



PLANNING AND BUILDING DEPARTMENT

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7
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TO:	Planning Commission	Agenda of:	December 9, 2021
FROM:	Aaron Mount, Senior Planner	Item No.:	7
DATE:	December 8, 2021	Legistar No.:	21-1903
RE:	CCUP19-0004/Dividend Distribution		

The purpose of this memorandum is to provide an applicant submitted odor control plan and update Condition of Approval 1.

ODOR CONTROL PLAN

The applicant for CCUP19-0004 has submitted an odor control plan to give more detail to the Planning Commission on how they will ensure compliance with Condition of Approval 15. The project was deemed complete without an odor control plan as it was assumed at the time that cannabis related uses wholly within a structure were not anticipated to have significant odor impacts. Since that time odor has become a frequently discussed and reviewed topic at Agricultural Commission and Planning Commission hearings. The location of this application within an industrial business park lends itself to a reduced chance of potential land use impacts; however implementation of the odor control plan will ensure the reduction of potential conflicts and compliance with Condition of Approval 15.

REVISED CONDITION OF APPROVAL

Planning Staff recommends that the following changes be applied to Condition of Approval 1, consistent with implementing the submitted Dividend Distribution Odor Control Plan as discussed above. Please note that all proposed changes are made in the ~~strikeout~~/underline format.

9. This Commercial Cannabis Use Permit (CCUP) is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit H.....Site Plan
Exhibit LSecurity Plan
Exhibit MOdor Control Plan

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

The project includes a Commercial Cannabis Use Permit (CCUP) for the operation of a commercial cannabis retail distribution operation for the distribution of adult-use recreational and medical use cannabis located at 3830 Dividend Drive, Suite C, Shingle Springs, CA. Distribution means the procurement, sale, and transport of cannabis and cannabis products between licensed cannabis businesses, but not the direct sale or transport to the general public. Operation of a commercial cannabis distribution operation is an allowed use in the Industrial Light zone district with the issuance of a CCUP. No expansion of the building is part of this project. Existing signage was approved by Design Review application DR05-0025 and no new signage is proposed. No new signs are proposed.

The Owner of the project approved in this CCUP is Lauren Sisson.

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

ATTACHMENTS:

Attachment A: Dividend Distribution Odor Control Plan

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Dividend Distrobution

Lauren Sisson
Owner/operator
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Attention Mr. Aaron Mount and Planning Commission the following document outlines the steps Dividend Distrobution will take to control any odors emitted from our facility. Dividend strives to Mitigate all odor emitting issues from the facility. The multiple levels of odor control that Dividend plans to install will be more than sufficient to mitigate all odors produced by facility. These include carbon filtration located throughout the facility, negative air in applicable limited access areas, extra door sealing, and standard employee operating procedures. These procedures will be applied to the following odor-emitting areas of activity: Processing Room, Package/lab test sample Room, all Limited access areas where cannabis is stored. Dividend distribution will only process cured dried cannabis. No Growing, drying, or manufacturing will take place keeping our odor to a minimum compared to other cannabis production in the industry. Any packaging or processing of cannabis will take place in interior Designated storage/ processing room of building behind sealed closed door. Room will be outfitted with closed loop dual filtration system with carbon filter and additional fan to create negative pressure in room. All unloading/ loading of cannabis deliveries will take place in designated area behind closed sealed door with fan and carbon filter present and actively running. All cannabis will remain in sealed packing inside of sealed plastic bin to mitigate any excess odor in this area. Cannabis will remain in bins until checked in to designated storage/processing room for further productions.

Staff training specifically for odor mitigation will include keeping doors shut, changing carbon filters and maintaining all equipment. All employees will be required to understand the processes and importance of odor mitigation in all areas the of building.

Daily checks of fans and filters will create a standard of odor control as well as insure proper maintenance and operation of equipment.

Dated recording of each filter change will be maintain and located by every filter which every employee will be required to filled out after every change. Dividend will maintain a supply of Carbon Filters on site in case a Filter needs to be changed sooner. If maintenance is needed it will be done immediately as to not affect the surrounding areas at the Facility. Dividend will always continue to grow and advance systems as needed in the facility to continue a consistency of odor control.