



Legislation Text

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Memorandum

Item 2
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March 25, 2021

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon, Community Development Director
Tocarra Thomas, Community Development Deputy Director

Prepared by: Eric Porter, Associate Planner

DATE: March 25, 2021

RE: **Cunningham Farms; Major Use Permit (UP 19-43) and Initial Study (IS 19-62)**

Supervisor District 1

ATTACHMENTS:

1. Vicinity Map
2. Site Plans
3. Property Management Plan
4. Agency Comments
5. Proposed Conditions of Approval
6. Initial Study IS 19-62
7. Public Comments

I. EXECUTIVE SUMMARY

The applicant is requesting a major use permit for:

- **One (1) A - Type 3 "Outdoor" License** for two (2) 30,000 sq. ft. cultivation areas. East Side Farms seeks to obtain a Major Use Permit for Commercial Cannabis Cultivation for **total cannabis canopy of 43,560 square feet**. The **total cultivation area is 60,000 square feet**. All cannabis will be grown in above-ground planters.
- **One (1) A-Type 13 Self Distribution License.**
- **One (1) Complex Grading Permit**
- The proposed cultivation areas will be surrounded by a 6-foot tall wire fence, with privacy mesh to screen the cultivation areas from any view
- One(1) 30,000 gallon metal water storage tank (existing)
- One (1) 2,500 gallon water storage tank (existing)

- Four (4) 2,500 gallon water storage tanks (proposed)
- One (1) eight foot by eight foot fertilizer / pesticide storage container (existing)
- Two (2) Agriculture wells (existing)
- One (1) 28' by 40' barn (existing)
- An 800+ square foot dwelling (existing)
- One (1) 14' by 16' wooden shed (existing)
- One (1) 10' by 12' security center

The property is located at 23131 Jerusalem Grade Road, Middletown, and is APNs: 013-015-39, 43 and 57 (formerly lots 34 and 35 recently merged). The applicant is also proposing two 120 sq. ft. sheds for chemical / pesticide storage, and for security data storage.

Staff is recommending **Approval with Conditions** of **UP 19-43**.