



Sonoma County Board of Zoning Adjustments STAFF REPORT

FILE: UPC18-0055
DATE: November 19, 2020
TIME: At or after 2:00 p.m.
STAFF: Sou S. Garner, Project Planner

SUMMARY

Property Owner: Medley Farms, Inc.
Applicant: Carolina Siemering, Gas Hill Cannabis Solutions Cooperative, Inc.
Address: 2599 Laughlin Road, Windsor
Supervisory District(s): 4
APN: 059-190-025
Description: 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
CEQA Review: Categorical Exemption
General Plan Land Use: Land Intensive Agriculture (LIA) 40-acre density
Specific/Area Plan Land Use: Not Applicable
Ordinance Reference: 26-04-020(r) – Land Intensive Agriculture District Uses Permitted with a Use Permit
26-88-250(a); 26-88-250(d); 26-88-250(f) – Commercial Cannabis Uses
26-88-254(f); 26-88-254(g) – Cannabis Cultivation-Commercial
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)



RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Zoning Adjustments approve the request, with conditions, for a five-year limited term Conditional Use Permit for 4,200 square feet of centralized cannabis processing and allowing distributor-transport only.

EXECUTIVE SUMMARY

Carolina Siemering requests a five-year limited-term Conditional Use Permit for 4,200 square feet of centralized cannabis processing within an existing barn and allowance for transport only distribution of processed product. The project does not include on-site cultivation.

The applicant proposes all indoor operations to occur 24-hours per day, seven days a week. Deliveries and shipping would be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday. The operation would be supported by three full-time employees, all of whom would be 21-years of age or older. The subject site fronts Laughlin Road and the facility where the processing would take place is set back approximately 650 feet from the street and is screened from the public right-of-way. When in season, rows of vineyard additionally provide screening of the processing facility, thereby, obstructing views from the public right of way or neighboring residences. The operation would be closed to the public.

Staff recommends the approval of this permit for the following reasons:

- The project is consistent with the General Plan land use designation and policies related to the protection of agriculture and the rural character of the project environs.
- The project will not increase residential development, preserves the rural character of the area, is similar to, and supportive of, agricultural uses by converting the use of an existing barn, and helps stabilize farm incomes by continuing the vineyard operations.
- A rainwater catchment system will offset additional water use from the existing on-site well.
- Commercial cannabis, including centralized processing, is an allowed use with a Conditional Use Permit in the Land Intensive Agriculture (LIA) Zoning Classification.
- The processing facility would be contained in an existing structure, set back 650 from a public street.
- The project complies with the development standards and adheres to the operational requirements of the Zoning District within the Sonoma County Code. The project also meets all required setbacks, building height, ownership, and square footage limitations and is consistent with the combining districts as analyzed further in this report.
- Based upon the information contained in the permit application included in the project file, it has been determined the project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities) because it would involve the interior alterations of the existing barn, connect to the existing on-site septic system and use recycled and rainwater-captured water to offset the associated water use for a new zero increase in groundwater use. Conditions of approval will require locating the catchment system and associated equipment and water tank outside the Riparian Corridor, and the existing structure will not further intrude into the Riparian Corridor. The operation of the proposed use would not significantly impact infrastructure and biologic resources.

PROJECT SITE AND CONTEXT

Area Context and Surrounding Land Uses

The 28.20-acre subject site is generally a square shape except approximately 2.2 acres of the southeast corner that are separate parcels. The site is generally flat, and the centerline of Mark West Creek forms the northern property boundary. Sonoma County Airport is located to the northwest. The site is located on a publicly maintained through road and is approximately 1,750 feet east from a one-lane bridge across Mark West Creek.

Approximately 25 of the 28 acres are planted with vineyards. In addition, the subject site contains two single-family residences, including one that serves as farmworker housing located northwest of the primary residence, two barns, and compacted gravel off-street parking, circulation, and loading areas. The structures are set back at least 650 feet from Laughlin Road. The property is fully fenced and screened from the public right-of-way by the vineyard.

As shown on the Existing Site Plan (ATT 7), all of the existing structures are either wholly or partially located within the Riparian Corridor. The existing barn for the proposed centralized processing operation is bisected by the Riparian Corridor, where most of the north, east, and west sides of the barn are within the setback.

The surrounding uses are of similar rural characteristics, with vineyards to the east and west of the site, rural residential to the south, zoned Land Intensive Agricultural (LIA) and the riparian corridor of Mark West Creek extending along the northern and western boundaries of the site. Parcels to the north of the subject site, across Mark West Creek, are zoned Industrial Park (MP) and Heavy Industrial (M2).

There are no sensitive uses in close proximity to the site. The nearest off-site residential structure is located approximately 500 feet south from the proposed project site with rows of vineyard separating the two uses. The Sonoma County Day School is located 0.88 miles to the northeast, across Mark West Creek. Maddux Ranch Regional Park is the closest public park and is located 1.5 miles east of the subject site. Residential districts are located approximately one mile southeast (Rural Residential District) and southwest (Agricultural and Residential District) of the subject site.

Direction	Land Uses
North	Mark West Creek Industrial Park: 4-acre parcel of county land containing vegetation Heavy Industrial: 3.6-acre parcel containing auto repair and maintenance; 2.5-acre parcel containing vacant industrial lands; 1.3-acre parcel containing light industrial
South	Laughlin Road Land Intensive Agriculture—40 acre density: 3-acre parcel containing single family residence; 4.36-acre parcel containing single family residence; 1.5-acre vacant homesite parcel; 0.88-acre parcel containing single family residence; 1.21-acre parcel containing rest home; 1.02-acre parcel containing single family residence
East	Land Intensive Agriculture—40-acre density: 11-acre parcel containing vineyard
West	Laughlin Road Land Intensive Agriculture—40 acre density: 2.42-acre parcel of single family residence; 63.6-acre parcel of vineyard

Access



The subject site is accessed directly from Laughlin Road, a “connective” road. This is defined as a local road that connects to other roads. The site has a private driveway, named Withers Road, that intersects with Laughlin Road and is solely used by the on-site residences, the property owner, the applicant, and employees. The driveway is approximately 650 feet long and approximately 15 feet wide. At the terminus, the road splits with the project site located to the right and surrounded by compact gravel.

The site’s location on Laughlin Road, a publicly maintained road, can be most directly accessed via River Road and Airport Road from Highway 101. According to the Department of Transportation and Public Works Traffic Volume mapping tool, past its intersection with River Road, Laughlin Road has recorded approximately 2,500 Average Daily Trips (ADT). At the one-lane bridge, the mapping tool recorded approximately 2,600 ADTs.

Wildfire Risk

The site is developed with residential and existing vineyards and is served by the Sonoma County Fire Protection District with adequate, unobstructed fire access. The subject site is in a Local Responsibility Non-Wildland/Non-Urban Fire Severity Zone and a Class 1 – Major groundwater basin groundwater availability area. The project would have a maximum of three full-time employees and would not significantly increase population density in the area. The onsite access drive is approximately 15 feet wide and offers straight unobstructed access to the proposed processing barn. The project site is approximately a 10-minute drive from the Santa Rosa Fire Station 3 on Coffey Lane. Fire protection and access is found to be adequate with the implementation of Conditions of Approval Numbers 35-36 and 62-70.

Water/Wastewater/Utilities

The subject site is in Groundwater Availability Zone 1 and is served by a single well located on-site. The existing barn is presently served by the on-site well.

The subject property is served by an existing on-site septic system. The proposed use will connect to the existing system. Per Condition 72, the applicant is required to complete a capacity/wastewater flow analysis by a Registered Civil Engineer or Registered Environmental Health Specialist. Prior to building permit issuance and occupancy, the applicant must receive final clearance that all evaluations, testing, and design comply with the current standards from the Project Review Health Specialist. Any additional infrastructure will be installed within areas previously disturbed by the vineyard operations.

Electrical services will be provided by Sonoma Clean Power and will be 100% renewable.

Waste Management

All garbage or refuse will be sorted into green waste, recyclable materials, and material waste or trash. Waste will be stored in non-absorbent, water-tight, vector-resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. The applicant will compost and reuse as much green waste as possible on a regular basis.

Waste will stay on-site for no more than seven calendar days. Material waste and recycled materials will be stored in a secure area and collected by Recology, the County’s waste hauler. All other non-cannabis waste and recycling shall be stored in a secure area and brought to the landfill by an employee or collected by a local waste hauler.

Hazardous materials will be collected, handled, stored, and disposed of in compliance with governing State and County regulations.

A waste management plan providing the details on the location of the secured area, the number and volume of receptacles, frequency of pick-up and waste hauler information is required prior to occupancy, per Condition of Approval 9d.

Agricultural Conditions/Land Encumbrances/Contracts

The project site is not under a Williamson Act Contract. There are four farmland categories located on site. The area designated as 'Other Land' generally follows the riparian corridor, and most of the remainder of the site is designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The existing barn is located on the area designated as Farmland of Statewide Importance. The proposed use would not adversely impact the existing grape vineyards and harvesting operation because the processing facility would be located in an existing building.

Other Environmental Conditions

The parcel is bounded to the north by Mark West Creek with a Floodway (F1) overlay and Riparian Corridor, and the entirety of the site is located in the California Tiger Salamander Critical Habitat. One of the existing residences is located within the floodplain, while the second residence and both barns are located outside of the designated floodplain.

PROJECT DESCRIPTION

The project would involve the conversion of an existing 4,200-square foot barn on an agricultural property to process cannabis trucked in from off-site. No cultivation is proposed. Operations would occur seven days a week, 24 hours per day. Shipping and deliveries would be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. There will be a maximum of three full-time employees associated with the use, all of whom will be 21 years of age or older. The applicant/operator proposes to use non-volatile materials in the processing of cannabis in compliance with County regulations. The project site will be closed to the public. The proposed project facility would have a security system installed, including security lighting, cameras, locking doors and alarm system protection.

The applicant would only truck in cannabis product from their sister farm operated by Gas Hill Cannabis Solutions Cooperative, Inc. (UPC17-0021). The applicant would not transport product from other cultivators. Once processed, the applicant would transport the processed product off-site. Deliveries are expected to use Airport Road or River Road, which provide direct access from Highway 101 to the project site.

The applicant proposes a rainwater capture system on the barn as part of the Water Management Plan so that the project would not increase groundwater use. The project is estimated to use 15,000 gallons of water each year, and the rainwater catchment system is proposed to offset additional water use from the existing on-site well. The proposed rainwater capture plan is anticipated to recover an estimated 86,400 gallons in an average rainfall year from the existing 4,200 square feet of barn roof area. This will be used to irrigate the existing onsite vineyard or existing landscaping associated with the residence, at a rate that surpasses the associated water use of the proposed project, resulting in a net zero increase in groundwater use. The proposed project will connect to the existing septic system.

The existing 4,200 square-foot agricultural barn would be converted to include a hanging drying system, installed from the barn ceiling, to allow the cannabis to dry above the barn floor. The barn will also include approximately 140 square feet of secured storage area and a restroom. Loading and unloading will occur from the exterior of the barn with access from two 14-foot-wide roll-up doors along the west side of the building. Approximately 1,220 square feet of loading and unloading is provided in the existing graveled area located



directly west of the existing structure outside of the existing roll-up doors. Four parking spaces will be designated in the existing gravel area north of the loading and unloading area.

Per the Trip Generation Form that the applicant submitted as part of the application materials, the proposed cannabis use is anticipated to generate 180 truck trips annually. This equates to an Average Daily Trip (ADT) of 0.5.

The barn will be installed with a carbon filtration and negative air pressure/exhaust system, and doors are to remain closed except for loading and unloading of the product to control odor during processing. Refer to Condition of Approval 19.

Project History

The table below summarizes key project milestones and events.

Date	Project Event/Milestone
12/05/2018	Application Submitted
01/08/2019	Completeness
01/14/2019	Referral to prominent agencies
01/14/2019	Cultural/Historical Consultation Requests and response
06/05/2020	Hearing Waiver Notice Posting
06/29/2020	Last day for Public Comments/Request Public Hearing
10/29/2020	Board of Zoning Adjustments Hearing Notice

Prior Review

On June 5, 2020, Permit Sonoma circulated notice to neighbors, posted notices in the project vicinity, and published a notice in the newspaper inquiring as to whether neighbors wanted an opportunity to discuss the project at a hearing. Six neighbors submitted a request for hearing citing concerns regarding traffic, neighborhood compatibility, proximity to Mark West Creek, potential for light pollution and odor issues, security, and effect on property values.

In response to community input, Permit Sonoma scheduled this matter for hearing by the Board of Zoning Adjustments (BZA) and circulated neighborhood notification on October 29, 2020 announcing the date (November 19, 2020) of the hearing.

ANALYSIS

General Plan Consistency

The following General Plan policies are applicable to the project:

- LU-8: Increase the role of water conservation and re-use in meeting the water supply needs of both urban and rural users.
- LU-8.4: Participate in the review of new proposals for surface and groundwater imports and exports in order to provide consistency with Sonoma County's ability to sustain an adequate water supply for its water users and natural environment.
- LU-9.1: Avoid conversion of lands currently used for agricultural production to non-agricultural use.

- LU-9.4: Discourage uses in agricultural areas that are not compatible with long-term agricultural production.
- Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.
- OSRC-2.1: Retain a rural, scenic character in Scenic Landscape Units with very low intensities of development. Avoid their inclusion within spheres of influence for public service providers.
- OSRC-4.1: Maintain nighttime lighting levels at the minimum necessary to provide for security and safety of the use and users to preserve nighttime skies and the nighttime character of urban, rural and natural areas.
- WR-4.2: Conserve and recognize stormwater as a valuable resource.

Sonoma County previously determined that cannabis uses are consistent with the overall goals, objectives, policies, and programs of the Sonoma County General Plan. In adopting the Cannabis Ordinances No. 6189 and No. 6245, the Board of Supervisors concluded that cannabis processing may be permitted within the Land Intensive Agriculture, an agricultural and resource land use designation, subject to securing a Use Permit, provided the project is consistent with the overall goals, objectives, policies, and programs of the Sonoma County General Plan. The purpose of the Land Intensive Agriculture category is “to enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials. The soil type and climate support relatively high production per acre of land. The objective in land intensive agricultural areas shall be to establish densities and parcel sizes that are conducive to continued agricultural production.”

The proposed commercial cannabis operation is consistent with the Sonoma County General Plan for the following reasons:

- The site is surrounded by other agricultural and rural residential uses and is located outside of the Santa Rosa Urban Service Area Boundary and is compliant with land use planning area policies restricting urban development in the area.
- Loading and unloading and parking areas would occur on previously disturbed areas and there will be no anticipated additional demand on public services or facilities.
- The location of the barn in the rear portion of the parcel provides a buffer of approximately 650 feet between the property and the public right-of-way of Laughlin Road. Mark West Creek and thick vegetation acts as a natural separator from the industrial uses to the north.
- The proposed project would serve as a secondary use to the existing agricultural use of the site, would occur entirely within an enclosed existing barn, and would not reduce operational agricultural lands from the vineyard operations. The project is consistent with the Sonoma County General Plan Land Intensive Agriculture Land Use designation. (Objectives LU-9.1 and LU – 9.4 and Policy AR-4a)
- The proposed project is not considered to be a high intensity development that would be incompatible with the rural characteristics of the area and would occur in an enclosed existing structure. All proposed lighting would comply with Section 26-88-254 (f)(19) – Lighting development standards for Cannabis

Uses and Section 26-88-254 (f)(21), which requires exterior lighting for security to ensure the safety of people and protect the premise from theft. (Objectives OSRC-2.1 and OSRC-4.1)

- The proposed rainwater capture system would use captured water to irrigate the vineyard and landscaping around the residences and would offset the use of well water associated with employee use, for such activities as handwashing and toilet flushing. The Net Zero Groundwater Assessment submitted by Hurvitz Environmental, dated November 27, 2018, concluded that project would be able to operate with a net zero groundwater increase basis. Conditions of approval require the rainwater catchment system to include a 15,000-gallon water storage tank and associated equipment to offset additional water use from the existing on-site well. The proposed use is not expected to adversely impact the water supply for the surrounding area. (Objective LU-8.3, LU-8.4, and WR-4.2)
- The project would have manageable wildfire risk because the site is already developed, would not include the construction of permanent structures or infrastructure, maintains minimal scope and staffing, has adequate roads for fire access, water supply and access, and is located within close proximity to a fully staffed fire department.
- Due to the scope of the operation and anticipated number of trips generated, the project is not anticipated to be detrimental to public roads or traffic. The project proposes to use three full-time employees to support processing operations. Although the proposed use would occur 7 days a week, 24 hours a day, deliveries are limited to Monday to Friday 8:00 a.m. -5:00 p.m., thereby not resulting in traffic impacts during non-work hours or weekends. The Department of Transportation and Public Works reviewed the project and did not find that it presented traffic issues that required further study of modifications to the project or surrounding roads. There would be adequate parking available to employees on site, including an ADA parking space next to the indoor facility. The project would not significantly increase the use, or degrade the condition, of Laughlin Road.

Zoning Consistency

1. Base Zoning Regulations: Article 04, LIA Land Intensive Agriculture District

The proposed operation meets the development criteria under the base zoning set forth in Article 04. Commercial cannabis is allowed with a use permit in compliance with Section 26-88-250 through 26-88-256. The project would meet all required setbacks as well as building height, and square footage limitations per the LIA Base Zoning regulations, 26-04-030. Per Table 1A in Section 26-88-250, a centralized processing user permit is allowed to distribute-transport only provided the licensee only transports cannabis goods that the licensee has cultivated or manufactured.

2. F1 Floodway Combining District

The Floodway Combining District is intended to “to provide land use regulations for properties situated in floodways, to safeguard against the effects of bank erosion, channel shifts, increased runoff or other threats to life and property and to implement the provisions of the general plan public safety element.”

The proposed project would be located approximately 16 feet from the floodway along Mark West Creek, as measured using the Sonoma County GIS Mapping Tool, and does not propose any new development in the Floodway designation.

3. Riparian Corridor Combining District

Pursuant to Article 65 of the Municipal Code, development is restricted to protect riparian habitat and vegetation. The 100/50 zone requires a minimum 100-foot setback for development and minimum 50-foot setback for agriculture from the centerline of the riparian corridor. Section 26-65-030 generally prohibits any



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grading, vegetation removal, agricultural cultivation, structures, roads, utility lines, and parking lots absent a zoning or use permit.

As shown on the Proposed Site Plan, ATT 7, much of the existing 4,200 square feet barn is located within the Riparian Corridor's 100 feet setback. However, Section 26-65-030(A)(3) states that an exception to the general prohibition against structures may be approved by the director for a use that "...involves only the maintenance, restoration, or reconstruction of an existing legally established structure or use in conformance with Article 94." The project would not include further ground disturbance or alteration to the exterior of the barn, no vegetation would be removed, and the barn would remain in conformance with the nonconforming use provisions of Article 94.

A Riparian Setback and Biological Resource Evaluation, conducted by Lucy Macmillan Consulting, an environmental scientist, dated November 30, 2018, found that the project would not have a significant impact on the riparian and biological resources because:

- a) No vegetation would be removed;
- b) There would be no ground disturbance with the conversion of use;
- c) The building was constructed approximately 20 years ago and the change in use would not alter existing conditions in relation to the creek or riparian corridor; and
- d) The conversion of use would not result in habitat take because the project involves modifying the interior of the building and does not include grading or land disturbance or discharge of water into the creek.

Staff concurs with the findings of the Riparian Setback and Biological Resource Evaluation. In addition, conditions of approval require the rainwater catchment system and associated water tank and equipment to be fully located within the existing barn or to be located on previously-disturbed surfaces, outside of the Riparian Corridor. In addition, conditions of approval specify that any structural alterations or remodeling not expand the barn's existing footprint, nor further intrude into the Riparian Corridor. Therefore, the director may approve this use as part of this use permit.

4. Scenic Resources Combining District

The Scenic Resources Combining Zone designation is intended to "to preserve the visual character and scenic resources of lands in the county and to implement the provisions of Sections 2.1, 2.2 and 2.3 of the general plan open space element." The subject site is further assigned a Scenic Landscape unit, which requires the following for all structures located within the Community Separator unit:

- a) Structures must be sited below exposed ridgelines;
- b) Structures must use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire resistant plants may be required;
- c) Cuts and fills are discouraged, and where practical, driveways are screened from public view;
- d) Utilities are placed underground where economically practical;

The project site is not located on any exposed ridgeline. The project structure does not front a public right-of-way. There is no proposed grading as the applicant proposes to upgrade only the interior of the existing barn.

5. Valley Oak Habitat Combining District

The proposal does not include the removal of any existing Valley Oaks or include any new development.

6. Cannabis Regulations, Cannabis Ordinance NO. 6245

Pursuant to the development standards and operational standards for the Land Intensive Agriculture zoning district and permit requirements for cannabis uses within Sonoma County Code 26-88-254, the following requirements apply to centralized cannabis processing:

- a) The minimum parcel size for a centralized processing facility is 10 acres;
- b) No more than nine (9) centralized cannabis processing facilities are allowed in agricultural zones at any one time, per Section 26-88-254(f)(5);
- c) Structures must be located outside the Riparian Corridor Stream Conservation Areas; and
- d) A fire prevention plan and permits are required from the fire and emergency services department;

The proposed use complies with ordinance requirements listed above, as follows:

- a) The subject parcel is 28.20 acres;
- b) To date, the County has not permitted or approved any centralized processing facilities in an agricultural zone. ;
- c) The existing structure is mostly located in a Riparian Corridor Stream Conservation Area. However, the proposed project meets the exceptions presented in Section 26-65-030, thereby meeting the intent of the requirement. No external changes to the structure or land would occur; and
- d) A fire protection plan and necessary permits are required per Conditions 66.

7. Net Impervious Surface for Cannabis Projects in Land Intensive Agriculture Zoning District

Cannabis cultivation operations must be compliant with the standards contained in Table 1A of Section 26-88-250 of the County Code.

Included within the above-referenced standards is the following Note that applies to Centralized Cannabis processing in the Land Intensive Agriculture District:

Within existing previously developed areas, including hardscape, or legally established structures built (finaled) prior to January 1, 2016. No net increase in impervious surface.

The proposed project would not increase the area of impervious surfacing. The proposed project would take place completely within an existing structure and any site improvements associated with project, will occur within previously developed areas.

8. Security

In adopting the Cannabis Ordinance, the Board of Supervisors found that security issues could be addressed through compliance with security and fencing requirements. In order to make it difficult to defeat, part of the security protocol requires security plans to remain confidential:

(16) Security and Fencing. *A Site Security Plan shall be required subject to review and approval by the Permit and Resource Management Department. All Site Security Plans shall be held in a confidential file, exempt from disclosure as a public record pursuant to Government Code Section 6255(a). Security cameras shall be motion-sensor and be installed with capability to record activity beneath the canopy but shall not be visible from surrounding parcels and shall not be pointed at or recording activity on surrounding parcels. Surveillance video shall be kept for a minimum of 30 days. Video must use standard industry format to support criminal investigations. Motion-sensor lighting and alarms shall be installed to ensure the safety of persons and to protect the premises from theft. All outdoor and mixed light*

cultivation sites shall be screened by native, fire resistant vegetation and fenced with locking gates consistent with height limitations of Section 26-88-030. Fencing shall be consistent with the surrounding area and shall not diminish the visual quality of the site or surrounding area. Razor wire and similar fencing is discouraged and shall not be permitted. Weapons and firearms at the cultivation site are prohibited. Security measures shall be designed to ensure emergency access in compliance with fire safe standards. All structures used for cultivation shall have locking doors to prevent free access.

Security measures have been adequately outlined through the Cannabis operation plan which is required to generally comply with the above excerpt from the Cannabis Ordinance. The operation must maintain all aspects of the approved site security plan (held confidentially at Permit Sonoma). The proposed use would have no external evidence of cannabis operations as the existing barn has no windows. Additionally, public access is limited with a gate that visitors or employees would need a code to access. The site is fully screened from public view due to the facilities being located internal to the lot. Mature perimeter vegetation screens the site to the north, and when in season, vineyards would screen the site from the south and the public right-of-way. The applicant proposes security measures to address the continued presence of employees of the vineyards in addition to the employees of the processing facility. All structures would have locking doors for security. All exterior lighting would be downward casting and not project on to neighboring properties or the night sky. Security surveillance cameras would be installed and maintained to provide coverage on a twenty-four basis of all exterior and internal areas.

9. Odor

In adopting the Cannabis Ordinance, the Board of Supervisors found that air quality and odor issues could be addressed through compliance with operating standards described in Section 26-88-254(g)(2).

(2) Air Quality and Odor. *All indoor and mixed light cultivation operations and any drying, aging, trimming and packing facilities shall be equipped with odor control filtration and ventilation system(s) to control odors, humidity, and mold. All cultivation sites shall utilize dust control measures on access roads and all ground disturbing activities.*

Generally, odor can be reduced by implementing required setbacks. The cannabis ordinance states that cannabis operations must be 300 feet from residences and businesses and 1,000 feet from schools, parks, and other sensitive uses. The Board of Supervisors found that indoor operations with odor control ventilation systems are sufficient in controlling odor.

It has also been found that surrounding an odor-generating land use with a natural buffer or windbreak has been a successful strategy to reduce odor impacts. The buffer/windbreak strategy is most effective when parcels are large (at least 10 acres) and land uses are far apart, maximizing odor dissipation with distance between uses. Odor plumes generally travel along the ground in the direction of the prevailing winds. However, tree and shrub buffers have been found to deflect the odor plume above the vegetation layer where it is diffused into the atmosphere (USDA NRCS 2007).

The proposed site is located on 28.20 acres, where much of the land is covered with grape vines and it is buffered to the north by dense vegetation and Mark West Creek. The project would implement odor control systems and be conditioned to ensure that off-site odor, originating from the operation, would not be detectable in the surrounding areas. Odor control and management measures would meet all requirements outlined in Section 26-88-254(g)(2) of the Cannabis Ordinance. The existing barn will be installed with a carbon filtration and negative air pressure/exhaust system and doors are to remain closed except for loading and unloading of the product to control odor during processing. The processing facility meets and exceeds the

required 300-foot setback from adjacent homes and business and exceeds the 1,000-foot setback from sensitive uses.

As a condition of approval, the applicant is required to keep a log of odor incidents, odor control equipment inspection results and actions take to resolve any odor issues and submit to Permit Sonoma annually. If verified odor complaints are received, staff may bring this matter back to the Board of Zoning Adjustments for review of additional measures to reduce odor generation, such as daily inspections and reporting. The project would also be subject to odor inspections through conditions of approval.

Environmental Analysis

The initial Cannabis Ordinance (Ordinance No. 6189) was subjected to environmental review and a Mitigated Negative Declaration was adopted that incorporated development standards into the code to address potential environmental concerns. Compliance with these development standards helps to limit the potential environmental impacts identified in that analysis.

The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 (Existing Facilities) in that the project involves the operation, repair, permitting, and minor alteration of an existing private structure and facility. The project consists of interior alterations of an existing barn, and no additional land disturbance would take place on-site. Conversion of the barn building interior with processing racks and other improvements will not alter existing site conditions. The proposed rainwater capture system would be placed outside of the riparian corridor and would ensure no impact to existing water resources. Conditions of approval would ensure the required 15,000-gallon water storage tank and associated equipment would be located within the barn or on previously-disturbed area. The applicant-submitted Riparian Setback and Biological Resource Evaluation prepared by Lucy Macmillan Consulting, dated November 30, 2018, concluded that the project would not have a significant impact on the riparian and biological resources because the area proposed for processing and access is already disturbed, and there would be no grading or exterior land disturbance. Furthermore, the project would not result in an overall increase in impervious surface on site, and conditions of approval specify that any remodeling of the barn not expand its footprint nor further intrude into the Riparian Corridor. The project would not involve any tree removal and the use would be authorized on a limited-term basis.

NEIGHBORHOOD/PUBLIC COMMENTS

On June 5, 2020, a hearing waiver notification was sent to neighboring properties within 1,000 feet of parcel boundaries. To date, Staff has received seven responses in opposition to the project. Comments were received expressing concerns about traffic impacts, security/crime, odor, light pollution, the environmental impacts of the project site located adjacent to Mark West Creek, and impact on residential character of the area.

RECOMMENDATIONS

Staff Recommendation

Staff recommends the Board of Zoning Adjustments approve the Use Permit for a Centralized Cannabis Processing facility and transport only distribution, subject to the attached Conditions of Approval.

ATTACHMENTS

ATT 1: Draft Conditions of Approval

ATT 2: Vicinity Map



ATT 3: Aerial Map

ATT 4: General Plan Land Use Map

ATT 5: Zoning Map

ATT 6: Project Proposal Statement and Operating Plan

ATT 7: Site Plan

ATT 8: Floor Plan

ATT 9: Public Comments

ATT 10: Draft Notice of Exemption

ATT 11: Draft Resolution

Draft Conditions of Approval – November 19, 2020

Date: November 19, 2020 **File No.:** UPC18-0055
Site Address: 2599 Laughlin Road, Windsor **APN:** 059-190-025
Applicant/Operator: Gas Hill Cannabis Solutions Cooperative, Inc., Carolina Siemering
Applicant Address: 4218 Wayvern Drive, Santa Rosa, CA 95409
Business Owner(s): Carolina Siemering, CEO
Landowner: Medley Farms, Inc., Pamela Martinelli
Landowner Address: P.O. Box 300, Fulton, CA 95439

Project Description: Request for a five-year limited-term Use Permit for centralized processing of commercial cannabis within an existing 4,200 square-foot barn, located on a 28.20-acre parcel zoned LIA (Land Intensive Agriculture), 40-acre density, F1 (Floodplain), RC100/50 (Riparian Corridor with 100-foot setback and 50-foot setback), SR (Scenic Resources), and VOH (Valley Oak Habitat) at 2599 Laughlin Rd in Windsor. Operations are permitted seven (7) days a week, twenty-four (24) hours per day. Shipping and deliveries will be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. There will be a maximum of three (3) full-time employees associated with the use, all of whom will be 21 years of age or older. The project site would be closed to the public.

Prior to commencing the use evidence must be submitted to the file that all pre-operational conditions have been met.

CONDITIONS ON PLAN SETS:

1. Project conditions and mitigation measures (if applicable) must be printed or included in all plan sets submitted for permitting. Building permit plans shall have plan sheets that include all conditions as part of the submittal package.

FEES:

2. Permit Processing and Development Fees. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
3. CEQA Filing Fee. Within five working days after project approval, the applicant/operator shall pay a mandatory Notice of Exemption filing fee of \$50.00 (or the latest fee in effect at the time of payment) for County Clerk processing, made **payable to Sonoma County Clerk** and submitted to the Permit Sonoma project planner, unless the applicant requests an alternate payment method in advance of the fee due date. NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

4. Condition Compliance Fee. At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$2,779.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
5. Well Monitoring Fee. Prior to building permit final or issuance of a Use Permit Certificate to operate the use, the applicant/operator shall submit to Permit Sonoma an Annual Well Monitoring fee of \$224.00 (or other amount consistent with the adopted fee schedule in effect at the time). The applicant/operator shall be responsible for payment of additional annual well monitoring fees for each year over the effective term of the permit. The annual well monitoring fee shall be paid by January 31 of each year the permitted operation is active.
6. Traffic Mitigation Fee. The Applicant, his or her personal representatives, and project consultants are advised that prior to the use of this property associated with this land entitlement, payment of a development fee (Traffic Mitigation Fee) shall be made to Permit Sonoma (PRMD) per Chapter 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Evidence of payment shall be submitted to the Land Development Section of Permit Sonoma (PRMD) prior to clearance of these conditions.

PLANNING:

**"Compliance with the conditions below have been verified " BY _____ DATE _____
Contact MIG Consultants at (510) 845-7549**

7. Type(s) and Limitations of Use:
 - a. This use permit allows for cannabis centralized processing, including processing and packaging of cannabis grown off-site.
 - b. This use permit allows for distributor – transport only, limited to transport of cannabis of the licensee only.
 - c. This use permit does not allow on-site cannabis cultivation.
 - d. This use permit does not allow public access to the cannabis operation.
 - e. This use permit does not allow any retail sales on-site or the delivery of cannabis to patients or the public.
 - f. The use shall be operated in accordance with the proposal statement, operational plans, and floor plan located in File No. UPC18-0055 as modified by these conditions.
 - g. This use permit renewal shall supersede all prior use permits upon implementation or when all the pre-operational conditions have been met and the Use Permit Certificate is issued for operation.



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8. Hours of Operation. Indoor processing operations are allowed to occur seven (7) days a week, twenty-four (24) hours per day. Shipping and deliveries shall be limited to the hours of 8:00 am to 5:00 pm Monday through Friday, year-round.
9. Operational Requirements. The operation shall conform to the standards established by County Code Sections 26-88-250 through 26-88-256, and all other applicable requirements for the specific type of use and those of the underlying base zone, including the following:
 - a. Cannabis uses shall also be subject to the permit requirements and regulations established by the Sonoma County Department of Health Services;
 - b. All scales used for commercial transactions shall be registered for commercial use and sealed by the Department of Agriculture/Weights and Measures;
 - c. Commercial cannabis operations shall be subject to inspections by appropriate local and state agencies, including but not limited to, the Departments of Health Services, Agriculture/Weights & Measures, and Permit and Resource Management. Cannabis operations shall be subject to inspection at random times to check for conformance with the County Code and permit requirements;
 - d. The applicant/operator shall submit a Waste Management Plan to Permit Sonoma for approval, demonstrating that the location, storage, handling and disposal, including frequency of pick-up and hauling schedule, of all waste by-products of any processing activities will comply with the Best Management Practices issued by the Agricultural Commissioner and County health standards;
 - e. The applicant/operator shall submit a Waste Water Management Plan to Permit Sonoma for approval, demonstrating that operations comply with the Best Management Practices issued by the Agricultural Commissioner;
 - f. The applicant/operator shall submit evidence to verify compliance with the Waste Discharge Requirements of the Regional Water Quality Control Board, or present evidence of a waiver from these requirements;
 - g. The operation shall not cause a public nuisance by creating dust, light, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or cause hazardous conditions due to the use or storage of materials, processes, products, runoff or wastes.
10. Special Events. Tastings, promotional activities, and events are prohibited by Sonoma County Code Section 26-88-250(c) and therefore are also prohibited by this Cannabis Use Permit.
11. Term of Permit. This is a limited term permit and does not run with the land. No property interest, vested right, or entitlement to receive a future permit to operate a cannabis use shall ever inure to the benefit of the permit holder as such permits are revocable and shall expire (Section 26-88-250 (e)). This permit for cannabis uses shall be issued to the operator for a period not to exceed five years from the date of issuance of the Use Permit Certificate and shall be subject to permit renewals. The Use Permit Certificate for UPC18-0055 shall expire five years after issuance, unless the applicant/operator applies for and is granted a permit renewal. The Operator must apply for permit renewal at least 90 days prior to expiration of the permit to avoid interruption of service.



12. Operator(s) and Employees:

- a. The applicant/operator and all employees must be age 21 years or older. This use permit allows for a maximum of 3 employees on-site at any time.
- b. The applicant/operator shall be subject to background search and shall not be able to continue operations if there are any felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
- c. An applicant/operator providing false or misleading information result in nullification or revocation of this issued use permit.

13. Ownership changes. Written notification shall be provided to Permit Sonoma prior to any of the following changes: 1) a new person meeting the definition of cannabis business owner of the permit holder, 2) change in business entity type of the permit holder, 3) change in legal business name of the permit holder, 4) a new person serving as operator of the permit holder, or 5) a new property owner. Supporting documentation shall be submitted to Permit Sonoma within 30 days of any of the aforementioned changes.

14. Tracking. The applicant/operator shall comply with any labeling, testing, and track and trace program established by the County and state agencies. The Operator must maintain records tracking all cannabis production and products and shall make all records related to commercial cannabis activity available to the County upon request.

15. State Licensing. The applicant/operator shall be required to obtain a state license and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria.

16. Occupational Safety. The applicant/operator shall comply with all federal, state and local laws and regulations governing California Agricultural Employers, which may include, but are not limited to, federal and state wage and hour laws, CAL/OSHA, OSHA and the California Agricultural Labor Relations Act.

17. Security Plan. The operation shall maintain all aspects of the approved site security plan (held confidentially at Permit Sonoma). This shall, at a minimum, include professionally monitored video surveillance, of which recordings will be kept for at least 30 days, perimeter fencing, controlled access gates, locking doors, lighting, and alarms. Weapons and firearms are prohibited. Cash shall be limited at the location to a minimum needed for the daily operations only and shall be placed in a secure location (e.g., locked drawer, safe, or similar storage cabinet with a locking mechanism). A log of security incidents shall be maintained, and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff.

18. Cannabis Materials: All cannabis products shall be stored in a secure area that is not visible to the public and locked at all times. All vendors shall be scheduled in advance and must present valid identification. Any product that fails testing shall be stored in secured storage bins and sent to be destroyed through a third-party cannabis disposal company and managed through the California Track and Trace program.



19. Odor. The applicant/operator shall install and maintain an odor control air filtration and ventilation system that includes carbon filters and a negative air pressure/exhaust system, to control humidity and mold and to ensure there will be no off-site odor generated by the cannabis operation. This includes ensuring all doors remain closed except for loading and unloading of the product. This requirement shall apply to all permanent structures used in the operation, including mixed light greenhouses. The Project Planner will review plans and construction documents and post construction conditions to ensure compliance with this condition and inspect site prior to final occupancy to ensure there will be no off-site odor and that the odor control air filtration and ventilation system effectively control humidity and mold.

A log of odor incidents, odor control equipment inspection results, and actions taken to resolve any odor issue shall be kept and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff. Odor complaints received shall be documented, along with the complaint resolution and the timeframe required to address the odor issue and shall be included in the annual report.

If verified odor complaints are received, Permit Sonoma staff may bring this matter back to the Board of Zoning Adjustments for review of additional measures to reduce odor generation, including daily inspections and reporting. Such inspections could include a walking tour through the interior and around the exterior of each cannabis-containing facility to document any noticeable odor and determine the source, and completion of a checklist verifying that all filtration equipment is functioning properly, that filters have been replaced on schedule, and that routine maintenance is completed on schedule.

20. Energy Use. The applicant/operator shall submit and maintain documentation that the operation utilizes 100% renewable energy sources. Enrollment in the Sonoma Clean Power program has been submitted and shall be maintained to obtain 100% renewable energy. A request to modify energy provider must be submitted to Permit Sonoma and approved prior to making any change in energy service.
21. Signage. The project approval does not include any signage. A separate administrative design review application will be required if any exterior signage is proposed.
22. Taxes. Cannabis uses shall be current on applicable Sonoma County Cannabis Business Taxes and any additional taxes enacted by the voters or this permit may be subject to revocation or non-renewal.
23. Water Efficient Landscaping. No landscaping is proposed or required for operation in the existing building.
24. Water Conservation Plan. The project must include a rainwater catchment system on the existing barn roof with a minimum 15,000-gallon storage tank to offset additional water use from the existing on-site well, as described in the Net Zero Groundwater Assessment submitted as part of the application. This measure must be included in the Water Conservation Plan and in project building permits. The proposed rainwater catchment system and any tanks, tank pads, pumps and pipes must be located within the existing barn or, if outside the barn, then outside of



the 100-foot Riparian Corridor setback from Mark West Creek along the southern side of the existing barn and must be located on previously-disturbed ground.

25. Greenhouse Gas Reduction Plan. A Greenhouse Gas Reduction Plan to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project shall be submitted for review and approval by Permit Sonoma. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to: best available conservation technologies for all energy and water uses; installation of renewable energy facilities to meet demand on-site; provisions of electric vehicle charging stations; bicycle facilities including secure bike parking and lockers and showers for employees; employing best management practices for carbon sequestration, such as no till soils, reduced use of fertilizers, etc. The approved Greenhouse Gas Reduction Plan shall be implemented by the applicant/operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.
26. Stormwater. The applicant/operator shall comply with storm water management requirements to avoid any impacts on on-site drainage conditions.
27. Lighting. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by Permit Sonoma. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and streetlights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated. The Project Planner will conduct a site inspection to verify exterior lighting prior to final occupancy.
 - a. Additional measures for lighting impacts include: Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24, effective October 2005.
 - b. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.
 - c. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).
28. Exterior Modification. Prior to issuance of building permits, all exterior modifications to the building façade or site, including landscaping, parking lot improvements, fencing, lighting, and signage, shall be subject to administrative design review. The existing structure's footprint must not be expanded and must not further intrude into the Riparian Corridor, including any changes required to floodproof the structure, without prior written approval from the Director of Permit Sonoma. Razor wire and similar fencing is not permitted.
29. Use Permit Certificate. A Use Permit Certificate with these conditions, approved proposal statement, and approved floor plan shall be maintained on site and made available to county officials upon request.
30. Conformance with Statutes. This use shall be constructed, maintained, and operated in conformance with applicable county and state statutes, ordinances, rules, and regulations. A



violation of any applicable statute, ordinance, rule, or regulation shall be considered a violation of this use permit, subject to revocation or modification.

BUILDING:

**"Compliance with the conditions below have been verified " BY _____ DATE _____
Contact Building Plan Check at 707-565-2095**

31. The applicant/operator shall apply for and obtain building-related permits from Permit Sonoma for any new construction, including the rain catchment system and its associated 15,000-gallon tank, tank pad, pump, pipes, etc. The necessary applications appear to include, but may not be limited to, an accessibility report and building permit(s). Construction inspections shall have occurred, and the building permit(s) finalized prior to occupancy of new or remodeled structure(s). A signed Declaration of Use that complies with the associated Use Permit application shall be submitted with the building permit application package.
32. Application materials shall be consistent with Permit Sonoma's Building/Grading Permit Application Submittal Checklist (Form # CSS-003).
33. If any changes to plans, drawings, documents or specifications are required pursuant to any conditions specified herein, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. These changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for the change.
34. In order to determine proper fire separations, the intended occupancies and uses of the facility, and spaces therein shall be clearly stated on the plans; similarly, the approved use and occupancy of the adjacent spaces in the building shall be shown. A detail of the wall assembly separating those spaces shall be shown on the plans, if applicable. Plans shall include an analysis of proposed occupant load, area and height limitations, emergency egress, and fire-rated construction details.
35. All fertilizers, pesticides, corrosives, flammables, explosives and/or toxic materials that may be stored or used at the facility shall be defined, scoped and quantified. A control area analysis shall be prepared by the applicant/operator and provided to the project planner for any of the above materials which exceed code-prescribed thresholds.
36. Mechanical, electrical and plumbing plans shall be fully detailed. Plumbing system materials used to convey concentrated byproducts of water reuse process equipment shall be identified and detailed from point-of-inlet to point-of-discharge. The path of reclaimed condensate systems and associated storage and conveyance equipment shall be identified and detailed.
37. All permanently installed equipment shall be identified in the appropriate section of the mechanical, electrical and plumbing plan sheets. Product information shall be included to verify that installation and use of equipment is consistent with the manufacturer's listing and/or recommendations.



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38. The applicant/operator shall comply with California Building Code Section 11B-202.3, which requires that alterations to existing elements or spaces comply with the accessibility requirements of CBC 11B Division 2. For this purpose, a change of use is considered to be an alteration.
39. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public or employees, shall be accessible to and usable by persons with disabilities. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per California Building Code requirements. Plans shall include details of the path of travel from accessible parking to the area of alteration. All facilities serving the area of alteration shall be made accessible. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code, as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the California Building Code, to retrofitting of the existing structure.
40. Prior to any site review or field inspections, any materials or systems that could present a danger to inspectors shall be isolated and secured. All field inspection staff shall be accompanied by project personnel familiar with systems and construction and capable of describing and controlling equipment.
41. Any structures to be constructed as part of use permit conditions, such as security or sound walls, shall require separate building applications and permits.
42. Any construction existing prior to permit issuance requires submittal and approval of a Concealed Construction Verification Plan, consistent with requirements set forth in Policy # 1-4-2 Concealed Construction Verification Guidelines. The review process shall be included with the review of the building permit application materials. Plan check approval of the Concealed Construction Verification Plan is required for permit issuance. Any work performed without permits will be considered "new work" and will be required to be legalized. Plans shall clearly delineate existing legal construction, construction performed without permits, and new work that is proposed.

GRADING & STORM WATER:

**"Compliance with the conditions below have been verified " BY _____ DATE _____
Contact Permit Sonoma Engineering and Water Resources Section at 707-565-1691**

43. Grading and/or building permits require review and approval by the Grading & Storm Water Section of Permit Sonoma prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
44. Portions of the proposed project are located within a Special Flood Hazard Area (SFHA) and are affected by flooding from Mark West Creek and tributaries thereto. No fill may be placed within the SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements and approved by the Director of Permit Sonoma. Any land subject to inundation by a SFHA shall be delineated and shown on the grading/building plans as "SUBJECT TO INUNDATION" in one-inch



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lettering. The base flood elevation is estimated to be at 117 feet above mean sea level. The lowest floor elevation of any habitable structure must be at 118 feet or higher above mean sea level. The base flood elevation (BFE) varies throughout the site but the lowest floor elevation of any habitable structure must be at least one (1) foot higher than the nearest adjacent BFE. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NAVD 88). No grading is approved as part of this proposed project. If grading is to occur, the applicant shall obtain pre-approval from the Planning Division to ensure there are no adverse impacts to the Mark West Creek.

45. The proposed project is also affected by the Mark West Creek floodway. For any proposed construction, a complete hydraulic study shall be prepared by a civil engineer, registered in the State of California, to determine the extent and location of the floodway. The hydraulic study shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, creek cross-sections, and a pre- and post-development analysis for Mark West Creek. All elevations shall be based upon the North American Vertical Datum of 1988 (NAVD 88). The hydraulic study shall be submitted to the Grading & Storm Water Section of Permit Sonoma and to the Federal Emergency Management Agency (FEMA) for review and approval. Documentation of FEMA's approval and acceptance shall be submitted to the Grading & Storm Water Section of Permit Sonoma prior to the issuance of any grading or building permits. The limits of the determined floodway(s) shall be delineated and noted on the grading plans. No structures (except bridges) shall be allowed within the floodway(s).
46. Residue or polluted runoff from the cannabis production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Cannabis production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
47. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
48. Grading and land disturbance shall be setback from Mark West Creek a minimum of 100 feet from the top of stream bank.
49. Any waterway setbacks, including but not limited to, building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the grading/site plans.
50. A waterway setback analysis shall be prepared to determine the most stringent composite waterway setback and be submitted with the grading and/or building permit application for the review and approval by the Grading & Storm Water Section of Permit Sonoma. The waterway setback analysis shall include several cross-sections of Mark West Creek. At a minimum, building, grading, riparian corridor, and floodway limits setbacks shall be included in the waterway setback analysis. The most stringent composite waterway setback shall be clearly shown and noted on the grading/site plans if determined necessary by the Permit Sonoma Engineering Division.



51. Before construction may begin near a waterway, a protective construction fence shall be placed in such a manner as to allow the proposed development while preventing land disturbance adjacent to the waterway. The protective construction fence shall be shown and noted on the grading/site plans.
52. Drainage easements are required to convey storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant/operator shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
53. Construction within Sonoma County Water Agency (SCWA) property, right-of-way, or easement area requires a revocable license from SCWA. The following note shall be placed prominently on the grading plans: "The contractor shall obtain a revocable license from the Sonoma County Water Agency (SCWA) prior to the start of any construction activities within SCWA property, right-of-way or easement." A letter of approval from SCWA shall be provided to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any permit allowing work to occur near or within SCWA property, right-of-way, or easement.
54. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any grading permit for the proposed project.
55. The applicant/operator is responsible for contacting the North Coast Regional Water Quality Control Board and obtaining any necessary permits or waivers for proposed work in or near a waterway. The applicant/operator shall provide said documentation to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any permit for work within 25 feet of a waterway.
56. The applicant/operator is responsible for contacting the California Department of Fish & Wildlife and obtaining any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any permit work within 25 feet of a waterway.
57. The applicant/operator is responsible for contacting the U.S. Army Corps of Engineers and obtaining any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant/operator shall provide said documentation to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.

NATURAL RESOURCES GEOLOGIST:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact the Permit Sonoma Natural Resources Geologist at 707-565-1352

PRIOR TO OPERATION AND VESTING THE USE PERMIT:

58. Prior to operation and issuance of any building permit, an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by Permit Sonoma Project Review staff and County Counsel prior to recordation.
59. Prior to operation and vesting of the use, the water wells serving this project shall be fitted with groundwater level measuring tubes and ports, or electronic groundwater level measuring devices. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. An updated Site Plan showing the location of the well(s), with the groundwater level measuring device and the location of the water meter(s) and storage tanks shall be submitted. The well completion report for the project well shall be submitted.
60. Prior to operation and vesting of the use, a rainwater capture system that captures all runoff from the roof of the cannabis processing structure shall be designed and installed. A minimum roof area of 10,000 square feet shall be plumbed to fill the rainwater storage tanks. Rainwater storage tanks with a minimum storage capacity of 15,000 gallons shall be installed.

OPERATIONAL REQUIREMENTS:

61. Groundwater Monitoring and Meter Calibration
 - a. Groundwater levels and quantities of groundwater extracted for this use shall be measured quarterly. Data shall be reported to Permit Sonoma in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Data should be provided on template monitoring forms provided by Permit Sonoma.
 - b. Water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to Permit Sonoma Project Review staff at least once every five years.
 - c. In the event that groundwater extraction for the project use exceeds 20,000 gallons per year, this permit may be brought back to the Board of Zoning Adjustments for review of additional measures to reduce groundwater use.

FIRE AND EMERGENCY SERVICES:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact Fire and Emergency Services at 707-565-2191

62. Permitting or development approval is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by plans, engineering calculations, and



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other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following requirements: (*Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24*)

PRIOR TO OCCUPANCY AND OPERATIONS:

63. Prior to operation, written approval that the required improvements and comments have been addressed and/or corrected shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.
64. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the building and use of the property, unless there is written approval by the fire code official.
 - a. A fire inspection shall be conducted by the Sonoma County Fire and Emergency Services Department to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
 - b. The Sonoma County Fire and Emergency Services Department may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay the costs of the inspection.
 - c. The Building (s) shall be fire sprinklered and contain a fire alarm system consistent with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.
 - d. The applicant and/or operator may be required to provide a technical opinion and report prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official. The report and opinion shall analyze the fire safety properties of the design, operation or use of the building or premises, and the facilities and appurtenances situated thereon. This shall be provided prior to operation. This process is required when there will be extraction processes conducted on the property and can be waived by the fire code official.

Operational Permits

65. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay the costs of the inspection.

Emergency Planning and Response

66. A Fire Protection plan shall be provided and shall include information about the property including, but not limited to, the following. (See Chapter 4 of the California Fire Code and <http://sonomacounty.ca.gov/FES/Fire-Prevention/Cannabis/>)
 - a. Emergency Contacts
 - b. Address



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- c. Property owner
- d. Site map with property lines
- e. Fire access roads including gates
- f. Water supplies and hydrants
- g. Location of hazardous materials
- h. Utilities
- i. Floor plans showing intended use of each room/area
- j. Employee training for use of regulated materials in the fire code:
 - 1) When required by the local fire jurisdiction, special processing of cannabis may require the facility to have identified trained staff, including a main point of contact to oversee and train employees in the special process.
 - 2) This process shall have on-site training records for review and a manual to address emergencies associated with the special process. (Example is extraction equipment)

Access

67. Prior to operation, the applicant and/or operator shall, at a minimum, facilitate locating an emergency, avoid delays in response, provide for safe concurrent access for emergency fire apparatus and civilian evacuation, provide and unobstructed traffic circulation during an emergency, and shall cause the facility to be constructed and maintained, as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by the Sonoma County Code. The following items shall be approved by the fire code official prior to operation:
- a. All roadway structures, such as bridges and crossings, that are part of an emergency access route shall have their allowable weight limit (as determined by an engineer qualified to evaluate roadway structures) posted, as required by the California Fire Code, as adopted and amended by the Sonoma County Code.
 - b. All existing roads providing access to new commercial cannabis operations with structures shall be provided with an access road not less than 20 feet in width. Access roads may be allowed to be reduced to 12 feet in width with turnouts as approved by the fire code official.
 - 1) This requirement shall apply from the property line of the application to the public right-of-way.
 - 2) This requirement may be waived with written approval by Sonoma County Fire or the Fire Code Official.
 - c. All roadways and building shall be identified by approved road signs that are clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code, as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.

Water Supply

68. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code, as adopted and amended by the Sonoma County Code.



Vegetation Management

69. To reduce the intensity of any conflagration caused by the proposed project, vegetation management shall be in accordance with the California Fire Code, as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.
70. The project site is in the Local Responsibility Area (LRA). The project shall comply with the general defensible space clearances per the California Code of Regulations (CCR) Title 19 Division 1, Chapter 1, Subchapter 1 §3.07.

HEALTH (Permit Sonoma):

"Compliance with the conditions below have been verified " BY _____ DATE ____
Contact Permit Sonoma Health at (707) 565-1924

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

NOTE: Prior to building permit issuance, please submit all of the following condition compliance requirements as one completed submittal package to the Project Review Health Specialist.

Water

71. Prior to building permit issuance and project operation, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the on-site water tested by a State-certified lab. The applicant/operator shall submit a copy of the State Certified Lab report to the Project Review Health Specialist for review. If the analysis shows contamination, the applicant/operator will be required to treat the well per County requirements and then to re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant/operator may initiate a permanent water treatment program subject to the following requirements, prior to issuance of a building permit and/or commencement of project operation:
 - a. A deed restriction running with the land and acceptable to Permit Sonoma and County Counsel notifying subsequent property owners that treatment of the water supply is required as a condition of this Use Permit in order to meet State and Federal Maximum Contaminant Levels and provide potable water to all plumbing fixtures.
 - b. Proof of a contract with a qualified service provider shall be submitted for routine/diagnostic water testing, monitoring, maintenance, and record keeping of the water supply system. Initial water test results before and after the water treatment device shall be submitted to the Permit Sonoma Project Review Health Specialist.

Septic

72. Prior to building permit issuance and project operation, the applicant/operator shall have a capacity/wastewater flow analysis completed by a Registered Civil Engineer or Registered Environmental Health Specialist and verify proper functioning of the wastewater system through an inspection regarding the existing septic system's ability to accommodate the cannabis



processing building, employee restrooms, and peak flows from all sources granted in the Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the Permit Sonoma Well and Septic Section and may require both soils analysis, and groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant/operator shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

73. The applicant/operator shall submit a final clearance from the Well and Septic Section that all required septic system evaluation, testing and design elements have been met to the Project Review Health Specialist.
74. Prior to issuance of building permits, code-compliant toilet facilities shall be provided for employees. The applicant/operator shall submit a copy of the Floor Plan to the Project Review Health Specialist showing the location of the code compliant restrooms, prior to issuance of building permits.

Solid Waste

75. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any facility that prepares wholesale cannabis ingredient(s), food, or beverage for human consumption must be submitted to, and approved by the California State Department of Public Health, Manufactured Cannabis Safety Branch. Early consultation with the California State Department of Public Health, Manufactured Cannabis Safety Branch is recommended. All ingredient, food, and/or beverage manufacturing on this site shall be limited to the scale and scope specified under the Planning conditions in this Use Permit. Contact the California Department of Public Health (855-421-7887) for information and instructions. The applicant/operator shall submit an approval letter or e-mail from the California State Department of Public Health, Manufactured Cannabis Safety Branch to the Permit Sonoma Project Review Health Specialist to verify compliance with the requirements of the California Health and Safety Code.
76. Prior to building permit issuance and project operation, a cannabis solid waste management plan with compost and trash enclosure designs shall be fully developed and submitted. No visually recognizable cannabis, nor materials that smell like cannabis shall be disposed of as ordinary refuse. All cannabis waste shall be ground, chipped or shredded as necessary and mixed with suitable materials and composted until it is no longer recognizable as cannabis by sight or smell. The final disposal method proposed shall be clearly stated.
77. Prior to building permit issuance and project operation, the applicant shall submit a design for trash enclosures, recycling areas, and secured cannabis green waste areas for review and approval by the Permit Sonoma Building Plan Check Section (fees may apply.) Note that trash trucks must have at least a 34-foot turning radius at the trash enclosure and the dumpster must have 14 feet of overhead clearance with an additional 5 feet of clearance (for a total of 19 feet of clearance) at the location where the bins are tipped. The applicant/operator shall provide



the building plan page and detail number for the trash enclosures to the Project Review Health Specialist.

PRIOR TO PROJECT OPERATION:

Water:

78. Prior to project operation, the applicant/operator shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by an American Water Works Association-certified Cross-Connection Control Specialist. The recommendations for cross-connection control shall, at a minimum, meet the requirements of the 2016 California Plumbing Code and subsequent editions adopted by Sonoma County. The applicant/operator shall submit a copy of the Cross-Connection Control Specialist's initial report to the Project Review Health Specialist for review. Note: If the applicant has been required to do a cross-connection control survey by the California State Water Resources Control Board, Division of Drinking Water, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.
79. Prior to project operation, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross-connection control report by Permit Sonoma. The applicant/operator shall submit a letter from the Cross-Connection Control Specialist to the Project Review Health Specialist stating that backflow prevention has been installed as recommended.

Septic:

80. Prior to project operation, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Permit Sonoma Well and Septic Section. The applicant/operator shall submit a final clearance from the Well & Septic Specialist to the Project Review Health Specialist, indicating that all required septic system testing, design elements, construction inspections and any required operating permits have been met.
81. Prior to project operation, the applicant/operator shall submit a cannabis solid waste management plan, including the proposed compost and trash enclosure design, to the Sonoma County Environmental Health, Solid Waste/Cannabis programs and the Permit Sonoma Project Review Health Specialist for review and approval. No visually recognizable Cannabis, nor materials that smell like Cannabis shall be disposed of as ordinary refuse. All Cannabis waste shall be ground, chipped or shredded as necessary and mixed with suitable materials and composted until it is no longer recognizable as Cannabis by sight or smell. The applicant/operator shall submit a copy of an approval letter or email from the Cannabis/Solid Waste Section of the Division of Environmental Health to the Project Review Health Specialist.

OPERATIONAL REQUIREMENTS:

Water

82. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association-certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation, and at least on an annual schedule thereafter.



83. A safe, potable water supply shall be provided and maintained.

Septic

84. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.

85. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by Permit Sonoma.

Noise

86. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise, as described in General Plan 2020, Policy NE-1c), as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.		

87. The grinding, chipping, and/or shredding of botanical (green) waste shall be done within or behind the project processing barn as a noise shield to adjacent residences.

88. If noise complaints are received from nearby residents, and they appear to be valid complaints, then the applicant/operator shall conduct a Noise Study to determine if the current operations meet noise standards and to identify any additional noise Mitigation Measures that may be necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within 60 days of notification from Permit Sonoma that a noise complaint has been received. The applicant/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste

89. All non-cannabis waste and recycling shall be stored in a secure area and collected by Recology, the County's waste hauler.



90. Waste containing cannabis must be made unusable and unrecognizable prior to leaving the licensed premises by grinding and incorporating the cannabis waste with non-consumable, solid wastes listed below, such that the resulting mixture is at least 50 percent non-marijuana waste: a. Paper waste; b. Cardboard waste; c. Food waste; or other compostable oil waste; and other wastes approved by the County that will render the cannabis waste unusable and unrecognizable.
91. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Odor Control

92. All drying, aging, trimming and packing facilities shall be equipped with odor control filtration and ventilation system(s) to control odors humidity, and mold.

Smoking

93. Smoking is prohibited in any public area, in any dining area, service area (including entry lines or ticket purchase lines), and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (Section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that the Health and Safety Code Section 113781 definition of food includes any beverage intended for human consumption.
94. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code Section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash can.
95. Smoking or consumption of Cannabis or materials containing Cannabis is prohibited on the site.

SONOMA COUNTY TRANSPORTATION AND PUBLIC WORKS:

"Compliance with the conditions below have been verified" BY _____ DATE _____
Contact Transportation & Public Works at 707-565-2231

Intersections of Roads and Driveways

96. The Applicant shall improve the existing driveway entrance to conform to AASHTO standards and meet the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (Laughlin Road) that provides access to the property. This condition shall be void if the existing entrance meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermiTSonoma.org



California, will be required to prove the driveway (project's entry to Laughlin Road) meets these requirements.

- a. A minimum throat width of twenty-four (24) feet.
 - b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Laughlin Road. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County Code Section 13-32 (b). Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention.
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Laughlin Road. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
97. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
98. Driveway cross-drains within the County right-of-way shall be upgraded to a minimum 18 inch culvert under the driveway.

Emergency Vehicle Access

99. The applicant/operator shall locate driveway gates (if utilized) a minimum distance of 30 feet from the edge of the public road traveled way, in accordance with Sonoma County Mandatory Fire Safe Standards, Section 13-38.

Processing:

100. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma (PRMD) prior to constructing any improvements within County road right-of-way.

Completion of Required Improvements:

101. The Applicant shall complete construction of all the required public improvements prior to use of the property associated with the land entitlement resulting from this application.

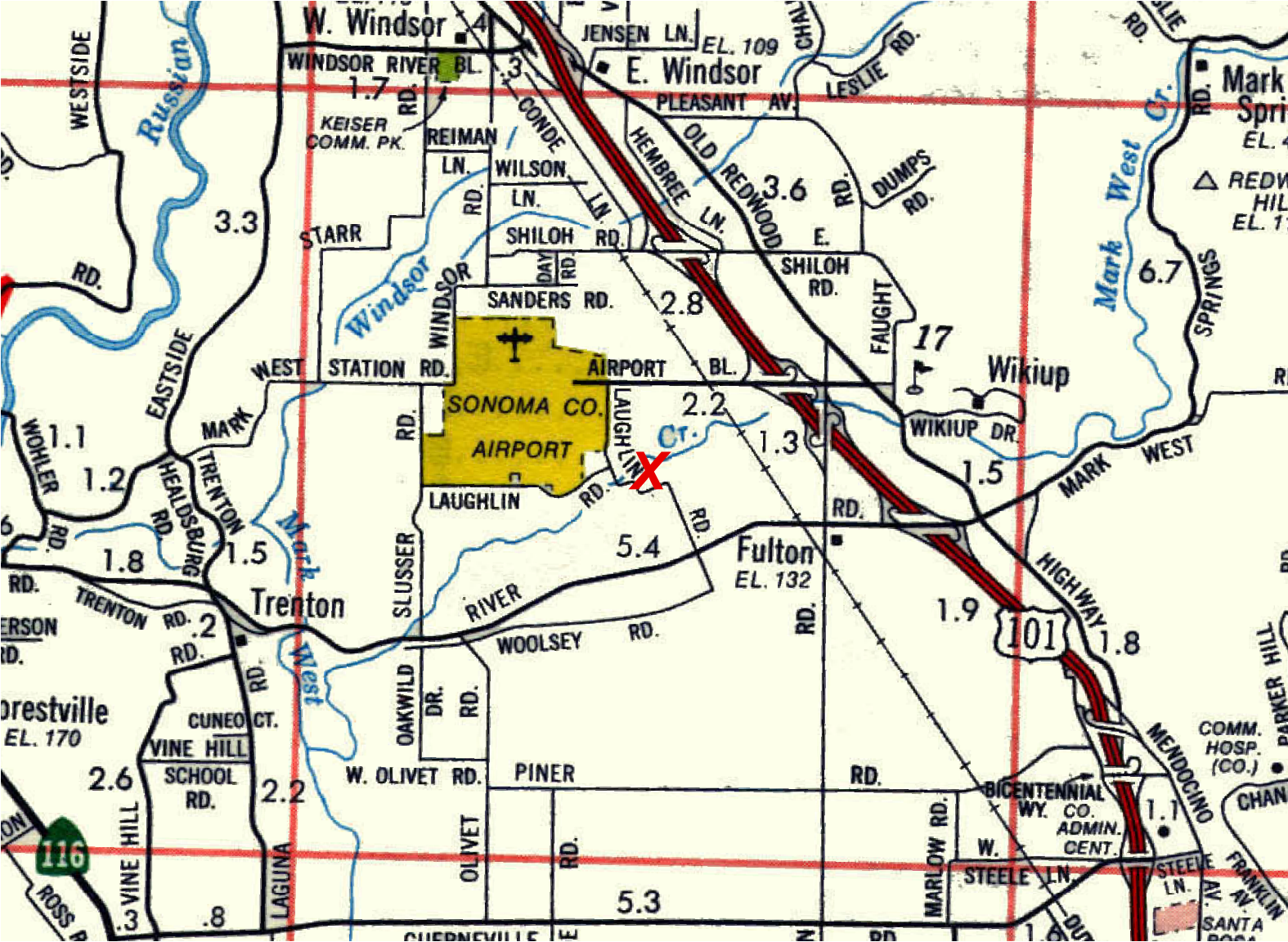


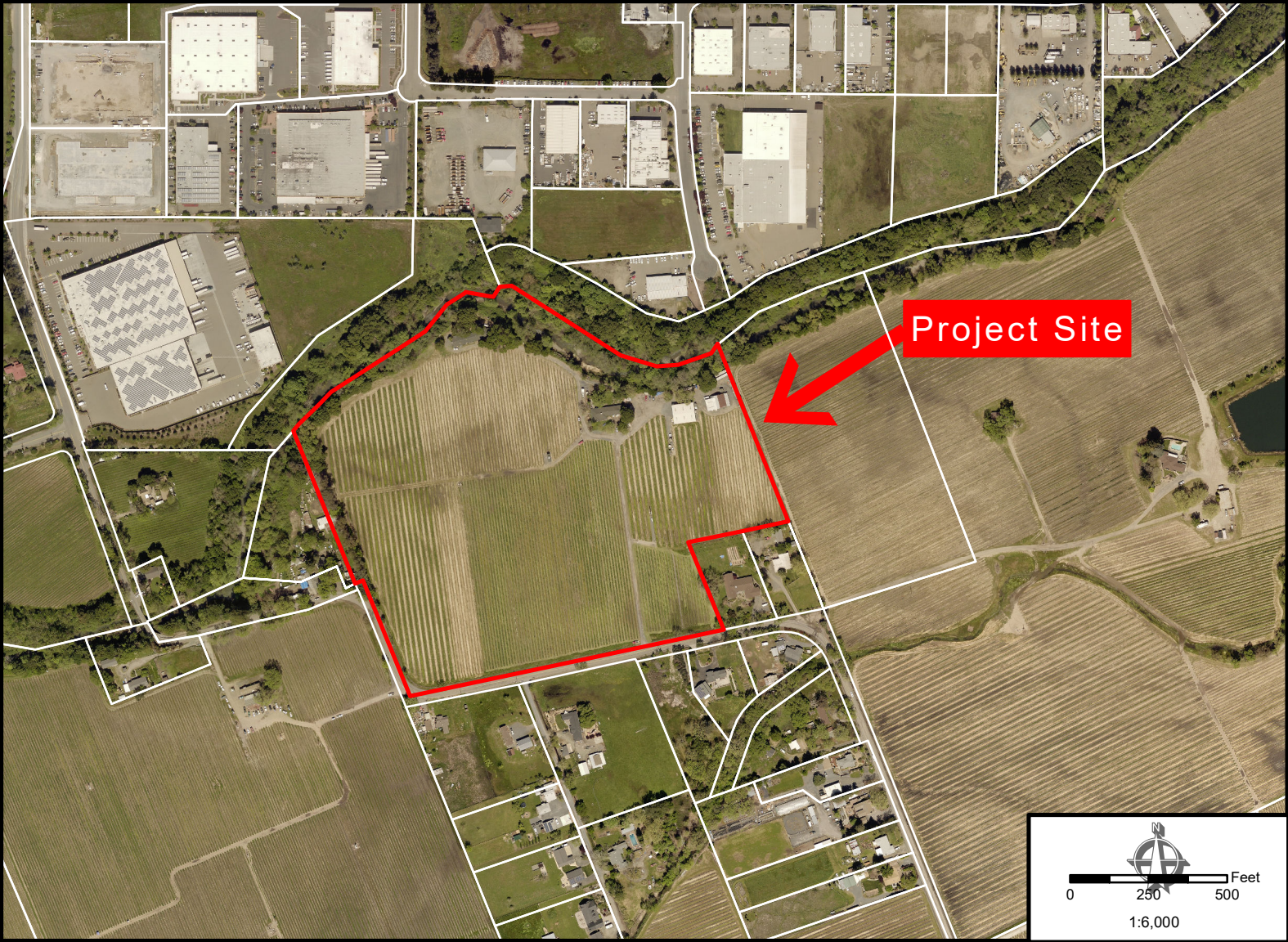
GENERAL OPERATIONAL CONDITIONS:

The Use Permit and operation of the use are subject to the following general provisions:

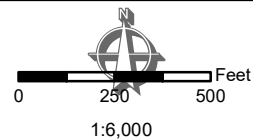
102. Any proposed modification, alteration, and/or expansion of the use authorized by this use permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and additional environmental review, if warranted.
103. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the condition(s) is infeasible due to specific constraints (e.g., lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma and shall not affect the original permit approval date or the term for expiration of the permit.
104. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.
105. In any case where a use permit has not been used (as evidenced by issuance of a Use Permit Certificate to operate) within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

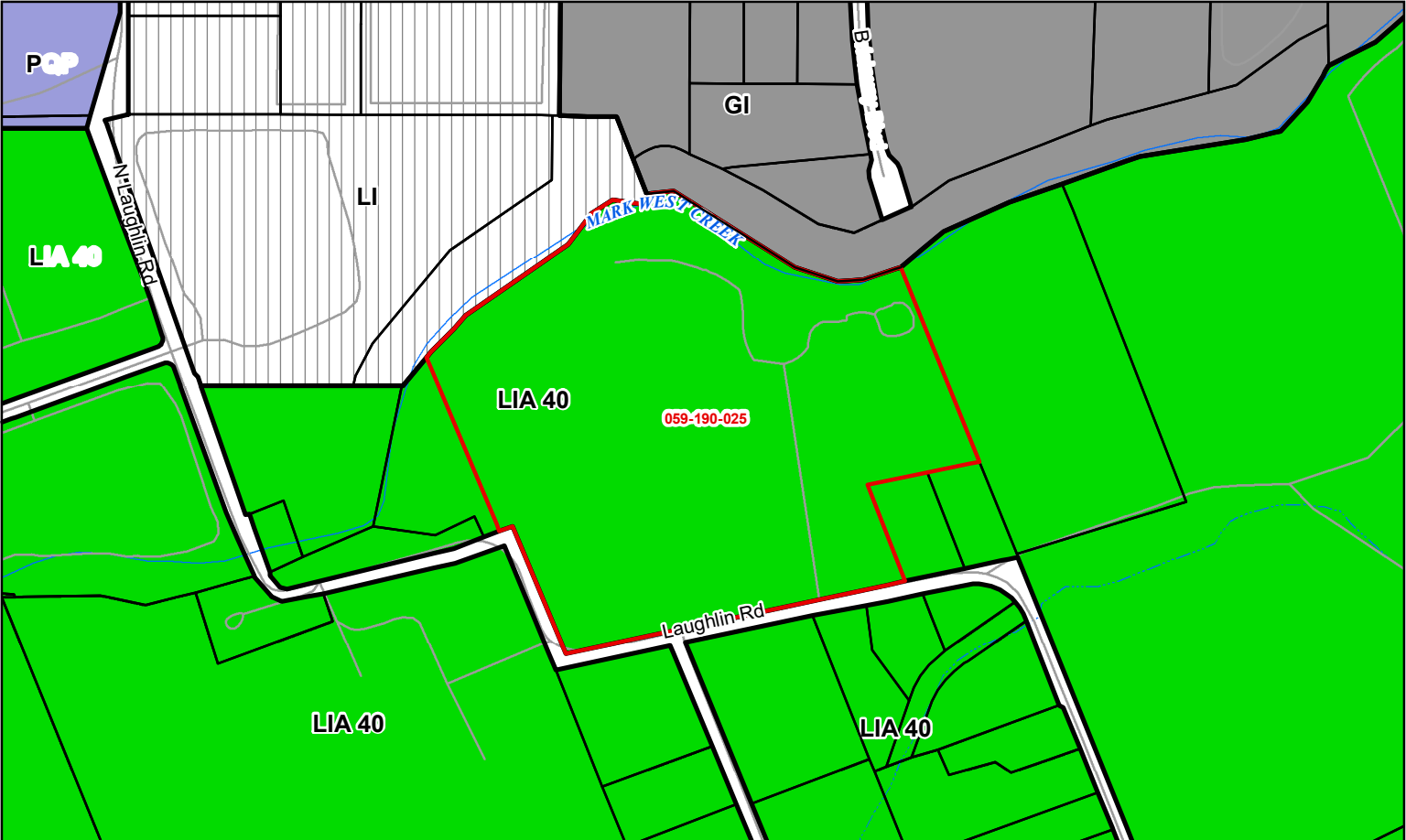






Project Site





General Plan Land Use

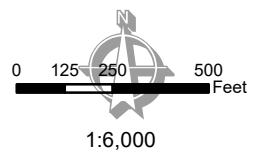
- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

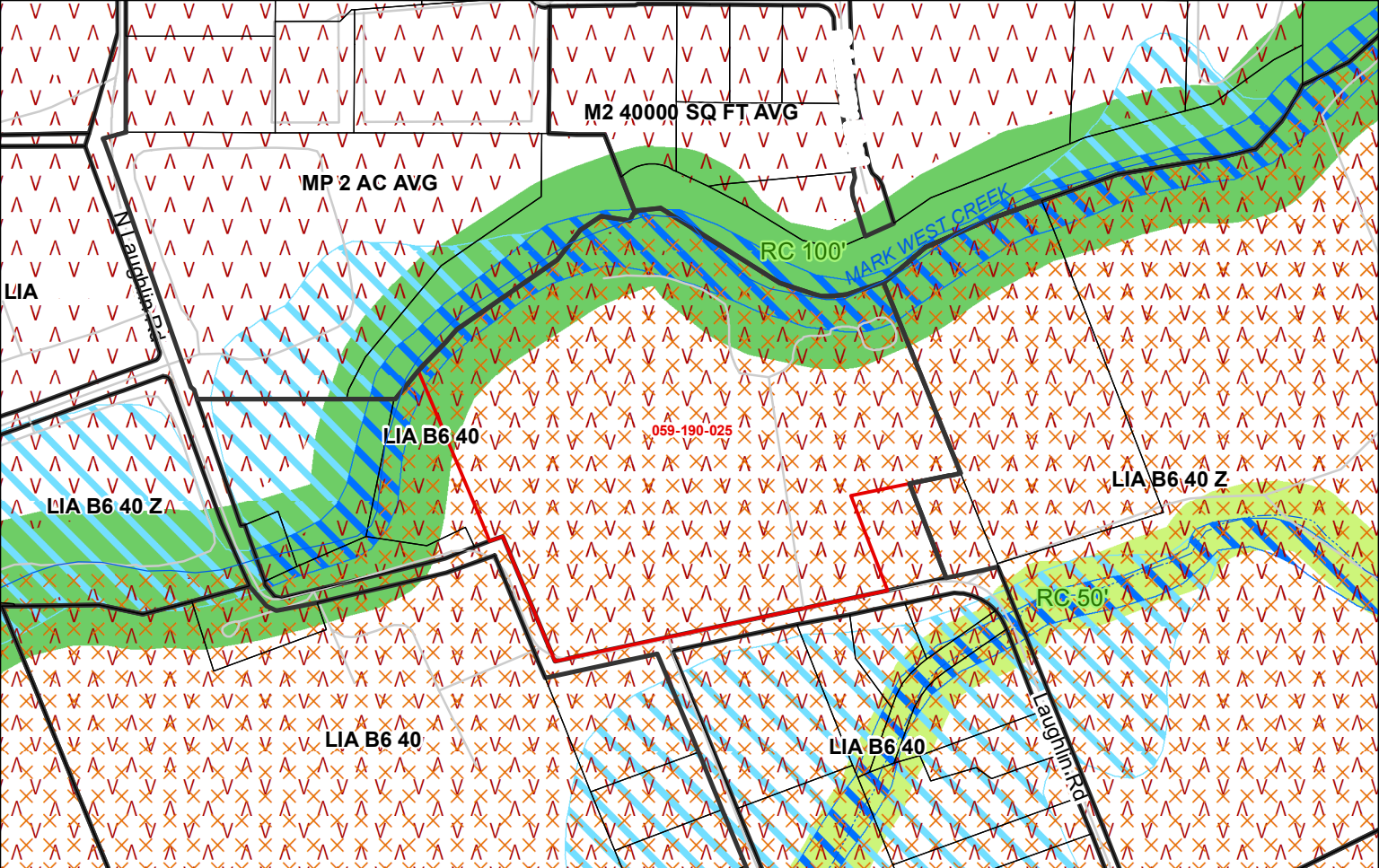
- Planning Area Policy
- Affordable Housing
- City

Base Map Data

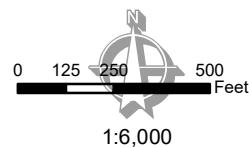
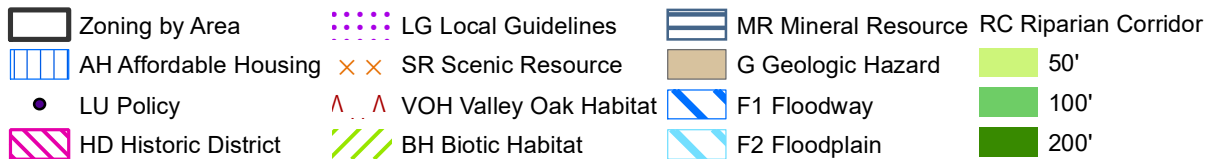
- Parcel
- Street
- Perennial Stream
- Intermittent Stream



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



Zoning and Combining Districts



Cannabis Processing Use Permit (rev. 03-29-19)

SITE:	2599 Laughlin Road, Windsor CA, 95492
APN:	059-190-025
PARCEL SIZE:	28.20 acres
ZONING:	LIA Land Intensive Agriculture
OPERATORS:	Gas Hill Cannabis Solutions Cooperative, Inc. c/o Carolina Siemering
PROPERTY OWNER:	Medley Farms, INC. Po Box 300 Fulton, CA, 95439 707-527-6945 pammy@sonic.net
PROJECT REPRESENTATIVE:	Hogan Land Services c/o Logan Fischl, Assistant Planner II 1702 4 th Street Santa Rosa CA 95404 lfischl@hoganls.com

PROPERTY INFORMATION AND EXISTING USE

The 28-acre parcel is located on the south side of Mark West Creek near the Town Windsor and west of the Sonoma County airport. The property is zoned LIA Land Intensive Agriculture and has multiple buildings on-site including a single-family residence, a 4,200 sq.ft. barn (AEX01-0047) and a smaller barn to the west. A level graveled area surrounds the barns allowing parking, emergency vehicle turnaround and easy delivery access. About 80% of the parcel is currently vineyard.

PROPOSAL SUMMARY

The 4,200 square foot barn will be used for cannabis processing. No cultivation will take place on the site at any time. The processes will take place in the existing fully-covered indoor structure with a permanent roof. The floor material is leveled concrete. Flowers from off-site will be received and dried within the building. Flowers will be transported to this facility from the off-site sister farm operated by Gas Hill Cannabis Solutions Cooperative, Inc and other licensed operations. The transportation activities are essential to allowing the movement of cannabis to and from other properties to the site. No distribution activities would occur on the property. All transportation licensing will be acquired before any product can be delivered or received on the site.

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The structure is secure and does not have windows or doors facing public view. Ventilation with carbon filtration will be used to create the ideal environment. Three full-time staff will oversee the processes.

OPERATIONAL PLAN

Drying: The facility will feature a specially designed climate-controlled system to prevent the development of mold, mildew, fungus, and cross-contamination between plants. Its design allows us to maintain a constant temperature and humidity to slow dry plant material over 7 to 10 days.

Employees will document the drying process using the inventory management function of the Electronic Tracking System (ETS). Odor filtration and ventilation system will be designed to control odor, humidity and mold.

Transportation: Gas Hill Cannabis Solutions Cooperative, Inc will utilize track-and-trace software such as the state system or a compatible software system that has been approved by the State of California for use in the mandated cannabis track-and-trace program. Transportation of cannabis will occur only in alarmed vehicles following all state and local rules associated with the transportation of cannabis. Transportation of cannabis will occur between licensed cultivations and distribution facilities. Every delivery will be documented and tracked with a shipping manifest that will accompany all transportation shipments. All cannabis stored at the facility will be kept in the alarmed climate-controlled building with strictly controlled access.

Inventory Management Process: The inventory management process relies on the Electronic Tracking System, ETS, and together with required inventory procedures at each stage of the process, from flower or destruction. Electronic records with periodic physical inventories and audits will be conducted. In the event of any discrepancy, procedures for investigating, correcting inaccuracies, and reporting loss or diversion will be implemented.

Inventory Data Procedures: Tracking begins by assigning each new product a unique identifying serial number and barcode. This tracking number and bar code will follow the plant throughout its stages until the finished product reaches the end user or is destroyed.

As the plant progresses to packaging, it is assigned a batch number and its status and location will be updated in the ETS, although the individual plant identifier will remain the same. The system requires individual logins and passwords so to track all employees' access to the system. All employees who have touched the plant at any stage, including

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the finished product will be tracked. The batch number will be used for testing, and ultimately labeling, with all other information required by law.

When product is received, the product is weighed and identified by individual identifier and batch number. At this point, the relevant tracked value is the weight. The plants are transferred as a complete batch to the drying/curing areas where it will be added to this inventory. The waste from the plant will be weighed, logged in by batch number, and placed in the disposal zone where it will be added to this inventory. Similarly, any damaged, defective, expired or contaminated seeds, immature medical cannabis plants, medical cannabis plants and medical cannabis products awaiting disposal will be tracked.

Once the product has been sufficiently dried/cured, a secondary trim of product may occur (depending on the extraction method that will be used) and weighing of the dried cannabis and waste product will occur again. These weights will be recorded, both manually and in the ETS. Each time a product is completed, the ETS will generate a label for each package of cannabis, which lists the batch ID number, gross weight, and net weight. The labeled packages will be transferred under supervision to the facility's secure storage room.

Physical Inventory: Ongoing inventory controls and procedures for the conduct of inventory reviews and comprehensive inventories of cannabis will be established. The purpose of these reviews is to detect any diversion, theft or loss in a timely manner.

Long Term Storage: Cannabis flowers and their bi-products will be securely stored in the building. Temperature and humidity controls will be present to keep the areas under the ideal conditions.

Bio-controls will be in place prior to entering the dry/cure rooms including; sterilization foot mat, negative pressure zones, hair nets and beard nets, gloves and clean dry/cure room clothing and footwear only will be permitted within the secure storage space. Desiccant units will be placed within larger flower packages to ensure proper humidity levels are surrounding the flowers.

COMMERCIAL MEDICAL CANNABIS LAND USE COMPLIANCE

Fire Prevention Plan: The drying operation would abide by all fire-related regulations required by the County of Sonoma based upon the California Building Codes occupancy classification.

Hazardous materials: All hazardous chemicals will be kept in a safe and compliant manner, if any.

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Lighting Plan: No exterior lighting is existing or proposed.

Security Plan: A separate security plan has been prepared, see attached.

Odor Control Plan: The warehouse will have a carbon filtration system to reduce the cannabis odor and restrain it inside the building.

Energy source use: Energy usage will be kept minimal. Energy consumption will be through climate control in the building such as dehumidifiers, AC units and heaters. Upon approval, the property owner will enroll with Sonoma Clean Power to obtain 100% renewable energy.

Hours of operation: The hours of operation will be from 8 am to 5pm Monday-Sunday. During the busy months these hours may vary. However, deliveries would be restricted to 8 am to 5 pm.

Waste Management Plan: Gas Hill Cannabis Solutions Cooperative, Inc. has developed disposal processes and procedures that will ensure compliance with storage and disposal requirements for all waste types, preventing waste from becoming a hazard to the facility or environment, and preventing diversion of cannabis plant waste. Staff is encouraged to help reduce the amount of waste that ends up in the landfill. Reducing the company's waste by composting, recycling and reusing saves money and benefits the environment. Gas Hill Cannabis Solutions Cooperative, Inc. is committed to an approach that prevents the diversion of cannabis waste from the site, protects the health and welfare of the community, mitigates the risk of water or air pollution, and conserves natural resources. Employees are trained to utilize the waste management system that we have created in order to reduce our environmental impact. All waste types, including cannabis waste, will be securely stored, handled, recorded, transported, and disposed of in accordance with applicable local and state laws and regulations.

Cannabis plant waste comprised solely of stalks and leaves is collected into individual water tight bins labeled with the applicable cannabis site which are located inside the processing facility. These labeled cannabis waste bins would be removed from the processing site weekly and brought back to the location it came from for composting. Gas Hill Cannabis Solutions Cooperative, Inc. would maintain accurate and comprehensive records with the Metric track and trace system that account for and reconcile all waste activity related to the disposal of cannabis and cannabis products. Any cannabis waste from businesses will be recorded as a transaction entered into the Metric track and trace inventory tracking system, in accordance with state and local regulations. All cannabis waste product will be removed from any packaging and rendered unrecognizable and unusable prior to placement in the assigned waste bin. All cannabis waste will be

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weighed, tagged and scanned using the Metric track and trace system prior to each pick-up and arrival. Upon arrival to each facility our shipment will be re-weighed, scanned and tagged indicating the date and time of arrival. Non-cannabis waste will be stored on the exterior of the processing facility within water tight 35-gallon totes. This non-cannabis waste will be self-hauled from to a designated waste collection facility or landfill.

Groundwater Management: The project would have a zero-net increase in water consumption resulting from the proposed use of rainwater capture.

Wastewater Management Plan: All wastewater generated from use, such as restroom use and equipment cleaning, will be disposed of via an on-site septic system. The septic system would be installed within an area previously disturbed by vineyard operations.

Operator Qualifications: The operator has no felony convictions.

Employees: All 3 employees will be over the age of 21.

Farmland Protection: No existing vineyard will be removed.

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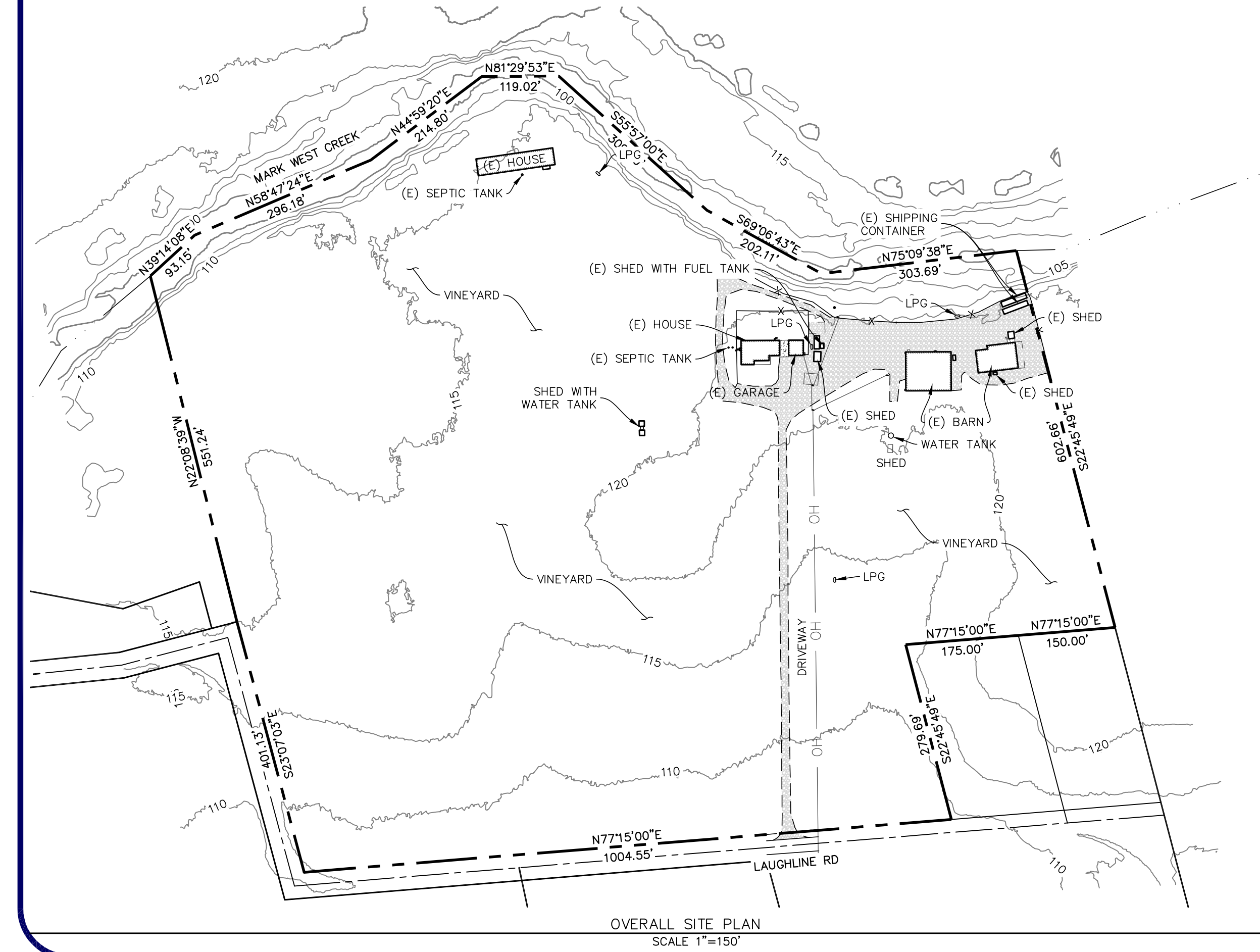
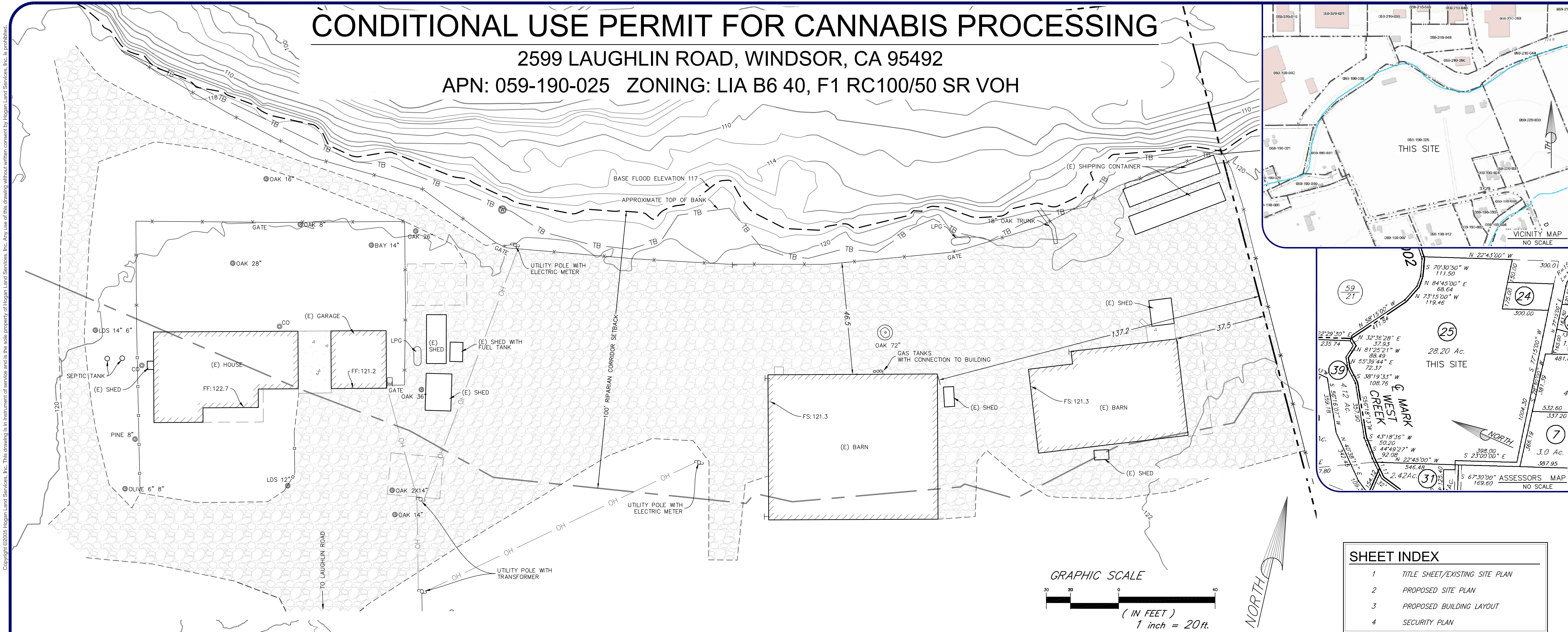
1702 4th Street • Santa Rosa, CA 95404 • 707.544.2104 • F 707.522.2105
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53 Wright Brothers Avenue, Ste D • Livermore, CA 94551 • P 877.544.2104

Surveying • Civil & Structural Engineering • Construction Management • Violation Resolution

CONDITIONAL USE PERMIT FOR CANNABIS PROCESSING

2599 LAUGHLIN ROAD, WINDSOR, CA 95492

APN: 059-190-025 ZONING: LIA B6 40, F1 RC100/50 SR VOH



LEGEND

---	RECORD BOUNDARY LINE
---	FLOWLINE
---	EDGE OF CONCRETE
---	EDGE OF ASPHALT CONCRETE
---	EDGE OF GRAVEL ROAD
---	APPROXIMATE TOP OF BANK
---	RIPARIAN CORRIDOR SETBACK
---	EDGE OF BUILDING
---	BUILDING OVERHANG
---	WOOD FENCE
---	WIRE FENCE
---	OVERHEAD WIRE
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	GRAVEL SURFACE
---	CONCRETE SURFACE

SYMBOLS

---	HOSE BIB
---	LIQUID PROPANE GAS TANK
---	POWER POLE W/ GUY ANCHOR
---	ELECTRIC METER
---	SEWER CLEAN OUT
---	WELL
---	RANDOM CONTROL POINT W/#
---	TREE TYPE & DIA.

ABBREVIATIONS

OK/OAK	OAK TREE
PN/PINE	PINE TREE
BY/BAY	BAY TREE
OLIVE	OLIVE TREE
LDS	LANDSCAPE TREE
FF	FINISH FLOOR
FS	FINSH SLAB
CO	CLEAN OUT
TB	TOP OF BANK
(E)	EXISTING
(P)	PROPOSED

PROJECT INFORMATION

- PROJECT STATEMENT:**
THIS PLAN WAS PREPARED TO FACILITATE THE PROCESSING OF CANNABIS AND SUPPORT THE CONDITIONAL USE PERMIT SUBMITTAL.
- PROPERTY OWNERS:**
MEDLEY FARMS, INC.
P.O. BOX 300
FULTON, CA 95439
(707) 527-6945
- OPERATOR INFORMATION:**
GAS HILL CANNABIS SOLUTIONS COOPERATIVE
C/O CAROLINE SIEMERING
- DESIGNER INFORMATION:**
HOGAN LAND SERVICES-CIVIL
1702 4TH STREET
SANTA ROSA, CA 95404
(707) 544-2104
- TOPOGRAPHIC INFORMATION PROVIDED BY:**
AERIAL TOPOGRAPHIC SURVEY - 2014
FIELD SURVEY BY HOGAN LAND SERVICES - 2018
- PARCEL INFORMATION:**
ZONING: LIA B6 40, F1 RC100/50 SR VOH
RECORD SIZE: 28.2 ACRES
- PROJECT DATUM & BENCHMARK:**
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY LINES ARE APPROXIMATE AND SHOULD ONLY BE USED FOR THE PLANNING PROCESS.
 - THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - HORIZONTAL CONTROL:
AZIMUTH READING BETWEEN CONTROL POINTS 1057 AND 1056 (N50°10'08"E)
 - VERTICAL CONTROL:
ELEVATION DATUM IS DERIVED FROM AN OPUS SOLUTION OVER CP 1056 (120.64 FEET) NAVD 88
 - LIDAR DATA AND ORTHOPHOTOGRAPHY WERE PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER GRANT NNX13AP69G FROM NASA'S CARBON MONITORING SYSTEM (DR. RALPH DUBAYAH AND DR. GEORGE HURTT, PRINCIPAL INVESTIGATORS). THIS GRANT ALSO FUNDED THE CREATION OF DERIVED FOREST COVER AND LAND COVER INFORMATION, INCLUDING A COUNTYWIDE BIOMASS AND CARBON MAP, A CANOPY COVER MAP, AND DEMS. THE SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM FUNDED LIDAR DERIVED PRODUCTS IN THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, SUCH AS DEMS, HILLSHADES, BUILDING FOOTPRINTS, 1-FOOT CONTOURS, AND OTHER DERIVED LAYERS. THE ENTIRETY OF THIS DATA IS FREELY LICENSED FOR UNRESTRICTED PUBLIC USE, UNLESS OTHERWISE NOTED. ANY USE OF THESE DATA, INCLUDING VALUE-ADDED PRODUCTS, WITHIN REPORTS, PAPERS, AND PRESENTATIONS MUST ACKNOWLEDGE NASA GRANT NNX13AP69G, THE UNIVERSITY OF MARYLAND, AND THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM AS THEIR SOURCE.

SHEET INDEX

1	TITLE SHEET/EXISTING SITE PLAN
2	PROPOSED SITE PLAN
3	PROPOSED BUILDING LAYOUT
4	SECURITY PLAN

TITLE SHEET/EXISTING SITE PLAN CANNABIS PROCESSING

1 OF 4

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

1702 4TH STREET
SANTA ROSA, CA 95404
Tel (707) 544-2104

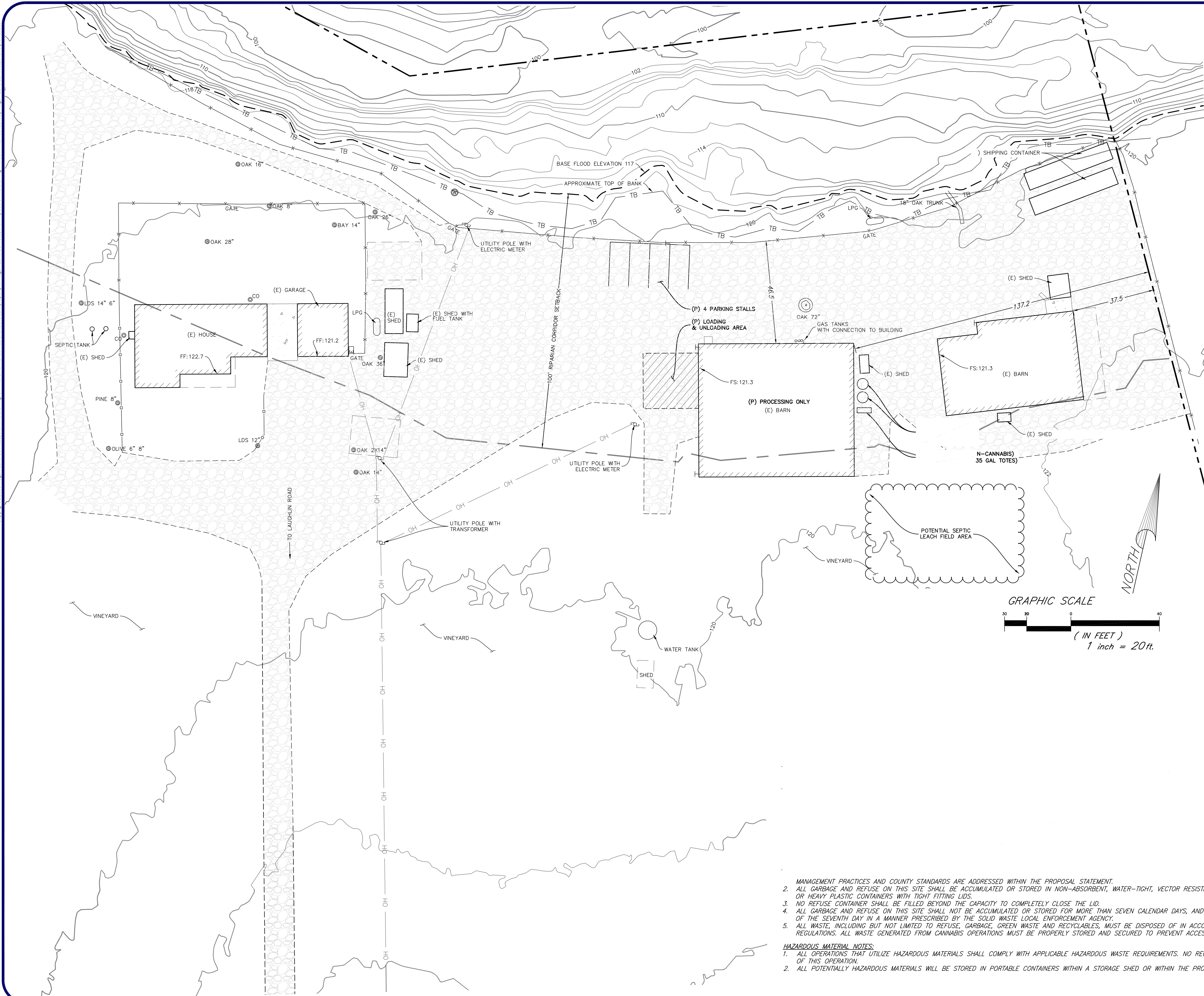
APN: 059-190-025

2599 LAUGHLIN ROAD
WINDSOR, CA 95404

THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF
BY CARL SIEMERING IN AUGUST, 2017.

DRN: AIS
CHK: EL
PM: ASR
DATE: 11-29-18
JOB #: 3729

ADAM S. RIVERA, PLS 8451



LEGEND	
	RECORD BOUNDARY LINE
	FLOWLINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT CONCRETE
	EDGE OF GRAVEL ROAD
	TB
	APPROXIMATE TOP OF BANK
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- MANAGEMENT PRACTICES AND COUNTY STANDARDS ARE ADDRESSED WITHIN THE PROPOSAL STATEMENT.
- ALL GARBAGE AND REFUSE ON THIS SITE SHALL BE ACCUMULATED OR STORED IN NON-ABSORBENT, WATER-TIGHT, VECTOR RESISTANT, DURABLE, EASILY CLEANABLE, GALVANIZED METAL OR HEAVY PLASTIC CONTAINERS WITH TIGHT FITTING LIDS.
 - NO REFUSE CONTAINER SHALL BE FILLED BEYOND THE CAPACITY TO COMPLETELY CLOSE THE LID.
 - ALL GARBAGE AND REFUSE ON THIS SITE SHALL NOT BE ACCUMULATED OR STORED FOR MORE THAN SEVEN CALENDAR DAYS, AND SHALL BE PROPERLY DISPOSED OF BEFORE THE END OF THE SEVENTH DAY IN A MANNER PRESCRIBED BY THE SOLID WASTE LOCAL ENFORCEMENT AGENCY.
 - ALL WASTE, INCLUDING BUT NOT LIMITED TO REFUSE, GARBAGE, GREEN WASTE AND RECYCLABLES, MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES, LAWS AND REGULATIONS. ALL WASTE GENERATED FROM CANNABIS OPERATIONS MUST BE PROPERLY STORED AND SECURED TO PREVENT ACCESS FROM THE PUBLIC.
- HAZARDOUS MATERIAL NOTES:**
- ALL OPERATIONS THAT UTILIZE HAZARDOUS MATERIALS SHALL COMPLY WITH APPLICABLE HAZARDOUS WASTE REQUIREMENTS. NO REGULATED HAZARDOUS MATERIAL WILL BE USED AS PART OF THIS OPERATION.
 - ALL POTENTIALLY HAZARDOUS MATERIALS WILL BE STORED IN PORTABLE CONTAINERS WITHIN A STORAGE SHED OR WITHIN THE PROCESSING STRUCTURE.

PROPOSED SITE PLAN
CANNABIS PROCESSING

2599 LAUGHLIN ROAD
WINDSOR, CA 95404

APN: 059-190-025

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