

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 23, 2019

Commission Members

P John Hess, District I
A Bob Malley, District II
P Batsulwin Brown, District III
P Dan Camacho, District IV
A Daniel Suenram, District V

Staff Members

P Michalyn DelValle, Director
P Byron Turner, Principal Planner
P Nicole Johnson, Deputy Cty Counsel
P Danae Bowen, Office Assistant III

11:24 a.m. Public Hearing on consideration of a Major Use Permit (UP 18-39). The project applicant is VIVIAN SMITH proposing a Commercial Cannabis Cultivation license, A-Type 3B Medium Mixed Light, to allow 19,920 square feet of canopy area inside a 29,880 square foot cultivation area consisting of six (6) 42.5' x 120' greenhouses. The project is located at 10544 Bachelor Valley Road, Witter Springs and further described as APN 003-018-10. Environmental Evaluation: Mitigated Negative Declaration. (Eric Porter)

Eric Porter, Associate Planner provided background information and a power point presentation of the project application.

Trey Sherrell, consultant for the applicant provided a power point presentation of the project application.

11:42 am. Opened Public Hearing

The following people spoke: Donald Smith, Lynn Hughes, Louis Schrump, Jeffery Peterson, Tom Hughes and Todd Hosfelt.

Concerns expressed were for: A dangerous, steep driveway, the seasonal creek, light pollution, water quality, traffic/safety issues, impacts to properties downhill from the site and clustering cannabis cultivation centers. A postponement was requested.

Michalyn DelValle, Community Development Director, spoke to clustering and noted that all parcels must be owned by the same party and all parcels must qualify for commercial cannabis cultivation. She said the property owners could decide to rather than merge their

Exhibit C

properties, they could have several parcels that are contiguous and could transfer their density from one parcel to another.

11:59 a.m. Closed Public Hearing

Comm. Hess discussed the road steepness, the dam and the seasonal nature of the water availability.

Mr. Sherrill addressed the seasonal creek and that the dam is necessary to store water.

Comm. Brown moved, 2nd by Comm. Camacho that the Planning Commission find that the Initial Study (IS 18-52) applied for by Vivian Smith on property located at 10544 Bachelor Valley Road, Witter Springs, further described as APN: 003-018-10 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 May 13, 2019.

Mitigated Negative Declaration 3 Ayes 0 Noes 2 Absent (Comm. Malley and Suenram)

Comm. Brown moved, 2nd by Comm. Camacho that the Planning Commission find that the Use Permit (UP 18-39) applied for by Vivian Smith on property located at 10544 Bachelor Valley Road, Witter Springs, further described as APN: 003-018-10 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 May 13, 2019.

Major Use Permit (UP 18-39) 3 Ayes 0 Noes 2 Absent (Comm. Malley and Suenram)

Comm. Hess noted that there is a seven (7) calendar day appeal period provided by the Lake County Zoning Ordinance.

- For further details, discussion and public comments on the above items from the May 23, 2019 Planning Commission Hearing, please go to the following link:
<https://countyoflake.com/calendar.aspx>