB): General Construction Permit
San Francisco Bay Regional Water Quality Control Board (SFBRWQCB): Discharge or potential discharge to waters of the state
California Department of Fish and Wildlife (CDFW): Lake and streambed alteration notification/ agreement
Bay Area Air Quality Management District (BAAQMD): Stationary air emissions/ Green House Gas Emissions/
Emergency backup generator/Building demolition