



Legislation Text

File #: 24-341, Version: 1

Memorandum

Date: March 28, 2024

To: Planning Commission

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

Subject: Consideration of Major Use Permit (UP 22-23), and Mitigated Negative Declaration (IS 22-42), for commercial cannabis cultivation including 40,500-sf outdoor light deprivation cannabis canopy inside fifteen green houses and Type 13 Cannabis Distributor Transport Only, Self-Distribution License for cannabis transportation; Applicant: Canna Factory/Avetis Manjikian and Mavs Group; Located: 17900 Cantwell Ranch Road, Lower Lake (APN 049-290-01)

Executive Summary:

The applicant, Avetis Manjikian and MAVS Group are requesting discretionary approval from the County of Lake for a Major Use Permit (UP 22-23), for commercial cannabis cultivation at 17900 Cantwell Ranch Road, Lower Lake (APN: 049-290-01). The application, as proposed, would include cultivation of 40,500 sf outdoor cannabis canopy area with one (1) A-Type 3 outdoor cultivation and one (1) A-Type 13 Self-distribution License. The zoning is SPLIT" A-RL" Agriculture / Rural Lands. The parcel is ±56.36 acres.

Recommended Action:

Staff recommends the Planning Commission take the following actions:

- A. Adopt Mitigated Negative Declaration (IS 22-42) for Major Use Permit (UP 22-23) 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-4.
 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 Biological Resources can be mitigated to

less than significant levels with the inclusion of mitigation measures BOI-1 through BOI-3.

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 Geology and Soils can be mitigated to less than significant levels with the inclusion of mitigation measures GEO-1 through GEO-8.
6. Potential environmental impacts related to Hazards and Hazardous Material can be mitigated to less than significant levels with the inclusion of mitigation measures HAZ-1 through HAZ-7.
7. Potential environmental impacts related to Hydrology and Water Quality can be mitigated to less than significant levels with the inclusion of mitigation measures HYD-1 through HYD-2.
8. 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.
9. 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.
10. Potential environmental impacts related to Wildfire can be mitigated to less than significant levels with the inclusion of mitigation measures WDF-1 through WDF-2.

B. Approve Major Use Permit (UP 22-23) 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, Lower Lake 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).