Appeal of a Centralized Cannabis Processing Facility

2599 Laughlin Road, Windsor

UPC18-0055, Use Permit
Zoning Map

Zoning and Combining Districts
- Zoning by Area
- AH Affordable Housing
- LU Policy
- HD Historic District
- LG Local Guidelines
- SR Scenic Resource
- VOH Valley Oak Habitat
- BH Biotic Habitat
- MR Mineral Resource
- RC Riparian Corridor
- Geologic Hazard
- Floodway
- Floodplain

Legend:
- 50'
- 100'
- 200'

Scale: 1:6000
Measurements in feet
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
Aerial
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)
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?