



Legislation Details (With Text)

File #: 24-593 **Version:** 1 **Name:**

Type: Action Item **Status:** Agenda Ready

File created: 5/16/2024 **In control:** Planning Commission

On agenda: 5/23/2024 **Final action:**

Title: 10:10 AM - PUBLIC HEARING – (Rescheduled from April 25 and May 9, 2024) Consideration of a proposed Major Use Permit (UP 20-60), and Mitigated Negative Declaration (IS 20-74), for commercial cannabis cultivation including 43,000-sf of outdoor cannabis canopy, 42,864-sf mixed-light canopy within nineteen greenhouses, and type 13 Cannabis Distributor Transport Only, Self-distribution, license for cannabis transportation; Applicant: Ricardo DeMello; Location 3681 Benmore Valley Road, Lakeport (APN: 007-002-27)

Sponsors: Community Development

Indexes:

Code sections:

Attachments: 1. Site Plans, 2. Conditions of Approval, 3. Property Management Plan, 4. Initial Study Mitigated Negative Declaration, 5. Hydrology Report, 6. Drought Mgmt Plan, 7. Agency Comments, 8. Bio Study and Botanical Survey, 9. Public Comment, 10. Staff Report

Date	Ver.	Action By	Action	Result
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Memorandum

Date: May 23, 2024

To: Planning Commission

From: Mireya G. turner Community Development Department
Michelle Irace, Principal Planner
Mary Claybon, Associate Planner

Subject: Consideration of a proposed Major Use Permit (UP 20-60), Lakeport Farm (Ricardo de Mello), and Mitigated Negative Declaration (IS 20-74), for approval of one A-Type 3 “Medium Outdoor” license for 43,000-sf outdoor cannabis canopy, two (2) A-Type 3B “mixed light” licenses for 42,864-sf mixed-light canopy, and (1) A-Type 13 Self-Distribution, transport only license located at 3681 Benmore Valley Road, Lakeport (APN: 007-002-27)

Executive Summary:

The applicant is requesting a major use permit for one (1) A-Type 3 “Medium Outdoor” licenses, two (2) A-Type 3B “mixed-light” licenses, and one (1) A-Type 13 Self-Distribution license. The property is located 3681 Benmore Valley Road, Lakeport (APN 007-002-27) within three cultivation areas. The site is accessed via deeded access driveway that connects with Benmore Valley Road, a private native soil shared-access road. One intermittent channel (Class II watercourse) and three ephemeral

channels (Class III watercourses) are located on the property. Historical land uses include animal grazing and legacy cannabis operations. Total acreage is approximately 63.03 acres.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

- A. Adopt Mitigated Negative Declaration (IS 20-74) for Major Use Permit (UP 20-60) with the following findings:
 1. Potential environmental impacts related to Aesthetics (AES) can be mitigated to less than significant levels with the inclusion of mitigation measures AES-1.
 2. Potential environmental impacts related to Air Quality (AQ) can be mitigated to less than significant levels with the inclusion of mitigation measures AQ-1 through AQ-6.
 3. Potential environmental impacts related to Biological Resources (BIO) can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-1 through BIO-6.
 4. Potential environmental impacts related to Cultural Resources (CUL) can be mitigated to less than significant levels with the inclusion of mitigation measures CUL-1 through CUL-2.
 5. Potential environmental impacts related to Geology and Soils (GEO) can be mitigated to less than significant levels with the inclusion of mitigation measures GEO-1.
 6. Potential environmental impacts related to Noise (NOI) can be mitigated to less than significant levels with the inclusion of mitigation measures NOI-1 through NOI-2.
 7. Potential environmental impacts related to Tribal Cultural Resources (TCR) can be mitigated to less than significant levels with the inclusion of mitigation measures TCR-1 through TCR-2.

