



Legislation Text

File #: 21-1040, Version: 1

Memorandum

STAFF REPORT

TO: Planning Commission

FROM: Mary Darby, Community Development Director  
Prepared by: Eric Porter, Associate Planner

DATE: October 14, 2021

RE: **High Caliber Cannabis LLC; Major Use Permit (UP 20-12) and Initial Study (IS 20-12).** APN: 022-010-01  
Supervisor District 3

ATTACHMENTS:

1. Vicinity Map
2. Site Plans
3. Property Management Plan
4. Agency Comments
5. Proposed Conditions of Approval
6. Initial Study IS 20-12
7. Cumulative Water Analysis, Chico Environmental Science and Planning; May 21, 2021

I. **EXECUTIVE SUMMARY**

The applicant is requesting a major use permit for one **(1) A-Type 3 “medium outdoor” cultivation license** consisting of up to 37,466 square feet (sq. ft.) of cultivation area, and an **A-Type 13 Self Distribution license**. The property is located at 12194 White Rock Canyon Road, Upper Lake, and is Assessor’s Parcel Number (APN): 022-010-01.

Staff is recommending **Approval with Conditions** of UP 20-12.

II. **RECOMMENDATION**

Staff recommends the Planning Commission:

A. **Adopt mitigated negative declaration (IS 20-12) for Use Permit (UP 20-12) with the following findings:**

1. Potential environmental impacts related to air quality can be mitigated to less than significant levels with the inclusion of mitigation measures AQ-1, AQ-2, AQ-3, AQ-4, AQ-5 and AQ-6.
2. Potential environmental impacts related to Cultural Resources can be mitigated to less than significant impacts with the inclusion of mitigation measures CUL-1.

3. Potential environmental impacts related to Noise can be mitigated to less than significant impacts with mitigation measures NOI-1, NOI-2 and NOI-3.
4. As mitigated through specific conditions of approval, this project will result in less than significant environmental impacts.
5. Any changes to the project will require either an amended Use Permit and/or a new Use Permit unless the Community Development Director determines that any changes have no potential increased environmental impacts.

**B. Approve Use Permit UP 20-12 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. 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 can be mitigated to be reasonably adequate to safely accommodate the proposed use.
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 General Plan and any approved zoning or land use plan.
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 applicable development standards.
8. The applicant is qualified to make the application.
9. The application complies with the qualifications for a commercial cannabis permit.

**Sample Motions:**

**Mitigated Negative Declaration**

I move that the Planning Commission find that the **Initial Study (IS 20-12)** applied for by **High Caliber Cannabis** on property located at **12194 White Rock Canyon Road, Upper Lake**, and further described as **APN: 022-010-01** 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 **October 14, 2021**.

**Major Use Permit (UP 20-12)**

I move that the Planning Commission find that the **Use Permit (UP 20-12)** applied for by **High Caliber Cannabis** on property located at **12194 White Rock Canyon Road, Upper Lake**, and further described as **APN: 022-010-01** 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 **October 14, 2021**.

***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.*