



Legislation Text

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Memorandum

Date: May 23, 2024

To: Planning Commission

From: Mireya G. Turner, Community Development
Director Michelle Irace, Principal Planner
Prepared by Mary Claybon, Associate Planner

Subject: Consideration of proposed Major Use Permit (UP 21-28) and Mitigated Negative Declaration (IS 21-29) for Green Handle Farms, LLC / Garth Markson for approval of one (1) A Type 3B license and three (3) A-Type 1C licenses for 29,500 sf of mixed-light (greenhouse) canopy and a Type 13 Self-Distribution Transport Only, License located at 3050 Big Valley Road, Kelseyville (APNs: 008-037-01 and 008- 035-14)

Executive Summary:

Green Handle Farms, LLC requests discretionary approval from the County of Lake for a Major Use Permit (UP 21-28) for a proposed mixed-light commercial cannabis operation at 3050 Big Valley Road, Kelseyville (APNs: 008-037-01 and 008-035-14). All commercial cannabis activities will take place on APN 008-037-01. APN 008-035-14 is used for clustering purposes. The application, as proposed, would include cultivation of one (1) A Type 3B license and three (3) A- Type 1C licenses for 29,500 sf of mixed-light (greenhouse) canopy and a Type 13 Distributor Transport Only, Self-distribution License. The zoning is APZ- Agricultural Preserve District. Previous agricultural uses include pear orchards, vineyards, and hay operations. The total acreage of the two parcels combined is 38.85 acres.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

A. Adopt Initial Study (IS 21-29) for Major Use Permit (UP 21-28) with the following findings:

1. Potential impacts to Aesthetics can be mitigated to 'less than significant' levels with

the inclusion of mitigation measure AES-1 and AES-2.

2. Potential environmental impacts related to Air Quality can be mitigated to less than significant levels by mitigation measures AQ-1 through AQ-7.
3. Potential environmental impacts related to Cultural Resources can be mitigated to less than significant levels by mitigation measures CUL-1 and CUL-2.
4. Potential environmental impacts related to noise can be mitigated to less than significant levels by mitigation measures NOI-1 and NOI-2.
5. Potential environmental impacts related to Tribal Cultural Resources can be mitigated to less than significant levels by mitigation measures CUL-1, CUL-2, TCR-1 through TCR-3
6. This project is consistent with agricultural land uses in the vicinity.
7. This project is consistent with the Lake County General Plan, Kelseyville Area Plan and Lake County Zoning Ordinance.

B. Approve Major Use Permit (UP 21-28) with the following findings:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, 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. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use with mitigation measure added.
4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.
5. That the project is in conformance with the applicable provisions and policies of this Code, the Lake County General Plan, the Kelseyville Area Plan and the Lake County Zoning Ordinance.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

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).