

**LAKE COUNTY PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING**

**October 8, 2020**

**Commission Members**

**A** John Hess, District I  
**P** Everardo Chavez, District II  
**P** Batsulwin Brown, District III  
**P** Christina Price, District IV  
**A** Daniel Suenram, District V

**Staff Members**

**P** Scott DeLeon, Interim CDD Director  
**P** Tocarra Thomas, Deputy Director  
**P** Mark Roberts, Principal Planner  
**P** Nicole Johnson, Deputy Cty Counsel  
**P** Kate Lewis, Office Assistant III

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**REGULAR MEETING**

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**9:02 a.m.     CALL TO ORDER**

Pledge of Allegiance was led by Kate Lewis, Planning Commission Assistant.

Comm. Price was nominated to be the Chair Pro Tem due to the absence of Comm. Suenram (Chair) and Comm. Hess (Vice Chair).

**9:04 a.m.     ACTION ON MINUTES -**

Comm. Brown moved, 2<sup>nd</sup> by Comm. Chavez to approve the minutes from the September 24, 2020 meeting.

**3 Ayes 0 No– Motion carried. Approved by roll call vote.**  
**Comm. Suenram and Comm. Hess absent.**

**9: 06 a.m.     CITIZEN’S INPUT - None**

**Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission, and is not already on today’s agenda or scheduled for a future public hearing. Total time allotted for Citizen’s Input shall be fifteen minutes. Speakers are requested to complete a simple form (giving name, address and subject) available in the Community Development Department office, prior to 9:00 a.m.**

**Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, California**

**Request     for     Disability-Related     Modification     or**  
**Accommodation:**     **A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meetings should be made in writing to the Planning Commission Assistant at least 48 hours prior to the meeting.**

**9:07 a.m.      Public hearing on consideration of Major Use Permit (UP 18-32) and Mitigated Negative Declaration (IS 18-40). Applicant is Jason Jones proposing (1) A Type 3 (medium outdoor) Commercial Cannabis Cultivation licenses, and (1) A-Type 13 'self-distribution' license. Location: 26066 and 27084 Jerusalem Grade Road, Middletown, CA; APNs: 013-017-62 and 013-017-66.**

Eric Porter, Associate Planner, gave a verbal presentation about the project, including project description, site plans, analysis, findings and recommendations.

**9:21AM            Opened Public Comment**

Bob Wood, an adjacent property owner, said that he is directly northeast of the project area and has questions about the fencing and has concerns about the visibility. He asked if this project would include a retail outlet. He asked for clarification about the CEQA groundwater adequacy test as he shares the aquifer to the project area. He stated that he is concerned about the potential runoff of fertilizers and pesticides and noted that directly to the southeast of the property is a spring and he wants to know if that spring was taken into consideration in terms of the studies for the project.

Kate Lewis read into the record an eComment from Sally Peterson from Middletown Rancheria praising the applicant and giving her recommendation for this project to be approved.

**9:28AM            Closed Public Comment**

Jason Jones, applicant, clarified the positioning of his cultivation site and stated that he is willing to work with his neighbors in any way necessary in order to ensure they are content and satisfied with his project and plans.

Comm. Brown asked Staff to speak about the aquifer and its connection to other properties as well as the recent study that was done about the water recharge ability.

Eric Porter responded to the four questions that Bob Woods asked. He began with fencing and asked that a condition be amended to include that the fencing be screened using earth tone colors. The second question regarding retail sales; he said the County does not allow retail sales on cultivation sites; this is not zoned for commercial use. He clarified that the self-distribution license meant that he can transport the cannabis. The third question regarding water, he stated that Jason Jones submitted proof of an adequate ground water table. The fourth question regarding fertilizer and runoff mitigations, he stated that Jason Jones provided an adequate runoff mitigation test.

Kyle Geitner, consultant for the applicant, said that the cultivation method is purely organic and there should not be any pesticides or fertilizers being introduced. They will not be using anything that is sprayed, and therefore should not be any type of runoff.

Comm. Brown moved 2<sup>nd</sup> by Comm. Chavez that the Planning Commission find that the Initial Study (IS 18-40) applied for by Center Grow LLC on property located at 26066 and 27084 Jerusalem Grade Road, Middletown, and further described as APNs: 013-017-62 & 013-017-66 will not have a significant effect on the environment with mitigation measures described therein, and therefore a mitigated

negative declaration and associated mitigation monitoring reporting program shall be approved with the findings listed in the staff report dated September 1, 2020.

**3 Ayes 0 No – Motion Carried, Approved by roll call vote.  
Comm. Suenram and Comm. Hess absent.**

Comm. Brown moved, 2<sup>nd</sup> by Comm. Chavez that the Planning Commission find that the Use Permit (UP 18-32) applied for by Center Grow LLC on property located at 26066 and 27084 Jerusalem Grade Road, Middletown, and further described as APNs: 013-017-62 & 013-017-66 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 September 1, 2020.

**3 Ayes 0 No – Motion Carried, Approved by roll call vote.  
Comm. Suenram and Comm. Hess absent.**

*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.*

**UNTIMED STAFF UPDATE**

Kate Lewis introduced the new District II Planning Commissioner, Everardo Chavez Perez. Scott DeLeon welcomed him.

Scott DeLeon mentioned the new Cannabis Division and said that he will be actively recruiting for positions within the new division.

**9:44 a.m.     ADJOURNED**

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Daniel Suenram, Chair  
Lake County Planning Commission

Respectfully Submitted,  
  
By: \_\_\_\_\_  
Kate Lewis  
Planning Commission Assistant