



Legislation Text

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Staff Report

Date: February 22nd, 2024

To: The Planning Commission

From: Mireya G. Turner, Community Development Department
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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.