



## Legislation Text

File #: 19-60, Version: 1

### MEMORANDUM

**TO:** Planning Commission

**FROM:** Michalyn DelValle, Community Development Director

Prepared by: Eric Porter, Associate Planner

**DATE:** December 12, 2018

**SUBJECT:** Derum; Major Use Permit (UP 18-20) for Commercial Cannabis Cultivation, Early Activation (EA 18-13), Initial Study (IS 18-25)

Supervisor District 1

**ATTACHMENTS:**

1. Vicinity Map
2. Existing and Proposed Site Plans
3. Property Management Plan (available upon request)
4. Agency Comments
5. Early Activation (EA 18-13) Conditions of Approval
6. Proposed Conditions of Approval
7. Initial Study and Revision Addendum (IS 18-25)
8. Public Comments

### EXECUTIVE SUMMARY:

The applicant proposes one 'A-Type 3' outdoor commercial cannabis cultivation license. The project site is located on a parcel in a rural area of the County and is approximately 57+ acres in size. The parcel is accessible through an existing paved County maintained road, Seigler Canyon Road. The project site is currently developed with a graveled access road, a single-family residence served by a 20' x 24' garage, an existing onsite septic system and existing well, an existing site for the 'early activation' cultivation, enclosed by a 6 foot chain link fence and locked steel gate. There is a 20' x 20' building on site built without permits; the applicant is currently resolving that issue.

The proposed **cultivation area** is **24,608 square feet** in size, and the proposed **canopy area** is **16,896 square feet** in size. The canopy area will be fully enclosed by a 6' tall chain link fence, metal gates and security locks, and the site and growing facility will be protected by security surveillance cameras that will feed footage into the video room within the garage.

In addition to the existing house, septic system and well, the applicant is proposing construction of a 1,440 square foot processing building; the use of a 24' x 20' existing garage to house security system; place an 11' x

8' security shack on site, and use two existing 2500 gallon water tanks that will be used for crop irrigation and for emergency fire suppression if needed. Annual water use is estimated to be 435,000 gallons according to the material supplied by the applicant.

Staff recommends **approval with proposed conditions**.

**RECOMMENDED ACTION:**

**Mitigated Negative Declaration (IS 18-25)**

I move that the Planning Commission find that the **Initial Study (IS 18-25)** applied for by **Richard Derum representing Specialty Tokes** on property located at **13605 Seigler Canyon Road, Lower Lake** further described as **APN: 012-004-64** will not have a significant effect on the environment and therefore a mitigated negative declaration shall be approved with the findings listed in the staff report dated **December 12, 2018**.

**Major Use Permit (UP 18-20)**

I move that the Planning Commission find that the **Use Permit (UP 18-20)** applied for by **Richard Derum representing Specialty Tokes** on property located at **13605 Seigler Canyon Road, Lower Lake** further described as **APN: 012-004-64** does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and the Major Use Permit be granted subject to the conditions and with the findings listed in the staff report dated **December 12, 2018**, and is valid for a period not to exceed ten years from this date.

***NOTE:** The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.*