



Legislation Text

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Staff Report

Date: February 22nd, 2024

To: Planning Commission

From: Mireya G. Turner, Community Development Department
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Subject: Consideration of proposed Major Use Permit (UP 20-77), and Mitigated Negative Declaration (IS 20-92), for a two-staged commercial cannabis operation with up to four acres of outdoor and mixed-light cultivation, and one self-distribution license; Applicant: Knapp Farms (Raphael S. Knapp); Located: 4379 and 4457 New Long Valley Road, Clearlake Oaks (APNs: 006-009-23 and 53)

Executive Summary:

Knapp Farms requests discretionary approval of a Major Use Permit for a proposed commercial cannabis cultivation operation located on New Long Valley Road approximately 4.2 miles north of Clearlake Oaks. Commercial cannabis operations will take place on both APNs: 006-009-23 and 006-009-53. The parcels are located on New Long Valley Road approximately 9.1 miles from the access point to State Highway 20.

The project will be developed in two stages, with the first stage including four acres of outdoor commercial cannabis canopy (174,240-sf) along with a 6,000-sf metal processing structure and a 120-sf pesticide and chemical wooden storage structure. The second stage will include converting two of the four acres of outdoor canopy (87,120-sf) into 44,000-sf of mixed-light commercial cannabis canopy to be housed in twelve (12) 3,000-sf greenhouses and twenty-two (22) 1,000-sf hoop houses.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

A. Adopt Mitigated Negative Declaration (IS 20-92) for Major Use Permit (UP 20-77) with the following findings:

1. Potential environmental impacts related to Aesthetics can be mitigated to less than significant levels with the inclusion of mitigation measures AES-1 through AES-3.
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 Cultural Resources can be mitigated to less than

significant levels with the inclusion of mitigation measures CUL-1 through CUL-2.

4. 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.

5. Potential environmental impacts related to Noise can be mitigated to less than significant levels with the inclusion of mitigation measures NOI-1 through NOI-2.

6. Potential environmental impacts related to Tribal Cultural Resources can be mitigated to less than significant levels with the inclusion of mitigation measures CUL-1 through CUL-2.

7. Potential environmental impacts related to Wildfire can be mitigated to less than significant levels with the inclusion of mitigation measures WDF-1 through WDF-4.

B. Approve Major Use Permit UP 20-77 with the following findings:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.

2. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.

3. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use.

4. There are adequate services to serve the project.

5. This project is consistent with the Lake County General Plan, Middletown Area Plan, and Lake County Zoning Ordinance.

6. No violation of Chapter 5, 17, 21, 23 or 26 of the Lake County Code currently exists on this property, with a condition of approval implemented.

7. The proposed use complies with all development standards described in Chapter 21, Article 27, Section 1.i.

8. The applicant is qualified to make the application described in Chapter 21, Article 27, Section 1.ii. (g).

9. The application complies with the qualifications for a permit described in Chapter 21, Article 27, Section 1.ii.(i).

10. The applicant shall submit an engineered building permit application for bridge improvements within 90 days of use permit approval and complete bridge improvements prior to any other development or activities associated with UP 20-77.

11. The applicant shall not place any greenhouses or hoophouses on concrete padding.