



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments MINUTES

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

November 19, 2020
Meeting No.: 20-13

PLEASE NOTE, DRAFT MINUTES FOR ITEMS 1 AND 2 WERE APPROVED ON MARCH 11, 2021. THE BZA WILL REVIEW THE DRAFT MINUTES FOR ITEM 3 AT A FUTURE HEARING.

ROLL CALL FOR ITEM 1 (UPC17-0039) AND ITEM 2 (UPC18-0055)

Caitlin Cornwall
Komron Shahhosseini
Ariel Kelley
Pam Davis
Todd Tamura, Chair

ROLL CALL FOR ITEM 3 (UPC17-0021, CONTINUED FROM NOVEMBER 12, 2020)

Greg Carr
Komron Shahhosseini
Ariel Kelley
John Lowry
Larry Reed, Chair

STAFF MEMBERS

Scott Orr
Cecilia Jaroslowsky
Sou Garner
Scott Davidson
Arielle Wright, Secretary
Jennifer Klein, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes: Planning Commission, September 17, 2020

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Comments on matters not on the Agenda: 0h7m
NONE

Items scheduled on the agenda

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 2
Time: 2:00 PM
File: UPC18-0055
Applicant: Carolina Siemering, Gas Hill Cannabis Solutions Cooperative, Inc.
Owner: Medley Farms, Inc.
Cont. from: N/A
Staff: Sou Garner
Env. Doc: Categorical Exemption

Proposal: Request for a five-year limited term Conditional Use Permit for a centralized cannabis processing facility within an existing 4,200 square foot barn and a Distributor-Transport Only Permit on a 28.20-acre parcel

Location: 2599 Laughlin Road, Windsor
APN: 059-190-025
District: 4
Zoning: Land Intensive Agriculture (LIA) 40 acre density, Floodplain (F1), Riparian Corridor with 100-foot setback and 50-foot setback (RC100/50), Scenic Resources (SR), and Valley Oak Habitat (VOH)

Disclosures: Commissioner Davis drove by the project site. 0h47m

Sou Garner summarized the staff report, which is incorporated herein by reference. 0h47m

Commissioner Questions:

Commissioner Cornwall asked about the farm equipment and replacement barn, location of shipping containers, seasonal patterns in truck traffic, and turnaround areas. **Staff Garner** and **Davidson** responded. 1h2m

Commissioner Tamura inquired about the barn and odor control system, negative pressure systems, GHG reductions and determinations made in the conditions. **Staff Garner** and **Staff Davidson** responded. 1h6m

Commissioner Davis asked about the farm equipment, construction of a farm building on agricultural land for agricultural purposes, the possibility and process to build a new farm building at the project site, number of applications reviewed that are subject to the number of activities on agricultural land, the size and impact of seasonal vehicle sizes, traffic and access off River Road, volume of material being processed on site, and odor regulation. **Deputy Director Orr**, **County Counsel Klein**, and **Staff Garner** responded. 1h9m

Public Hearing Opened: 2:35 PM

Mr. Eric Lundquist and **Mr. Carl Siemering**, **Applicant representatives**, gave a presentation about the project. 1h19m

Commissioner Tamura inquired about truck traffic, odor control, carbon filtration systems, and building structures. **Mr. Siemering**, **Mr. Lundquist**, **Deputy Director Orr** and **Staff Garner** responded. 1h30m

Commissioner Kelley asked about truck trips made on an annual basis. **Mr. Siemering** responded. 1h31m

Commissioner Davis asked for clarification on the condition regarding the building structures, materials processed on-site, the number of farms producing the materials to this facility, limits or volume of material that is processed on site, and location of the storage containers. **Deputy Director Orr**, **Staff Garner**, and **Mr. Siemering** responded. 1h40m

Public Comments: 1h42m

Beverly Schenck
Marianna Schenck

Mr. Siemering and **Mr. Lundquist** responded to the public comments. 1h50m

Commissioner Tamura asked about the design of the odor control system. **Mr. Siemering** responded. 1h52m

Commissioner Kelley asked staff to clarify the required setbacks and sensitive uses regarding in-home daycare and the senior care home facility, compliance with the code, and the security plan. **Staff Garner** and **Deputy Director Orr** responded. 1h54m

Public Hearing Closed, and Commission discussion Opened: 3:12 PM

Commissioner Kelley discussed developments on agricultural properties, future agriculture use on the property, the relocation of shipping containers, and local farms involvement. 1h57m

Commissioner Davis commented on security plan compliance, lighting, the riparian corridor, and project noticing. **Deputy Director Orr** responded. 2h0m

Commissioner Tamura discussed odor thresholds, engineering evaluations, the referral to the Air Quality District, and ordinance compliance. **Staff Garner**, **Deputy Director Orr**, and **Staff Davidson** responded. 2h3m

Commissioners Davis and **Kelley** commented on the condition relating to odor and compliance. 2h8m

Commissioner Cornwall discussed truck traffic, bridge impacts, and modifications to the conditions. **Deputy Director Orr** and **Commissioners Davis** and **Kelley** responded. 2h9m

Commissioner Kelley commented about the data on traffic impacts. **Commissioners Tamura**, **Cornwall**, **Davis** and **Shahhosseini**, **Staff Garner** and **Davidson**, and **Deputy Director Orr** responded. 2h13m

Commissioner Kelley requested clarification of which conditions or approval will be modified. **Commissioner Tamura** and **Deputy Director Orr** responded. 2h18m

Modified Conditions:

Condition 25: Greenhouse Gas Reduction Plan. The applicant shall submit a Greenhouse Gas Emissions Reduction Plan that defines measures to reduce greenhouse gas emissions for long-term operations of the project. The applicant/operator must maintain documentation of the implementation of the Greenhouse Gas Reduction measures included in the Greenhouse Gas Emissions Reduction Plan. The Greenhouse Gas Emissions Reduction Plan shall, at a minimum, consist of the following:

- The purchase of 100% renewable energy
- Low wattage / energy efficient fixtures will be installed that can be dimmed to at least 50% capacity
- Facilitating and encouraging carpooling among employees as often as possible

Added Condition 31: Stream Conservation Area. Any project improvement, parking, or storage related to the processing operation is prohibited within the Stream Conservation Area. The applicant/operator will relocate the existing shipping containers located within the conservation area out of the 100-foot riparian corridor.

Action: **Commissioner Kelley** motioned to approve the project as recommended with modified conditions. Seconded by **Commissioner Tamura** and approved with a 5-0-0 vote. 2h20m

Appeal Deadline: 10 days
Resolution No.: 20-017

Vote:

Commissioner Cornwall	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Davis	Aye
Commissioner Tamura	Aye

Ayes: 5

Noes: 0
Absent: 0
Abstain: 0