



Board of Zoning Adjustments

April 20, 2021

Appeal of a Centralized Cannabis Processing Facility

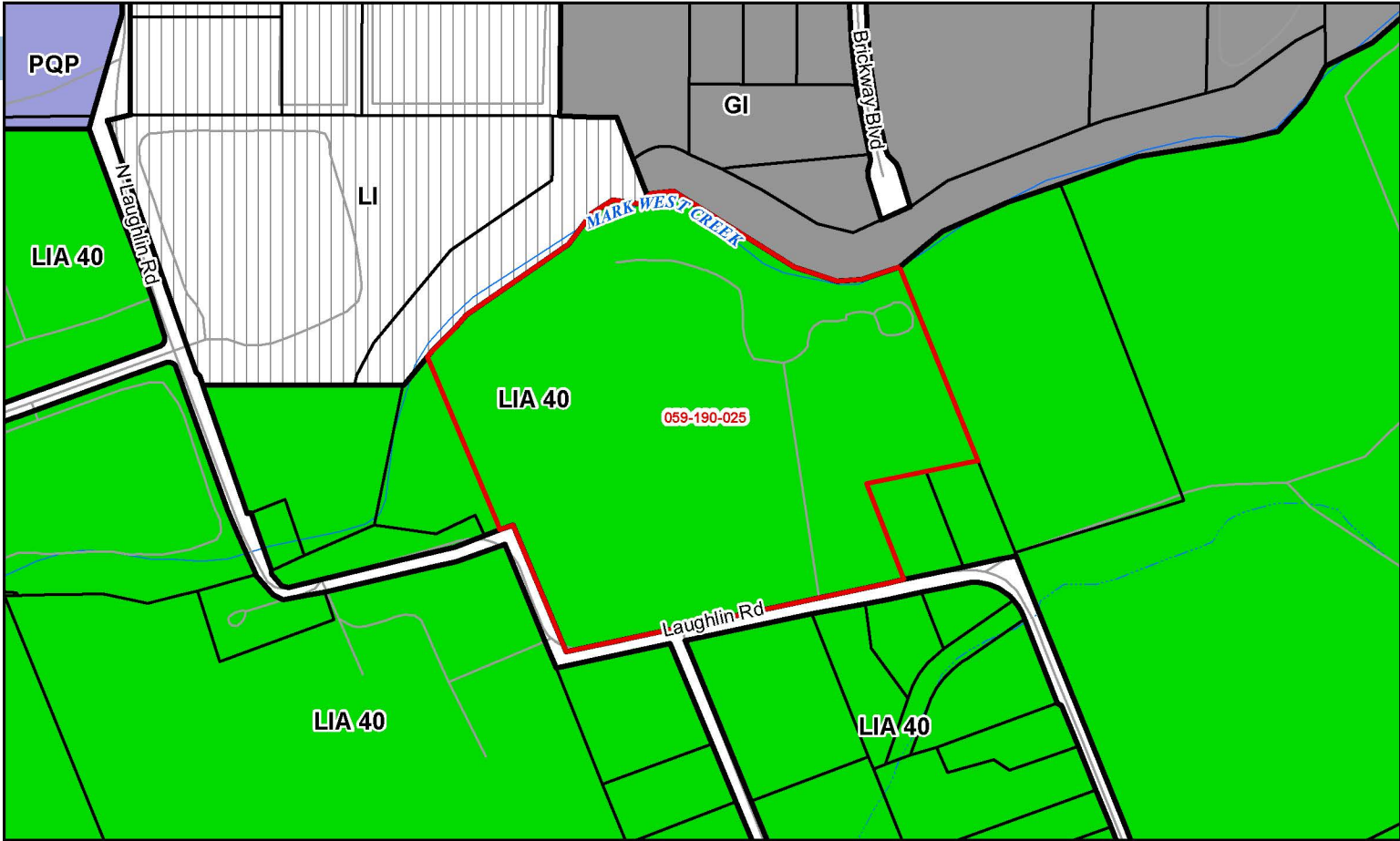
2599 Laughlin Road, Windsor

UPC18-0055, Use Permit





General Plan Land Use Designation



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

- Parcel
- Street
- Perennial Stream
- Intermittent Stream

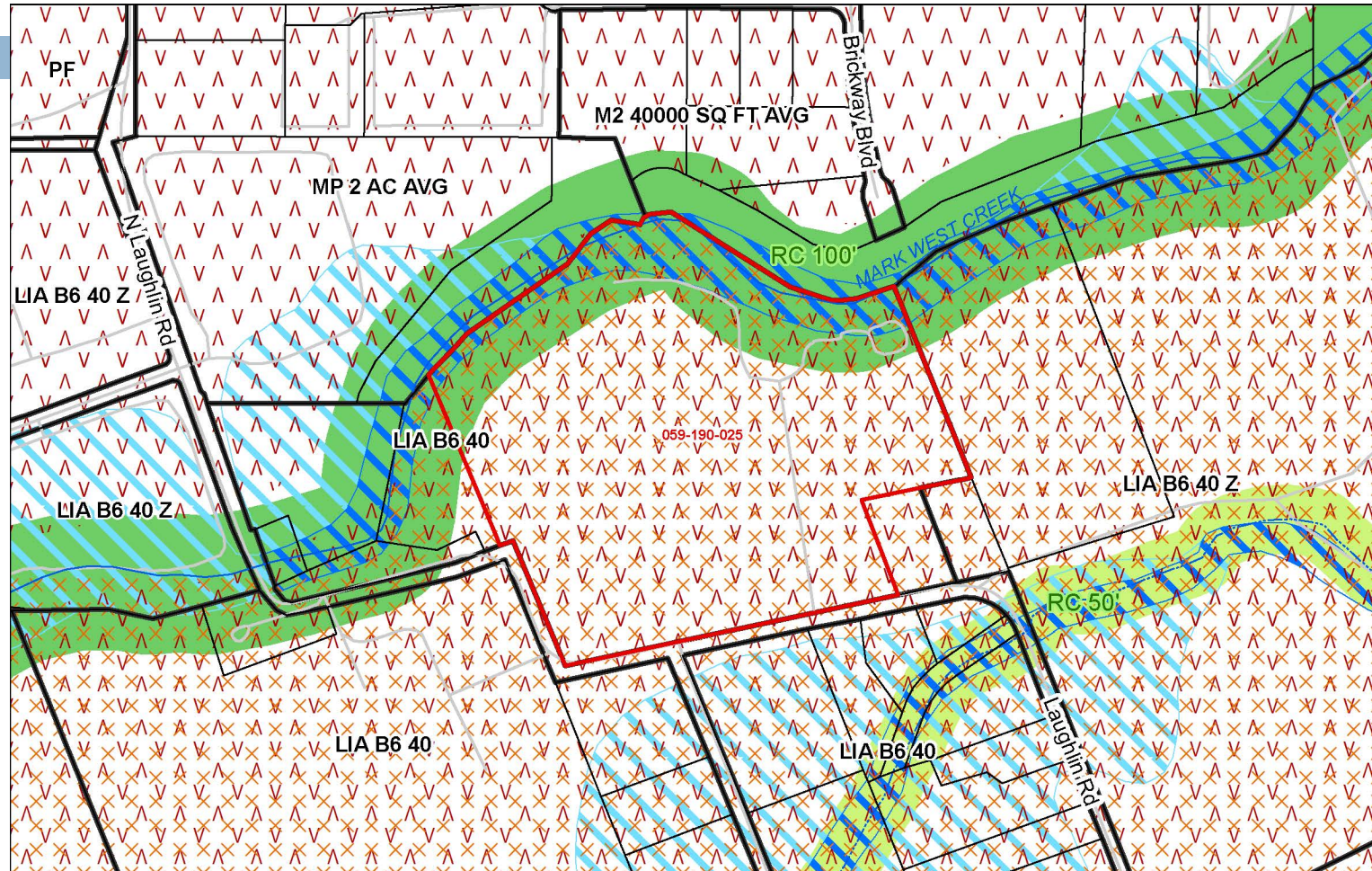


1:6,000

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

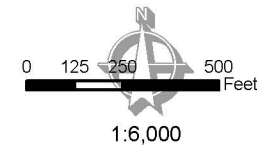


Zoning Map

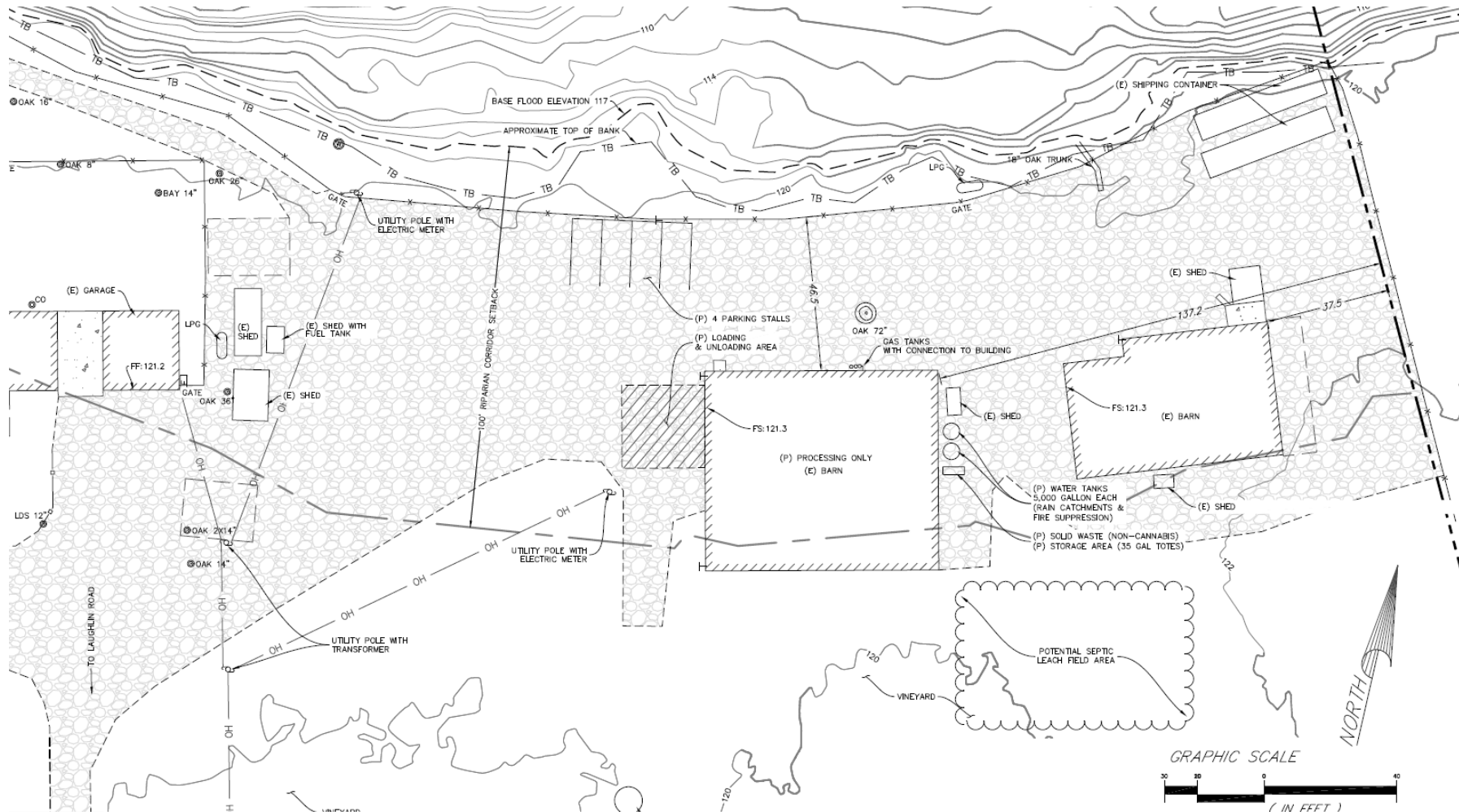


Zoning and Combining Districts

Zoning by Area	LG Local Guidelines	MR Mineral Resource	RC Riparian Corridor
AH Affordable Housing	SR Scenic Resource	G Geologic Hazard	50'
LU Policy	VOH Valley Oak Habitat	F1 Floodway	100'
HD Historic District	BH Biotic Habitat	F2 Floodplain	200'



Project Site Plan

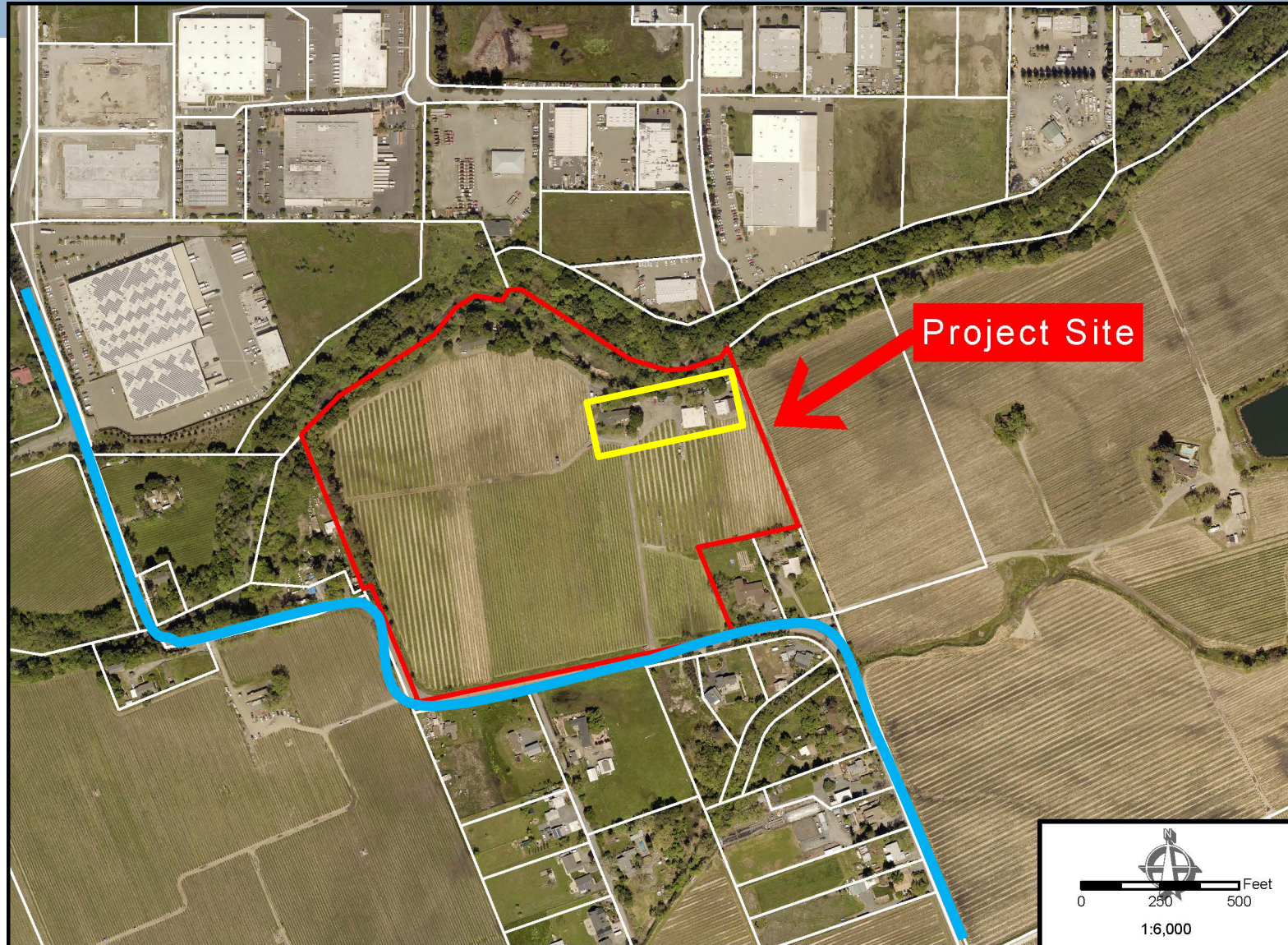


- Convert the existing 4,200 SF barn to a Centralized Cannabis Processing Facility
 - ▣ No cultivation located on site
 - ▣ Distributor-Transport Only
- 3 fulltime employees
- Hours of operation 24-hours, 7 days a week
 - ▣ Deliveries and shipping limited to 8am-5pm Monday –Friday
- Closed to the public
- Security features includes:
 - ▣ Motion sensor lighting
 - ▣ Security camera system
 - ▣ Alarm system
 - ▣ Secure gate at entrance



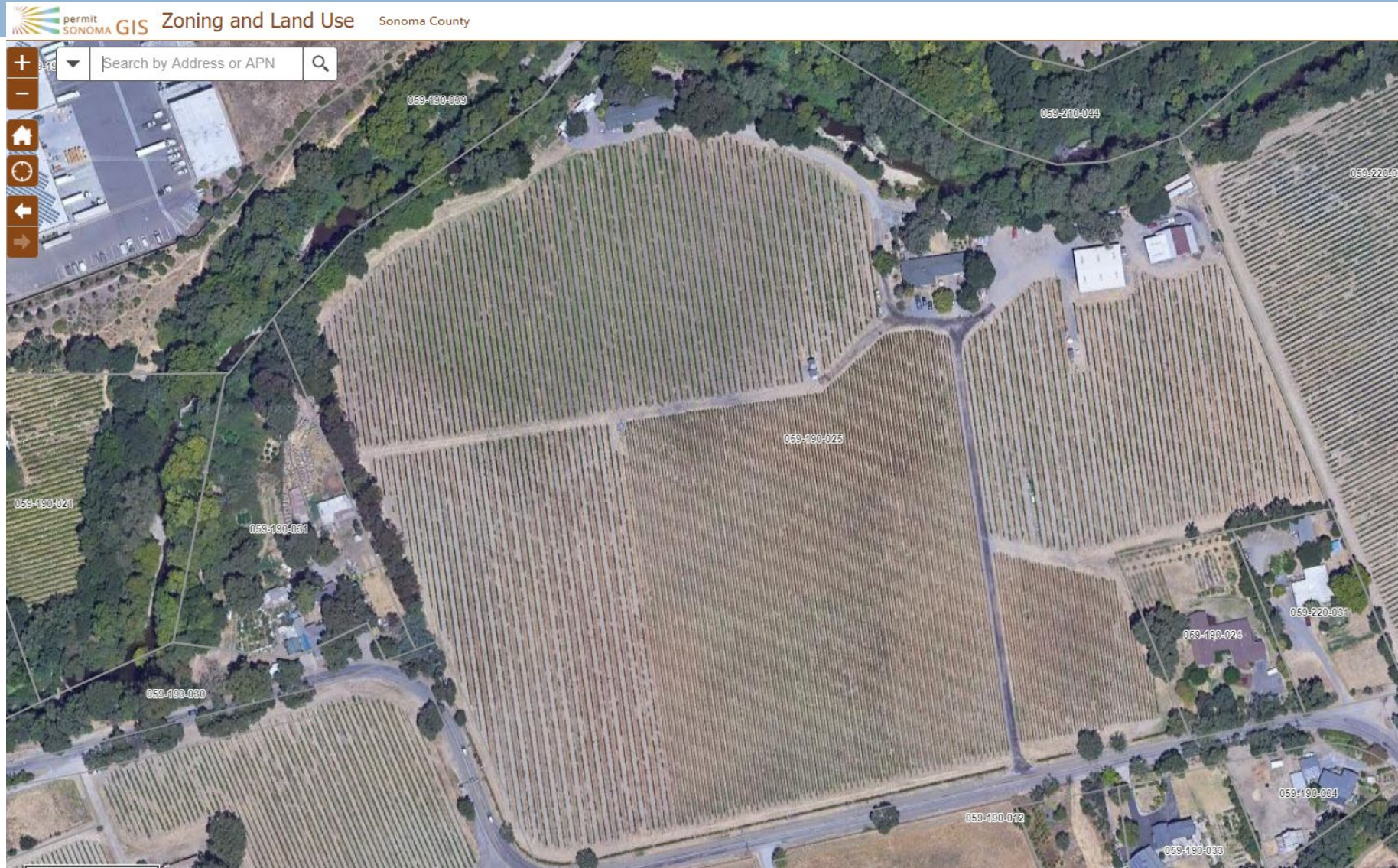


Aerial





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BZA Hearing – Action Taken

November 19, 2020

- Categorically Exempt from CEQA review
- Use Permit Approved 4-0-0 with conditions
 - ▣ One Condition Added
 - Any project improvements, parking and storage are prohibited within the Stream Conservation Area and the existing shipping containers are to be relocate out of the area. (#31)
 - ▣ One Condition Modified
 - Project proposal elements such as 100% renewable energy, energy efficient fixtures and carpooling are detailed as requirements in the Greenhouse Gas Reduction Plan. (#25)



BZA Decision Appealed

November 30, 2020

- Consistency with Section 26-88-250 (f)
- Health and Safety of residents
 - ▣ Noise
 - ▣ Odor
 - ▣ Traffic
 - ▣ Public Safety

Health and Safety – Noise

- Ordinance requires activities to not exceed the GP noise standards of Table NE-2
 - ✓ Noise is required to be controlled in accordance with Table NE-2 (COA #87)
 - ✓ Any grinding, chipping, and/or shredding has to be done inside or behind the processing facility as a noise shield (COA #88)
 - ✓ Noise Monitoring and Mitigation - Valid noise complaints require a Noise Study to determine if operations meet noise standards and identify any additional noise Mitigation Measures (COA #89)

Health and Safety – Odor

- Ordinance requires indoor odor filtration/ventilation
 - ✓ Carbon filters and condition of approval requires a negative air pressure exhaust system, and doors to remain closed (COA #19 and COA #93)
- Ordinance addresses outdoor odor through minimum parcel size and setback requirements
 - ✓ 28.20-acre parcel (10 acres required)
 - ✓ Nearest dwelling to south ~500 feet (300 ft required)
- Additional controls proposed
 - ▣ Odor Control Plan – Monitoring (COA #19)
 - ▣ Five-Year Review (COA #11)

Health and Safety – Traffic

- Traffic / Impacts to Laughlin Road
 - ▣ Average Daily Trips of 9.5
 - 0.5 truck traffic
 - 9 employee traffic
 - ▣ Department of Transportation and Public Works Traffic Volume mapping tool
 - Laughlin Road has recorded 2,500 ADT
 - One-Lane Bridge has recorded 2,600 ADT
- Sonoma County Department of Transportation and Public Works has reviewed the project, has not required additional traffic studies and have conditioned the project appropriately

Neighborhood Compatibility – Public Safety

- Ordinance requires security fencing, cameras, lighting, and alarms as part of Site Security Plan
 - ✓ Plan meets ordinance requirements
- Includes additional measures:
 - ▣ Secured gated entrance
 - ▣ Security fencing
 - ▣ Locked doors
 - ▣ Motion sensor lights and camera system

Conclusion

- Conditions of approval require compliance with GP noise standards of Table NE-2 and has a COA for monitoring
- Setbacks exceed requirements for residential structures and property lines
- Odor control & management exceeds requirements
- DTPW has reviewed the project and did not find the proposed use presented traffic issues that require further modifications or mitigations
- Security exceeds requirements



Environmental Determination

- Categorically Exempt from CEQA review
 - ▣ Title 14 of the California Administrative Code, Section 15301 (Existing Facilities)
- Appeal did not raise any challenges to the CEQA determination

Staff Recommendation

- Recommend the BOS deny the appeal and uphold the BZA Use Permit approval

Questions?

