



permit
SONOMA

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Deva Marie Proto, County Clerk

BY: 
Carrie Anderson, Deputy Clerk

County of Sonoma

Permit & Resource Management Department

NOTICE OF AVAILABILITY AND SPECIAL PUBLIC MEETING
for the
DRAFT ENVIRONMENTAL IMPACT REPORT
on the
Sonoma County Comprehensive Cannabis Program Update



Date: May 16, 2025
To: State Clearinghouse, Responsible and Trustee Agencies, and Interested Parties and Organizations
Project Title: Sonoma County Comprehensive Cannabis Program Update
Comment Period: May 16, 2025, through July 15, 2025
Public Meeting: June 19, 2025, at or after 1:05 p.m. PST
Board of Supervisors Meeting Room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa, CA 95403
Lead Agency: County of Sonoma
Lead Agency Contact: Crystal Acker - Cannabis@sonoma-county.org

The Draft Environmental Impact Report (DEIR) (SCH #2023020144) for the Sonoma County Comprehensive Cannabis Program Update (Cannabis Program Update) is now available for review

Sonoma County (County) is the Lead Agency for the preparation and review of the Draft EIR for the **Sonoma County Comprehensive Cannabis Program Update (Cannabis Program Update)**. The Proposed Ordinance will apply to the unincorporated area of the County, except for the coastal zone. The County proposes to amend the County General Plan and County Code to continue to regulate and expand the types of allowed cannabis activities in the unincorporated area of the County. The County is considering regulatory requirements that would regulate cannabis activities through land use, zoning, operational requirements, and development standards.

Adoption of the proposed Cannabis Program Update will require the following actions by the County:

- Certification of the Final EIR (FEIR) for the Cannabis Program Update.
- Repeal of the existing Cannabis Ordinance: Article 88 (Sec. 26-88-250 through Sec. 26-88-258) of the existing County Code.
- Adoption of the proposed General Plan Amendments that consist of reclassification of cannabis to “controlled agriculture” to expand cannabis uses on agricultural lands, and adoption of policies that would limit the area of permanent structures on agricultural land and separate cannabis production on agricultural lands from existing residential areas to protect public health and safety.
- Adoption of proposed changes to Chapter 4, Article IX to add a cannabis business license and Chapter 26, Articles 18, 20, 22, 26, and 86 of the existing County Code to add new zoning standards



for cannabis uses. The zoning amendments would allow supply chain uses by-right (no planning permit required), including retail (dispensaries), lounges, distribution, testing labs, manufacturing, and processing, and would allow for larger cannabis grows in agricultural and resource zones with accessory uses such as events, retail, processing, and manufacturing.

- Adoption of refinements of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones to include cannabis as a qualifying prime agricultural use.

The County has prepared a Draft EIR pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public review and comment. The County will consider this information when deliberating adoption of the Cannabis Program Update. Following certification of the Final EIR and adoption of the Cannabis Program Update, subsequent proposed cannabis projects may rely on the EIR for CEQA compliance and/or tiering.

Potential Environmental Effects: The Draft EIR analyzes impacts in the areas of Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Other CEQA-Required Analysis. Significant and unavoidable impacts are identified in the following environmental issues areas:

Air Quality

- Expose a Substantial Number of People to Odors Considered Objectionable
- Contribution to Cumulative Impacts on Operational Criteria Air Pollutants

Greenhouse Gas Emissions and Climate Change

- Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases
- Contribution to Cumulative Impacts on Greenhouse Gas Emissions and Climate Change Impacts

Noise and Vibration

- Result in Excessive Short-Term Construction Noise Impacts

Transportation

- Conflict or Be Inconsistent with CEQA Guidelines Section 15064.3(b) Regarding Vehicle Miles Traveled (VMT)
- Contribution to Cumulative Impacts on Vehicle Miles Traveled

Utilities and Service Systems

- Contribution to Cumulative Impacts on Water Supply Sufficiency

In compliance with CEQA Guidelines Section 15087(c)(6), the lists specified under Government Code Section 65962.5 related to hazardous waste conditions include a total of 56 open leaking underground storage tanks, 96 open cleanup programs, and one military cleanup site listed in the county.

Availability of the Draft EIR: The Draft EIR is now available for public review on the Cannabis Program Update & Environmental Impact Report webpage at:



<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/county-administrators-office/projects/cannabis-program/cannabis-program-update-and-eir>.

Reference materials can also be provided upon request.

Printed copies of the document may be requested for a fee to cover the cost of copying. Printed copies of the document are also available for public review at the public counter at Permit Sonoma, located at 2550 Ventura Avenue, Santa Rosa, California 95403 and at the County Administrator's Office, located at 575 Administration Drive, Room 104A, Santa Rosa, California 95403.

This notice will also be available at 14 Sonoma County Library locations:

Central Santa Rosa Library, 211 E Street, Santa Rosa, CA 95404

Cloverdale Regional Library, 401 N. Cloverdale Boulevard, Cloverdale, CA 95425

Forestville Community Library, 7050 Covey Road, Forestville, CA 95436

Guerneville Regional Library, 14107 Armstrong Woods Road, Guerneville, CA 95446

Healdsburg Regional Library, 1557 Healdsburg Avenue, Healdsburg, CA 95448

Northwest Santa Rosa Library, 150 Coddington Center, Santa Rosa, CA 95401

Occidental Community Library, 73 Main Street, Occidental, CA 95465

Petaluma Regional Library, 150 Fairgrounds Drive, Petaluma, CA 94952

Rincon Valley Regional Library, 6959 Montecito Boulevard, Santa Rosa, CA 95409

Rohnert Park Cotati Regional Library, 6250 Lynne Condé Way, Rohnert Park, CA 94928

Roseland Regional Library, 470 Sebastopol Road, Santa Rosa, CA 95407

Sebastopol Regional Library, 7140 Bodega Avenue, Sebastopol, CA 95472

Sonoma Valley Regional Library, 755 West Napa Street, Sonoma, CA 95476

Windsor Regional Library, 9291 Old Redwood Highway, Building 100, Windsor, CA 95492

Libraries with computers available to the public will facilitate digital viewing of the Draft EIR.

Draft Public Comment Review Period:

All comments on the DEIR **must be received by Sonoma County, Permit Sonoma by 5:00 pm on July 15, 2025, in order to be considered.** Comments may be sent by postal service, electronic mail, or hand delivery. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the County's discretion. Comments must be directed to:

- Email: cannabis@sonoma-county.org
- Mail or hand delivery:
 - Crystal Acker - Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403

Public Hearing on Draft EIR: A public hearing before the Planning Commission will be held on **Thursday, June 19, 2025, at 1:05 p.m. PST at the Board of Supervisors Meeting Room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa**, to accept oral comments on the Draft EIR. Comments received will be transcribed from the meeting recording for inclusion in the Final EIR; however, transcriptions are not verbatim. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing, which will be noticed in advance.