



Legislation Text

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Staff Report

Date: January 11, 2024

To: Planning Commission

From: Mireya G. Turner, Community Development Department
Michelle Irace, Principal Planner
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Subject: Consideration of proposed Major Use Permit (UP 20-71), and Mitigated Negative Declaration (IS 20-86), for approval of 130,680-sf of outdoor cannabis cultivation area and 36,000-sf of greenhouse cultivation area; Applicant: Cruz Family Farms; Located: 8300 Old Dirt Road, Kelseyville (APN: 007-023-05)

Executive Summary:

Cruman Family Limited Partnership, represented by Armando and Vanessa Cruz, requests discretionary approval of a Major Use Permit for a proposed commercial cannabis cultivation operation (Cruz Family Farms) located at 8300 Old Dirt Road, approximately 3 miles southeast of the township of Kelseyville. The project consists of 130,680 sf of outdoor cultivation with an estimated 110,000 sf of canopy; six (6) 30' x 200' greenhouses containing 36,000 sf of cultivation area with 22,000 sf of mixed light canopy, and one (1) A-Type 13 Distributor Transport Only, Self-distribution License to allow legal transportation of cannabis to and from the site.

The subject site is accessed by a dirt and gravel shared accessway referred to as "Old Dirt Road," which connects with Wight Way in Kelseyville. The applicant has provided evidence that they have a legal right to use this shared accessway; this was confirmed by the Lake County Surveyor (Attachment 6, "Agency Comments").

The site is presently undeveloped. The project will rely on solar power and backup generators as a power source.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

Adopt Mitigated Negative Declaration (IS 20-86) for Major Use Permit (UP 20-71) 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 and AES-2.
1. 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.

1. Potential environmental impacts related to Biological Resources can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-1 and BIO-2.
1. Potential environmental impacts related to Cultural / Tribal resources can be mitigated to less than significant levels with the inclusion of mitigation measures CUL-1 and CUL-2.
1. Potential environmental impacts related to Noise can be mitigated to less than significant levels with the inclusion of mitigation measures NOI-1 through NOI-3.
1. Potential environmental impacts related to Transportation can be mitigated to less than significant levels with the inclusion of mitigation measure TRANS-1.
1. Potential environmental impacts related to Wildfire can be mitigated to less than significant levels with the inclusion of mitigation measure TRANS-1.

UP 20-71 Old Dirt Road - IS 20-86

Approve Major Use Permit (UP 20-71) 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.
1. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.
1. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use.
1. There are adequate services to serve the project.
1. This project is consistent with the Lake County General Plan, Kelseyville Area Plan, and Lake County Zoning Ordinance.
1. 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.
1. The proposed use complies with all development standards described in Chapter 21, Article 27, Section 1.i.
1. The applicant is qualified to make the application described in Chapter 21, Article 27, Section 1.ii.(g).
1. 130,680The application complies with the qualifications for a permit described in Chapter 21, Article 27, Section 1.ii.(i).