



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Planning • Building • Code Enforcement
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Item 6a
9:05 AM
April 23, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department
Trish Turner, Associate Planner

DATE: April 23, 2026

SUBJECT: Consideration of proposed Major Use Permit PL-25-155 (UP 20-58), Lake Coco Farms/ Juan Gamino, and Mitigated Negative Declaration PL-25-155 (IS 20-72), for the approval of no more than 205,800 square feet (sf) of commercial cannabis cultivation and a Type 13 Distribution, self-transport license located at 3417 and 3547 Hendricks Road, Lakeport (APNs 005-006-07 and 005-013-01).

EXECUTIVE SUMMARY

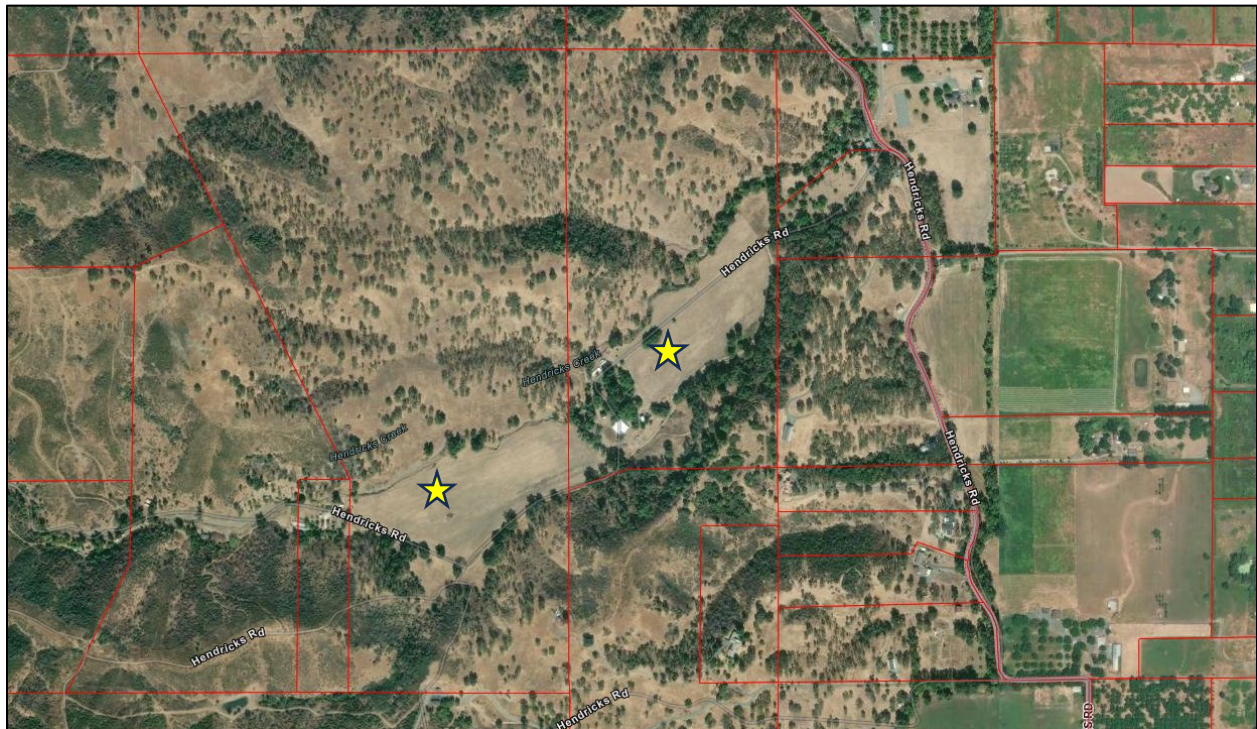
Action Requested:

Staff recommends the Planning Commission adopt a Mitigated Negative Declaration (MND) and approve Major Use Permit PL-25-155 (UP 20-58). This approval is for no more than 205,800 sf of outdoor commercial cannabis cultivation and a Type 13, Distribution, self-transport license at 3417 and 3547 Hendricks Road, Lakeport (APNs: 005-006-07 and 005-013-01).

Project Overview:

The applicant proposes no more than 205,800 sf of commercial cannabis canopy within two fenced outdoor cultivation areas totaling approximately 12 acres on a combined $\pm$ 228.77-acres of land zoned "APZ-WW" Agriculture Preserve Zone – Waterway Combining District'. Site infrastructure includes three - 3,000 sf greenhouses for immature plant propagation, two - 120 sf wooden storage sheds, a 9,600 sf metal building, an existing 5,138 sf metal barn, four - 5,000-gallon water storage tanks for cultivation purposes, one- 25,000-gallon metal water storage tank dedicated to fire suppression. An imported organic soil mixture in above ground nursery pots will be used in the three proposed immature plant greenhouses. The growing medium of the proposed canopy areas will be native soil at or below grade, amended with compost and/or manure. No tree removal is proposed. The proposed project did have Early Activation in August 2020.

Figure 1 – Vicinity Map



Source: Lake County ArcGIS 2025

PROJECT SUMMARY

- Up to 205,800 sq. ft. (4.72 acres) of cannabis canopy within two (2) fenced outdoor cultivation areas (existing fencing)
- Parcel Size: combined ± 228.77 -acres
- Corresponding State Licensing: Five A-Type 3 Outdoor Licenses; Type 13 Distribution (self-transport only)
- Employees: Up to four full-time, up to 10 seasonal employees
- Hours: 8:00 a.m. – 7:00 p.m. Monday through Sunday with some flexibility during harvest
- Four 5,000-gallon water storage tanks (proposed)
- One - 25,000-gallon metal fire water storage tank, with a 2.5-inch coupling outlet, valve, and male National Hose (N) threaded connection with a protective cap installed on the tank. (proposed).
- Three 30' x 100' (3,000 sq. ft.) greenhouses / immature plant areas (proposed)
- Two 120 sq. ft. wooden storage sheds (proposed)

- An 80' x 120' (9,600 sq. ft.) metal building (proposed)
- A 68' x 76' (5,138 sq. ft.) metal barn (existing)
- An onsite septic system (proposed).
- An existing onsite permitted groundwater well (existing).
- Drip irrigation systems consisting of black poly tubing and drip tapes/lines.
- Nine employee parking spaces, including 1 ADA space (proposed).

Construction Details:

- Construction activities would occur over a five-to-seven-week period.
- Materials and equipment would be staged on previously disturbed areas adjacent to the proposed buildings and cultivation areas.
- Construction activities would occur during daylight hours, typically between 9:00 a.m. and 6:00 p.m., Monday through Saturday.
- Visibly dry disturbed soil and road surfaces will be watered throughout construction and operation activities to minimize fugitive dust.
- Unpaved roads will have a speed limit of 15 miles per hour (mph).
- Dust-generating activities will not occur during periods of high winds (over 15 mph).

[illegible]

- The parcel contains existing residential and agricultural flat fields/ valley floors that has been used for intensive agricultural activities. No vegetation clearing is needed and very minimal site preparation will be needed for the proposed buildings. Additionally, the field in which the proposed canopy areas would be established has been fully fenced, and trenched irrigation lines have been run throughout the field for past agricultural operations. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations.

Surrounding parcel consists of lands zoned for Rural, Agricultural, and Agricultural Preserve uses. Existing development in the area is comprised of a blend of single-family residences and established farming activities. The nearest off-site residence is ± 400 ft to the west and ± 815 ft to the east of the proposed cannabis canopy.

Figure 3 – Site Photo



Source: Staff Site Visit, August 2025

WATER SUPPLY & USE (SUMMARY)

- Source: Existing on-site groundwater well (est. 102 gpm; drilled 1967).
- Annual Demand: ~9.72 acre-feet/year.
- Hydrology Conclusion: According to the applicant's Hydrology Report (Attachment 5), even during drought years, the onsite groundwater well has the capacity to handle the water needs of the proposed Project without impacting surrounding neighbors' wells.

- Finding: Adequate groundwater supply exists to support operations. (See Hydrological Assessment, Attachment 5).
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ENVIRONMENTAL REVIEW (CEQA)

A draft Initial Study/Mitigated Negative Declaration was circulated from November 04, 2025, to December 09, 2025.

Staff proposes that the all potentially impacts can be mitigated to less than significant with incorporation of mitigation measures and Conditions of Approval.

Potential impact areas with mitigation:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Tribal Cultural Resources
- Wildfire

Mitigation measures are incorporated by reference from the IS/MND (Attachment 4) into the Conditions of Approval (Attachment 2). All impacts would be reduced to a less-than-significant level through incorporation of mitigation measures and compliance with existing regulations.

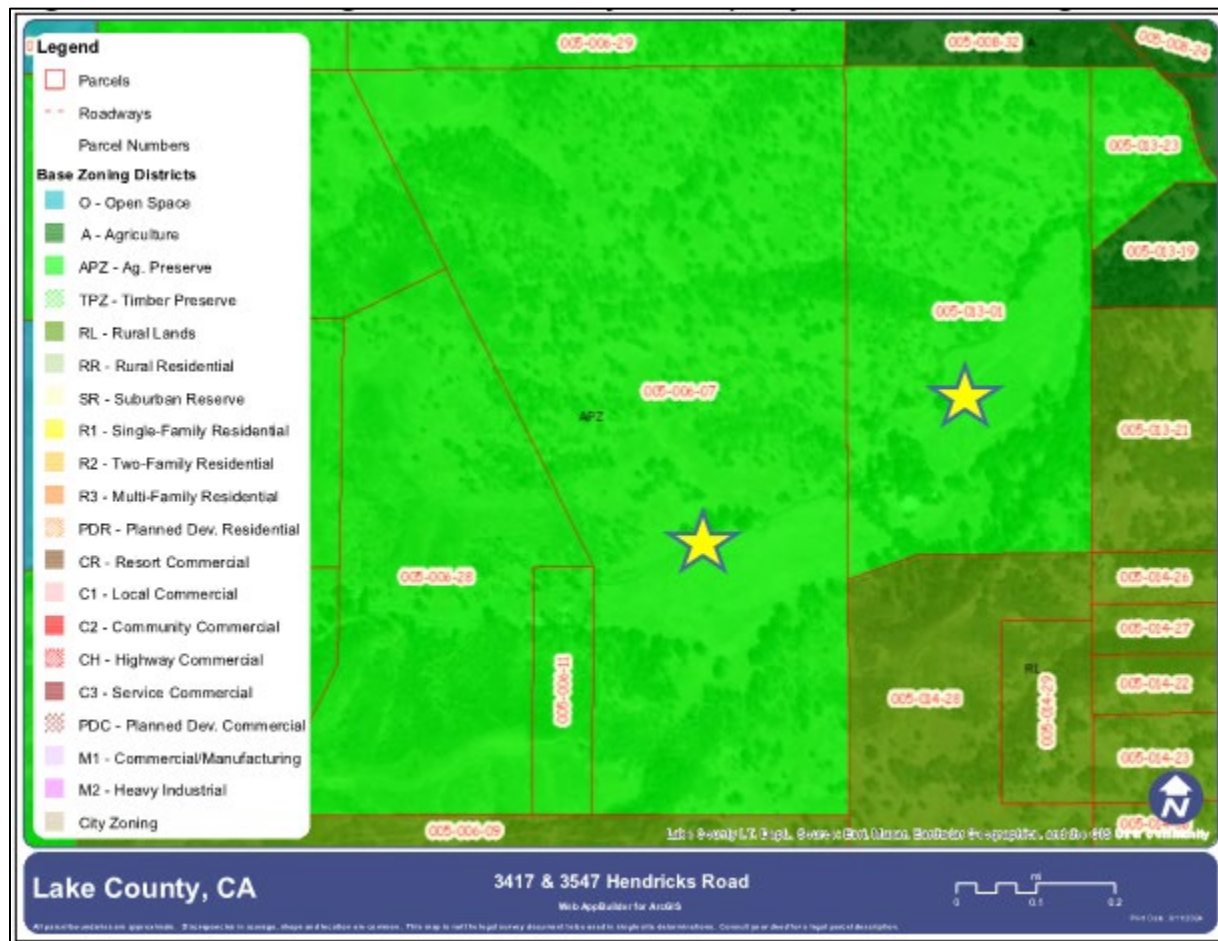
No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guideline §15070.

GENERAL PLAN & ZONING CONSISTENCY

The project is an allowable agricultural use, maintains required setbacks, and incorporates fire safety, water management, and environmental protection measures. As demonstrated below, the project is consistent with the General Plan, Lakeport Area Plan, and the Lake County Zoning Ordinance.

Policy Area	Demonstrated Compliance
General Plan – Rural Lands - Agriculture – Resource Conservation	Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; Chapter 11 Water Resources
Lakeport Area Plan	Policy 5.4.1.b – Coordinate the county and local fire protection districts to provide assurances that fire standards are met by new development. Objective 6.3.1 – Protect Scotts valley for agricultural enterprises; Policy 6.3.1.d Encourage the diversification of agricultural enterprises within Scotts Valley to make the industry more stable. Policy 5.5.2.a – Give high priority to providing service and employment opportunities locally as well as coordination with the City of Lakeport to boost economic development and reduce travel distances from home to work.
Zoning: Article 4 - APZ Article 27.11(at) – Cannabis Uses	Permitted under Article 4.5 with a Major Use Permit Permitted with a Major Use Permit in the “APZ” zoning.
Setbacks	• The cultivation site is set back a minimum of 100 ft from property lines (varies in areas), • A minimum of 100 ft setback from all waterways, (varies in areas, see Attachment 1 – Site Plans) • At least 400 ft from the nearest off-site residence
Waterways Combining District	Avoidance by design; meets all necessary setbacks and conditioned to protect the Clear Lake Hitch
Lake County Code	There are no violations of Chapter 5, 17, 21, 23, or 26
Background Checks	Lake County Sheriff’s Office affirmed qualification for the applicant.

Figure 4 - Zoning Map



Source: Lake County ArcGIS, 2025

AGENCY REVIEW & TRIBAL CONSULTATION

Agency comments were received and addressed through Conditions of Approval, including CAL FIRE requirements for PRC 4290/4291 compliance.

The County of Lake Community Development Department initiated the AB 52 Tribal notification process by sending letters on June 15, 2020, to eleven (11) Lake County-based Tribes, informing them of the proposed project and offering consultation. The Scotts Valley Band of Pomo Indians requested consultation in late August 2020. County records indicated that a consultation may have been held on September 3, 2020, but documentation could not be located.

To ensure compliance, County staff reached out to the Scotts Valley Band of Pomo on August 19, 2025, and again on September 3, 2025, to verify whether the consultation had been concluded, the results of the consultation, or if a new consultation was necessary.

Following a good faith effort to complete or confirm the required Tribal Consultation, the County concluded the AB 52 Tribal Consultation process on September 10, 2025.

REQUIRED FINDINGS (Article 51.4 – Major Use Permit and Article 27.11(at) Uses Generally Permitted under the Lake County Zoning Ordinance)

Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project: Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project:

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.
4. 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. Is consistent with the General Plan, Area Plan, and Zoning Ordinance
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. Meets all cannabis development standards
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. Applicant is qualified to apply for the Use Permit.
8. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level.

Please see the preceding sections of this Staff Report establishing these findings.

RECOMMENDATION

Staff recommends the Planning Commission:

A. I move that the Planning Commission find that potential impacts associated with this project applied for by Lake Coco Farms/ Juan Gamino can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 3417 and 3547 Hendricks Road, Lakeport (APNs: 005-006-07 and 005-013-01) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-155 (IS 20-72) with the findings listed in the Staff Report dated April 23, 2026.

B. I move that the Planning Commission find that the Major Use Permit PL-25-155 (UP 20-58) applied for by Lake Coco Farms/ Juan Gamino for the property located at 3417 and 3547 Hendricks Road, Lakeport (APNs: 005-006-07 and 005-013-01) does meet the requirements of the Lake County Zoning Ordinance Article 27 and Article 51.4 and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated April 23, 2026.

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 day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Site Plans
2. Draft Conditions of Approval
3. Property Management Plan
4. Initial Study / Mitigated Negative Declaration
5. Hydrological Assessment and Drought Management Plan
6. Biological Reports
7. Agency Comments
8. Public Comments