



## Legislation Details (With Text)

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|-----------------------|--|----------------------|---|---------------------|--|
| <b>File #:</b>        | 24-150   | <b>Version:</b>      | 1 | <b>Name:</b>        |  |
| <b>Type:</b>          | Action Item  | <b>Status:</b>       |   | Agenda Ready        |  |
| <b>File created:</b>  | 2/9/2024   | <b>In control:</b>   |   | Planning Commission |  |
| <b>On agenda:</b>     | 2/22/2024  | <b>Final action:</b> |   |                     |  |
| <b>Title:</b>         | PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 20-20), and Mitigated Negative Declaration (IS 20-23), allowing one A-Type 3 Outdoor commercial cannabis cultivation license and one Type 13 Self-Distribution Transport-Only license; Applicant: Green Lake Exotics; Located: 19658 East Road, Lower Lake (APN: 012-049-19) |                      |   |                     |  |
| <b>Sponsors:</b>      | Community Development  |                      |   |                     |  |
| <b>Indexes:</b>       |  |                      |   |                     |  |
| <b>Code sections:</b> |  |                      |   |                     |  |
| <b>Attachments:</b>   | 1. Site Plans, 2. Draft Conditions of Approval, 3. Property Management Plan, 4. Biological Report, 5. Initial Study, 6. Hydro Geologic Assessment Report, 7. Drought Management Plan, 8. Agency Comments, 9. Tribal Comments, 10. Public Comments, 11. Staff Report  |                      |   |                     |  |

| Date | Ver. | Action By | Action | Result |
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## Staff Report

**Date:** February 22<sup>nd</sup>, 2024

**To:** The Planning Commission

**From:** Mireya G. Turner, Community Development Department  
Michelle Irace, Principal Planner  
Prepared by Mary Claybon, Assistant Planner II

**Subject:** Consideration of proposed Major Use Permit (UP 20-20), and Mitigated Negative Declaration (IS 20-23), allowing one A-Type 3 Outdoor commercial cannabis cultivation license and one Type 13 Self-Distribution Transport-Only license; Applicant: Green Lake Exotics; Located: 19658 East Road, Lower Lake (APN: 012-049-19)

**Executive Summary:**

Green Lake Exotics requests discretionary approval from the County of Lake for a Major Use Permit (UP 20-20), for a proposed commercial cannabis cultivation operation located at 19658 East Road, Lower Lake, (APN 012-049-19). The subject parcel is zoned "RL" Rural Lands, is approximately 22.64 acres in size, and is accessed from a private driveway off East Road. The operation would include one (1) A - Type 3 "Medium Outdoor" commercial cannabis cultivation license consisting of 43,560-sf of canopy area one (1) 1,000-sf outdoor immature plant propagation area, and one (1) Type 13 "Self-Distribution: Transport Only" license. All Commercial Cannabis activity would occur within a 90,000-sf cultivation area, surrounded by a 6-foot wooden perimeter fence accessed via 20' wide vehicle gate equipped with latches and padlocks and development of a 3,000-sf utility building

that would be utilized for drying, processing, and storage of cannabis.

**Recommended Action:**

Staff recommends the Planning Commission take the following actions:

- A. Adopt Mitigated Negative Declaration (IS 20-23) for Major Use Permit (UP 20-20) with the following findings:
  1. Potential environmental impacts related to Aesthetics can be mitigated to less than significant levels with the inclusion of mitigation measure AES-1.
  2. Potential environmental impacts related to Air Quality can be mitigated to less than significant levels with the inclusion of mitigation measures AQ-1 through AQ-7.
  3. Potential environmental impacts related to Biological Resources can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-1 through BIO-4.
  4. Potential environmental impacts related to Cultural Resources can be mitigated to less than significant levels with the inclusion of mitigation measures CUL-1 and CUL-2.
  5. Potential environmental impacts related to Geology and Soils can be mitigated to less than significant levels with the inclusion of mitigation measures GEO-1 through GEO-6.
  6. Potential environmental impacts related to Hazards and Hazardous Materials can be mitigated to less than significant levels with the inclusion of mitigation measures HAZ-1 through HAZ-7.
  7. Potential environmental impacts related to Noise can be mitigated to less than significant levels with the inclusion of mitigation measures NOI-1 and NOI-2.
  8. Potential environmental impacts related to Tribal Cultural Resources can be mitigated to less than significant levels with the inclusion of mitigation measures CUL-1 and CUL-2.