

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 26, 2021

Commission Members

P John Hess, District I
P Everardo Chavez, District II
A Batsulwin Brown, District III
P Christina Price, District IV
P Maile Field, District V

Staff Members

A Carol Huchingson, Interim Deputy Director
P Eric Porter, Associate Planner
P Nicole Johnson, Deputy City Counsel
P Kerrian Marriott, Office Assistant III

REGULAR MEETING

9:00 a.m. CALL TO ORDER

Pledge of Allegiance lead by Comm. Price

9:01 a.m. ACTION ON MINUTES

Comm. Hess Motioned to approve minutes from the July 22nd 2021 Planning Commission Meeting, Seconded by Comm. Chavez

4 Ayes, 0 Nays – Motion Carried

Comm. Chavez Motioned to approve minutes from the August 12th, 2021 Planning Commission Meeting, Seconded by Comm. Hess

4 Ayes, 0 Nays – Motion Carried

9:02 a.m. CITIZEN'S INPUT – None

9:05 a.m. Public Hearing to consider a Parcel Map (PM 21-01) to divide a 6.57 acre property to create two new parcels, and consideration of a Categorical Exemption to CEQA. Applicant / Owner: Castlewood Estates LLC. Proposed Project: Two parcel land division. Location: 6763 Collier Avenue, CA; APN: 031-071-18. (Eric Porter)

Eric Porter Associate Planner gave a PowerPoint presentation on the proposed project, which reviewed the General Background of the site, zoning map, Aerial photos, Vicinity and Parcel map, Conformance with the Lake County Regulations, County Code and chapter 17 compliance. Mr. Porter stated that due to a lack of development on the site the project was categorically exempt from a CEQA review.

9:13 a.m. Public Comment – None

Vance Ricks Applicant stated that he was available for questions.

Comm. Field asked why Mr. Vance was dividing the property.

Vance Ricks stated that the project's concept was to make the mobile park and Walnut Orchard two separate lots.

Comm. Field clarified asking why Mr. Ricks wanted to separate the properties.

Vance Ricks stated that it was for the use, separating the mobile park from the walnut orchard.

Comm. Field asked if the applicant just wanted to separate them to create separate parcels.

Vance Ricks responded that Comm. Field was correct.

Comm. Field stated that typically in a division the purpose would be to sell one of the parcels and she was curious to know if that was the applicant's purpose.

Vance Ricks stated that it was not planned at the moment.

Comm. Chavez Moved to Motion, Seconded by Comm. Hess find on the basis of the environmental review undertaken by the Planning Division and no mitigation measures were added to the project, that the Parcel Map, PM 21-01 as applied for by Castlewood Estates LLC on property located at 6763 Collier Avenue, Upper Lake, APN 031-071-

18 will not have a significant effect on the environment and thereof, recommend the Planning Commission approve the proposed Categorical Exemption per CEQA section 15315 with the findings listed in the Staff Report dated August 26, 2021.

4 Ayes, 0 Nays – Motion Carried

Comm. Chavez Moved to Motion, Seconded by Comm. Hess find that the Tentative Parcel Map, PM 21-01 as applied for by Castlewood Estates LLC on property located at 6763 Collier Avenue, Upper Lake, APN 031-071-18 is in conformance with the provisions of the Subdivision Map Act and Chapter 17 of the Lake County Code and the Lake County Zoning Ordinance, and upon that basis approve said map subject to the conditions and with the findings listed in the Staff Report dated August 26, 2021.

4 Ayes, 0 Nays – Motion Carried

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.

9:19 a.m. Public Hearing to consider a Major Use Permit (UP 20-82) consisting of twelve (12) commercial cannabis licenses consisting of 346,667 sq. ft. of outdoor cannabis cultivation; 48,000 sq. ft. of indoor (greenhouse) cannabis cultivation; a 10,000 sq. ft. drying building, an A-Type 4 nursery license, a Type 13 Self-Distribution licenses, and consideration of adoption of a Mitigated Negative Declaration (IS 20-98). Applicant: BG Property Management LLC. Proposed Project: Commercial cannabis cultivation. Location: 9200, 9100 and 8722 Highland Springs Road, Lakeport, CA; APNs: 007-006-45, 10 and 43.

Eric Porter Associate Planner gave a PowerPoint presentation. Mr. Porter addressed green sheeted public comment which expressed water concerns and a change to the staff report regarding Kelseyville area plan. Discussed changes in the conditions of approval as it related to proximity to BLM land and the indemnification document that the applicant would need to sign. Applicant also requested a self-distribution license and was Early Activated. Mr. Porter reviewed the water analysis, compliance, Major Use Permit findings and spoke of the mitigated work applicant would need to complete to their internal driveway to be 4290 and 4291 compliant with Calfire and a review of CEQA mitigation measures.

Comm. Field stated that she would like to review the map and asked how much distance between plants and how many plants the applicant anticipated per acre.

Bryan Brown Applicant stated that it was undetermined, he was issued an Early Activation Permit on July 20th 2021 which was late in the season. Mr. Brown stated that in future years he would estimate 600 to 1000 plants per acre and spaced in a four by four grid.

Comm. Field asked for confirmation on the acreage for the outdoor grow and stated that with the current well reporting 50 gals per minute with an estimate of six gallons of water per plant per day that her concern was that the well would not be able to support the grow.

Bryan Brown stated he didn't believe the plants would require six gallons each per day, he assumed it would be less. Stated that if he only did 600 plants there would be less water impact.

Comm. Field stated that the numbers looked better.

Bryan Brown stated that they would evaluate as they proceeded and that he did not anticipate using more than one or two gallons per plant per day.

Comm. Field asked Mr. Brown about his submission that he would be using organic fertilizer and asked if he meant organic matter or OMRI (Organic Materials Review Institute) approved products.

Bryan Brown stated that he exclusively utilized organic compose teas that were mixed in to a feeding tank and then fed through the drip irrigation system.

Comm. Field asked if the products were all OMRI approved.

Bryan Brown stated that Comm. Field was correct.

Comm. Field asked if other organic matter would be utilized.

Bryan Brown stated that he did not plan to unless it was organic compose. Mr. Brown stated that the CDFA just passed an Organic Cal Certification program which he planned on being a part of.

Comm. Field stated that she had read up on the program and was pleased that the applicant was looking into it.

Comm. Field asked about erosion and confirmed that the applicant planned on using straw wattles around the grow area.

Bryan Brown stated that he was.

Comm. Hess asked if the applicant had a plan regarding square footage and number of plants during a time of severe drought.

Bryan Brown stated that he was looking into a censored irrigation system that would measure moisture in the ground which would allow less water usage, another mitigated measure would be to slow the development process of the farm if the drought continued.

Comm. Hess thanked Mr. Brown for his response, stating that this would be a question he would ask other applicants going forward given the new urgency orders and the nature of the drought.

Comm. Chavez asked about the monthly water usage numbers stated on the property plan and asked if it was actualized.

Bryan Brown stated that the numbers were estimated.

9:49 a.m. Public Comment – None

Comm. Hess stated that the staff report would be amended to reflect the applicants signing of the BLM waiver and would substitute the Kelseyville area plan instead of the Lakeport area plan.

Comm. Chavez asked about the water ways and if they were natural springs or creeks.

Bryan Brown stated that the ponds were seasonal and year round and were approximately more than a half a mile away from the cultivation site and would not be utilized as a potential water source.

Comm. Chavez asked when the applicant had acquired the parcels.

Bryan Brown responded that he had purchased the sites July 2020.

Comm. Hess Moved to Motion, Seconded by Comm. Chavez find that the Initial Study (IS 20-98) applied for by BG Property Management LLC on property located at 9200, 9100 and 8722 Highland Springs Road, Lakeport, and further described as APNs: 006-007-45, 10 and 43 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 August 26, 2021 and as amended here today.

4 Ayes, 0 Nays – Motion Carried

Comm. Hess Moved to Motion, Seconded by Comm. Chavez find that the Major Use Permit (UP 20-82) applied for by BG Property Management LLC on property located at 9200, 9100 and 8722 Highland Springs Road, Lakeport, and further described as APNs: 006-007-45, 10 and 43 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 August 26, 2021 and as amended here today.

4 Ayes, 0 Nays – Motion Carried

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.

9:53 a.m. UNTIMED STAFF UPDATE

David Boesch Special Advisor Management Partners gave an introduction to the new Senior Planner Laura Hall a resident of Lucerne with over 18 years of experience with both private and public agencies.

Office News

9:55 a.m. Adjournment