

Board of Supervisors

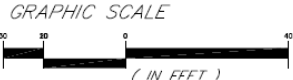
July 13, 2021

Appeal of a Centralized Cannabis Processing Facility

2599 Laughlin Road, Windsor

UPC18-0055, Use Permit





- Convert the existing 4,200 SF barn to a Centralized Cannabis Processing Facility
 - ▣ No cultivation located on site
 - ▣ Distributor-Transport Only
- 3 fulltime employees
- Hours of operation 24-hours, 7 days a week
 - ▣ Deliveries and shipping limited to 8am-5pm Monday –Friday
- Closed to the public

Neighborhood Compatibility – Public Safety

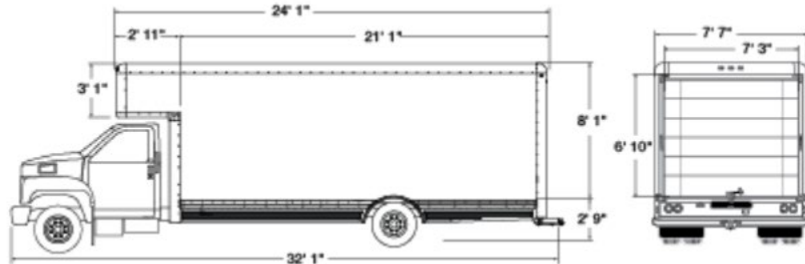
- “Security and Fencing. A site security plan shall be required. All site security plans shall be held in a **confidential file, exempt from disclosure as a public record pursuant to Government Code Section 6255(a)**. **Security cameras** shall be motion-sensor and be installed with capability to record activity beneath the canopy but shall not be visible from surrounding parcels and shall not be pointed at or recording activity on surrounding parcels... **Lighting and alarms** shall be installed to insure the safety of persons and to protect the premises from theft... **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**.

STANDARD REQUIREMENT		ADDITIONAL SECURITY MEASURES	
Security plan	✓	Backup Power to ensure electricity cannot be cut	✓
Security Cameras	✓		
Security Lighting	✓	Tampering protection for electronics	✓
Alarm System	✓	Controlled Access	✓
		Constant On-Site Presence	✓
		Fenced with locking gates	✓
		Cashless Operation	✓
		Security Team	✓

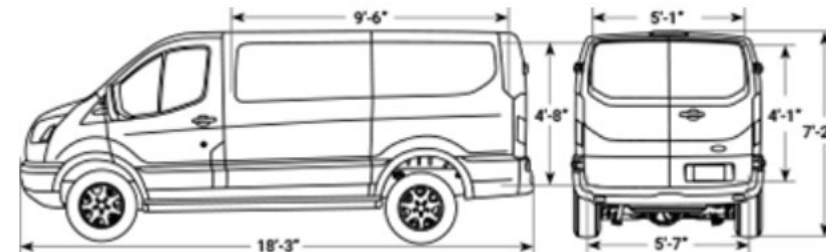
Health and Safety – Traffic

- Two traffic issues:
 - ▣ Trucks stuck on the bridge causing a back up
 - Delivery trucks are single axis trucks
 - DTPW reviewed and did not see the need for additional infrastructure improvements
 - Proposed project will account for less than 1% of the traffic in the area

Delivery Vehicle to Processing



Delivery Vehicle from Processing



Reported Average Daily Trips (ADTs)

- DTPW reviewed the Trip Generation Form and did not see conflicts between the estimate ADTs reported and the estimated ADT using the ITE industry standard rate
- Reported ADTs were compared to a recently BOS approved centralized processing facility with a traffic impact study conducted that used the same industry rate and the estimated ADT was similar.

Staff Recommendation

- Recommend the BOS deny the appeal and uphold the BZA Use Permit approval of 5-0

Questions?

