Legislation Details (With Text)

File #:	20-369	**Version:**	1	**Name:**	
Type:	Action Item			**Status:**	Agenda Ready
File created:	4/16/2020			**In control:**	Planning Commission
On agenda:	4/23/2020			**Final action:**	
Title:	9:05 a.m. Public Hearing on consideration of a Major Use Permit (UP 19-05) and Initial Stud (IS 19-09). The project applicant is SCOTTS VALLEY BAND OF POMO INDIANS proposing a Major Use Permit to allow for the development of a small-scale bioenergy production facility using the Artis System. This system has no open flame components and is a sealed system, which uses programmable electric heaters to achieve optimal temperatures. The project is located at 7130 Red Hills Road, Kelseyville and further described as APN 009-021-07. (Mark Roberts) (Continued from April 9, 2020)				
Sponsors:	Community Development				
Indexes:					
Code sections:					
Attachments:	1. Staff Report Final Ver, 2. Attachment 1 - Vicinity map, 3. Attachment 2 - Project Decsription Packet, 4. Attachment 3 - Proposed Site Plan, 5. Attachment 4 - Proposed conditions of Approval, 6. ATTACHMENT 5 AVAILABLE UPON REQUEST, 7. Attachment 6 - Agency Comments & concerns, 8. GREEN - ITEM 2				

Date	Ver.	Action By	Action	Result

Memorandum

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Item # 1
9:05 AM

April 23, 2020

STAFF REPORT REVISED (Continued from 4/9/2020)

TO: Planning Commission

FROM: **Scott DeLeon**, Interim Community Development Director
Mark Roberts, Principal Planner

DATE: **February 24, 2020**

SUBJECT: Major Use Permit, UP 19-05
Initial Study, IS 19-09

Supervisor District Five (5)

ATTACHMENTS: 1. Vicinity Map
2. Project Description Packet
3. Proposed Site Plans and Conditions of Approval
4. Initial Study, IS 19-09
5. Agency Comments/Concerns
6. Public Comments/Concerns

I. **PROJECT SUMMARY**

The applicant is requesting approval of a Major Use Permit to allow for the development of a small-scale bioenergy production facility using the Artis System. This system has no open flame components and is a sealed system which uses programmable electric heaters to achieve optimal temperatures.

Once the biomass enters the system, the biomass is then heated to a level that reduces the biomass to a gas known as Syngas and a solid byproduct known as Biochar. The core of the system is the proprietary hybrid pyrolysis and gasification unit that includes a configurable system controller, feed delivery management, feed lock hopper and gas management. The system is able to be programmed to introduce a controlled amount of steam depending on the moisture content of the Syngas or the moisture content of the feedstock. Steam may be employed to assist in the conversion of Biochar to Syngas if the user prefers more Syngas and less, or no Biochar. The Syngas is processed through a series of heat exchangers, hydrocarbon crackers and particulate filters before being delivered to the generator.

The proposed use would occur within a 2,000-square enclosed structure on a 40’ x 50’ six-inch thick concrete pad. The sides of the metal building will be 10’ high and there will be two 18’-wide roll-up doors and one pedestrian entrance. The roll-up doors will be located on the west and east sides of the building; the pedestrian entrance on the east side. An “A” frame metal roof with a centerline apex of 16’ will cover the building and pad. The roof will be supported by steel pillars.

In additional to the proposed structure above, there would be a storage area approximately 28,000 square feet in size. The storage area functions will be to process and house the production plant’s feedstock. The surface of the storage area will be a 6” pad of wood chips. This is intended to ensure that soil erosion will not occur in the winter season as well as ensuring that rock and related material will not be carried to the production plant.

The plant will operate 24 hours per day, seven days per week except when it is shut down for scheduled maintenance on average one day per week. The operation is highly automated with system safeguards in place to shut the operation down in the event of a malfunction. The plan calls for a full-time employee working 5.5 hours per day, seven days a week on a split-shift schedule. The operator will be responsible for chipping feedstock, feeding the hopper, packaging biochar and monitoring the plant’s operation.

Construction is estimated to take approximately 8-12 weeks.

Recommendation:

Mitigated Negative Declaration
I move that the Planning Commission find on the basis of the Initial Study No. 19-09, prepared by the Planning Division, that the Major Use Permit, UP 19-05, as applied for by Scotts Valley Band of Pomo Indians, will not have a significant effect on the environment and therefore a mitigated negative declaration shall be issued with the findings listed in the Staff Report dated February 24, 2020.

Major Use Permit
I move that the Planning Commission find that the Major Use Permit, UP 19-05 applied for by Scotts Valley Band of Pomo Indians, on property located at 7130 Red Hills Road, Kelseyville, CA 95451, APN: 009-021-07 does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and grant the Major Use Permit subject to the conditions and with the findings listed in the Staff Report dated February 24, 2020.

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