



Legislation Text

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Staff Report

Date: May 9th, 2024

To: Planning Commission

From: Mireya G. Turner, Community Development Director
Michelle Irace, Principal Planner

Subject: Consideration of proposed Major Use Permit (UP 21-15), and Mitigated Negative Declaration (IS 21-16), for commercial cannabis cultivation including twenty (20) A Type 3 'Medium Outdoor' licenses for 19.6 acres of outdoor canopy; Applicant: Rancho Lake, LLC; Location: 19955 Grange Road, Middletown (APNs 014-290-08; 014-300-02, 03, & 04)

Executive Summary:

The applicant, Rancho Lake, LLC, is requesting a major use permit proposed Major Use Permit (UP 21-15), and Mitigated Negative Declaration (IS 21-16), for commercial cannabis cultivation including twenty (20) A-Type 3 "Medium Outdoor" licenses for 19.6 acres of outdoor canopy (within a 34-acre cultivation area), located at 19955 Grange Road, Middletown (APNs 014-290-08; 014-300-02, 03, & 04). The proposed cultivation (Project) would occur on APN 014-290-08 ("Project parcel"), while APNs 014-300-02, 03, and 04 will be used for clustering. The proposed cultivation operation would be established in areas of the Project parcel that have been used to farm oats and hay, as well as for cattle grazing, since at least the early 1900s. Cannabis cultivated on-site would be dried within the proposed Harvest Storage and Staging Areas, then transported to State of California-licensed processing and manufacturing facilities for processing and/or extraction.

The parcel is accessed via Grange Road, a paved and County Maintained roadway. Grange Road connects to Highway 29 approximately 1 ½ miles west of the Project Property. The Project parcel is accessed via Comstock Ranch Road, a graveled road off of Grange Road. Locking metal gates across Grange and Comstock Ranch roads control access to the parcel.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

A. Adopt Mitigated Negative Declaration (IS 21-16) for Major Use Permit (UP 21-15) 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-2.

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-6.
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-5.
4. 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.
5. 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-8.
6. Potential environmental impacts related to Hydrology can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-1 through BIO-3, HAZ-1 through HAZ-8, and HYD-1 through HYD-2.
7. 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.
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 through CUL-2, and TCR-1.
9. Potential environmental impacts related to Utilities can be mitigated to less than significant levels with the inclusion of mitigation measures HYD-1 and HYD-2.

B. Approve Major Use Permit UP 21-15 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.

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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).