

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 23, 2018

Commission Members

P John Hess, District I
P Bob Malley, District II
P Eddie Crandall, District III
P Matt Levesque, District IV
P Daniel Suenram, District V

Staff Members

P Michalyn DelValle, Director
P Shanda Harry, Deputy County Counsel
P Danae Bowen, Office Assistant III

9:14 a.m. CALL TO ORDER

Pledge of Allegiance was led by Eddie Crandell.

Action on Minutes:

- Comm. Hess moved, 2nd by Comm. Malley to approve the minutes of May 24, 2018.
- Comm. Malley moved, 2nd by Comm. Hess to approve the minutes of June 14, 2018

CITIZENS INPUT – None

9:16 a.m. Public Hearing on consideration of a Minor Modification (MMM 16-03) to Parcel Map (PM 84-09). The project applicant is EDWARD & STEPHANIE HAWKS proposing two additional building envelopes on a +/-31.63 acre parcel. Original project was for a 5 lot parcel map. The project is located at 11650 Casa Grande Lane, Whispering Pines and further described as APN 013-059-01. Environmental Evaluation: Exempt pursuant to CEQA Section 15061(b)(3). (Mireya Turner)

Mireya Turner, Associate Planner, provided background information and a power point presentation on the project application.

9:22 a.m. Opened Public Hearing

No one present wished to speak.

9:23 a.m. Closed Public Hearing

Comm. Hess moved, 2nd by Comm. Malley that the Planning Commission approve the Minor Modification (MMM 16-01) to Parcel Map (PM 84-09) to allow the addition of two designated buildable areas for property located at 11650 Casa Grande Lane, Whispering Pines, with the findings listed in the staff report dated July 25, 2018.

Minor Modification to an Approved Subdivision Map 5 Ayes 0 Noes

Comm. Crandell noted that there is a fifteen (15) calendar day appeal period provided by the Lake County Subdivision Ordinance.

9:20 a.m. Public Hearing on consideration of a Grading Permit (GR 18-016). The project applicant is LANGTRY FARMS LLC proposing construction of 575 acres of a new vineyard in ten blocks. The project is located at 23400, 19862, 19506, 21423, 22110, 18623 Butts Canyon Road; 22500 Guenoc Valley Road; 25111 Grange Road; 24245, 23790, 23120 Bohn Valley Road; 22800 Oat Hill Road; Middletown and further described as APNs 014-310-07, 014-320-08, 014-004-25, 013-022-01, 013-023-07, 013-023-10, 014-340-04, 013-023-15, 014-330-09, 013-021-10. Environmental Evaluation: Previously approved EIR. (Peggy Barthel)

Peggy Barthel, Associate Resource Planner, provided background information and a power point presentation on the project application.

9:33 a.m. Opened Public Hearing

Victoria Brandon, Lake County Sierra Club, felt that everything seemed solid with the previous EIR that was done. She said the conditions for erosion control are exemplary and was happy to see that provisions were made for wildlife corridors. She noted that the Redbud Audubon Society expressed concerns with some of the conditions and she received a letter from the Tribe, indicating that the cultural resource evaluation was inadequate and that is the reason she was attending the hearing today to back up the tribes views on this.

Ms. Brandon said apparently the tribe has come to an agreement with the applicant and that additional mitigations to their concerns have been satisfied and added if they are satisfied, then the Sierra Clubs concerns are satisfied. She added that she felt this project was well done.

Sally Peterson, Middletown Rancheria Tribal Counsel Advice Chairwoman, spoke to the tribes concerns for the cultural resources protection of the project and noted that they have been met. She said they are in agreement with the standard language they are able to use with the County and the Community Development Department. She said they have reached out to the property owners at the Langtry Farms and they have started negotiations for the agreement. She said they are hopeful that they as well would want to reach an agreement relatively quickly so they can move forward with their project. She said as a community partner, they are always proactive and in support of growth and economic development and their goal is to never hold up projects and their goal is to specifically protect their cultural resources.

9:37 a.m. Closed Public Hearing

Comm. Malley noted that they will not be able to start this project until the agreement has been settled and it is contingent on Guenoc and the Middletown Tribe coming together with that agreement.

Comm. Hess moved, 2nd by Comm. Malley that the Planning Commission find that the Environmental Impact Report and mitigation measures that were previously prepared for Langtry Farms LLC for property located at 19862, 21423, 19506 Butts Canyon Road and 24245, 23790, 23120 Bohn Valley Road, Middletown, CA and further described as APNs 013-023-10, 013-022-01, 013-023-07, 014-004-25, 014-320-08 and 014-310-07 does meet the requirements of CEQA Guidelines Section 15162(a) and that no additional environmental review need be prepared.

Reconsideration of previously-approved EIR 5 Ayes 0 Noes

Comm. Hess moved, 2nd by Comm. Malley that the Planning Commission find that the Complex Grading Permit, GR18-016 applied by Langtry Farms LLC on property located at 19862, 21423, 19506 Butts Canyon Road and 24245, 23790, 23120 Bohn Valley Road, Middletown, CA and further described as APNs 013-023-10,

013-022-01, 013-023-07, 014-004-25, 014-320-08 and 014-310-07 does meet the requirements of the Lake County Grading Ordinance and that the Planning Commission has reviewed and considered the Environmental Impact Report which was adopted for this project and the complex Grading Permit be granted subject to the conditions as amended today and with the findings listed in the Staff Report dated August 13, 2018 and the Staff Report Addendum dated August 20, 2018.

Complex Grading Permit Approval 5 Ayes 0 Noes

UNTIMED STAFF UPDATE

A. Office News

Michalyn DelValle, Community Development Director, announced that this was Comm. Levesque's last hearing and presented a plaque to Comm. Levesque for his two years of service to the Planning Commission.

Ms. DelValle said that staff will be recruiting for two new Assistant Planner positions along with a Principal Planner position in the next couple of weeks.

ADJOURNED 9:43 a.m.

Eddie Crandell, Chair
Lake County Planning Commission

Respectfully Submitted,

By: _____
Danae Bowen
Office Assistant III