



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Planning • Building • Code Enforcement
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Item 6b
9:20 AM
June 11, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department

Trish Turner, Associate Planner

DATE: June 11, 2026

SUBJECT: Consideration of proposed Major Use Permit PL-26-115 (UP 21-17), Seigler Springs North LLC/ Forest Ellie, and Mitigated Negative Declaration PL-26-115 (IS 21-18), for the approval of no more than 130,680 square feet (sf) of commercial cannabis cultivation and a Type 13 Distribution, self-transport license located at 11615 and 11625 Seigler Springs North Road, Kelseyville (APNs 115-007-03 and 115-007-06).

EXECUTIVE SUMMARY

Action Requested:

The Planning Commission will consider adopting a Mitigated Negative Declaration (MND) and approving a Major Use Permit PL-26-115 (UP 21-17) for no more than 130,680 sf of outdoor commercial cannabis cultivation and a Type 13, Distribution, self-transport license at 11615 and 11625 Seigler Springs North Road, Kelseyville (APNs 115-007-03 and 115-007-06).

Project Overview and Background:

The proposed project was presented to the Planning Commission on October 26, 2023, and during the hearing, the Commission raised the following three concerns.

1. A Tree Mitigation Plan should be submitted to address the removal of trees.
2. The Grading Plans were not uploaded as an attachment to the Staff Report.
3. the Commission was informed that there could potentially be Tribal Cultural Resources on the property and requested that Staff should work with the applicant and local Tribe(s) to address this matter.

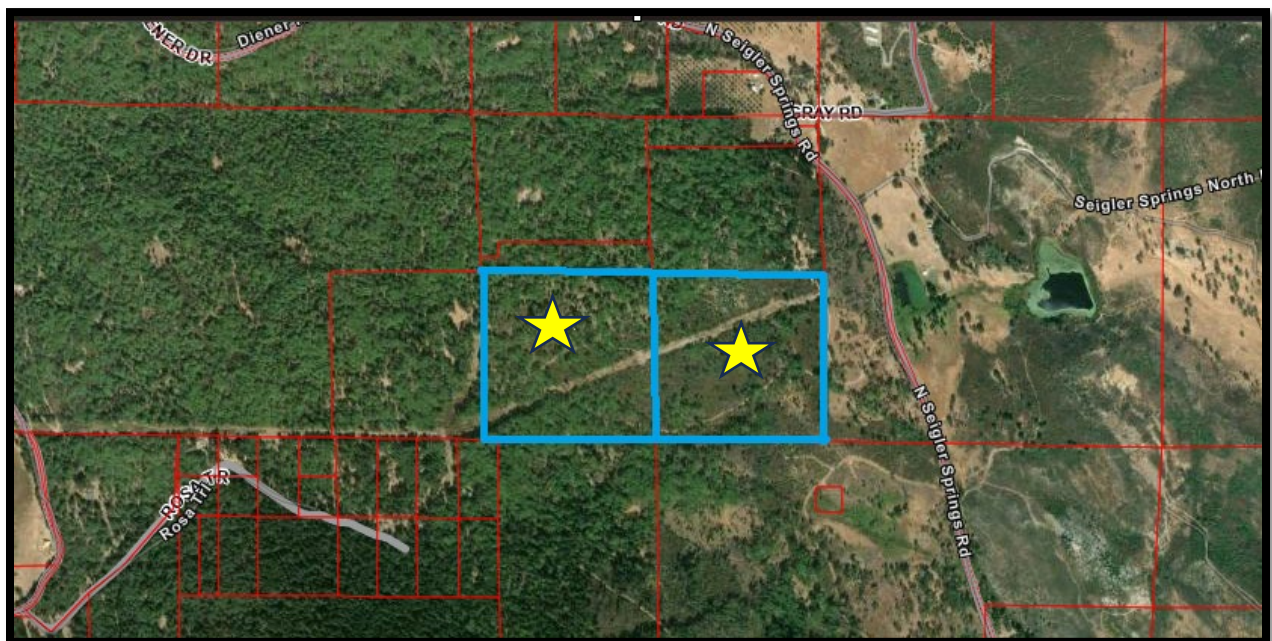
Due to these issues, the public hearing was continued to a date and time uncertain. The October 26, 2023, Planning Commission Staff Report and related documents may be accessed online at:

<https://countyoflake.legistar.com/View.ashx?M=A&ID=1161643&GUID=B39BBCAF-C9AE-44DD-A082-39D56BCA63FB>. All public comments received for the hearing are included in Attachment 13.

As summarized below, Staff has worked with the applicant to address the Commission's concerns that were raised on October 26, 2023.

- The applicant has conducted a tree study and submitted an Oak Mitigation Plan (Attachment 8). Refer to the Tree Removal Summary below for more information.
- Staff contacted the local Tribe(s) and Tribal Consultation took place with the Middletown Rancheria on February 28, 2024. As a part of consultation, a site visit was conducted, and Tribal Cultural Resources were found within the vicinity. Staff amended the existing mitigation measures in the MND to further protect the resources (Attachment 5). The mitigation measures were provided to the Tribe and the applicant agreed to enter into a Tribal Monitoring Agreement with Middletown Rancheria. Tribal consultation was concluded on April 9, 2024.
- The applicant has reduced the proposal from 174,240 sf to 130,680 sf of commercial cannabis cultivation canopy.
- The applicant provided revised Grading Plans to reflect the reduction in project scope on May 4, 2026 (Attachment 2).

Figure 1 – Vicinity Map



Source: Lake County ArcGIS 2026

PROJECT SUMMARY

- Up to 130,680 sf (3-acres) of outdoor commercial cannabis canopy within a 174,240 (4-acre) cultivation area

- Four regular parking spaces and one ADA compliant parking space (proposed)
- Six - 5,000-gallon water storage tanks (proposed)
- Two - 320 sf Connex containers (proposed)
- 800 sf composting area (proposed)
- 225 sf trash enclosure (proposed)
- One – 5,000-gallon water storage tank dedicated to fire suppression (proposed)
- One - ADA portable restroom with a handwashing station (proposed)
- Removal of 76 Black oak tree over 6" DBH and replanting of 228 oaks
- Corresponding State Licensing: Three A-Type 3 Outdoor Licenses; Type 13 Distribution (self-transport only)
- Employees: Up to two full-time employees and up to three seasonal employees
- Hours: 6:00 a.m. – 8:00 p.m. Monday through Sunday with some flexibility during harvest
- The growing medium will be an amended native soil mixture, with drip irrigation systems, and mulch to conserve water resources
- Grant of easement Access Road (Attachment 7) (existing)
- Entry Gate (existing)
- PG&E Service (existing)
- Groundwater well (existing)

Construction Details:

Construction would occur over approximately three to four weeks. Larger equipment would be mobilized once at the beginning of the construction season, and out and the end of the construction season. The following equipment is expected to be used to construct the project facilities:

- Backhoe or dozer
- Tiller
- ATV
- Landscape maintenance equipment, chipper
- Ranch truck and trailer

SITE PLAN DATA

AREA OF PROPERTY 84.55 +/- ACRES

AREA OF CANOPY 3 ACRES

TOTAL FENCED AREA 4.3 ± ACRES

STORMWATER MANAGEMENT PLAN

- 1.) SEED AND MAINTAIN A HEAVY STAND OF VEGETATION INCLUDING INCLUDING RYE GRASS AND FESCUE AROUND PERIMETER OF CULTIVATION FENCE MIN 30' WIDTH.
- 2.) MAINTAIN ALL BMPs SHOWN ON THIS PLAN IN ACCORDANCE WITH CA STORMWATER BMP HANDBOOK FOR LIFE OF PROJECT.

STORMWATER BMPs LEGEND *

FR FRIE ROLL (E=5)	CHEN CHEMICAL HANDLING BMP (E=1,2,3,4,5,6)
ST SURFACE STABILIZATION (E=2,3,4,5,6,7)	SHALE SHALE MIT (E=5, E=6, E=7)
SF SLOPE FENCE (E=1)	WASTE WASTE MANAGEMENT (E=1,2,3, 5, 6, 7)
ROAD ROAD DRAINING LUT MIT (50=40,43,44)	TRAP TRAP/TRACTION (E=2,3)
FILE STRIP FILE MIT (E=1, 30=1,3)	WQ WATER QUALITY MONITORING LOCATION

* ALL STORMWATER BMPs SHALL BE INSTALLED AND MAINTAINED AS PER CALIFORNIA STORMWATER BMP HANDBOOK.

APN: 115-007-03

APN: 115-007-06

Cannabis Cultivation Site
Seigler Springs Cultivation
 APN: 115-007-03 & 06
 11500 SEIGLER CREEK RD
 MODROCK, CALIFORNIA

VanDerWall Engineering, Inc.
 100 BOX 437
 KEENEVILLE, CA 95401
 707-939-0889

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 DATE: 10-20-20
 PROJ: 20-070
 DWG: 02
 SHEET

SITE CONTEXT

General Plan: Resource Conservation

Access: Seigler Springs North Road, Kelseyville

Hazard Zone: The project parcels are within Very High and Moderate Fire Severity Zones

Fire District: Kelseyville Fire Protection District (115-007-03), Kelseyville Sphere of Influence (115-007-06)

Supervisor District: 5

The proposed project is located at 11615 and 11625 Seigler Springs North Road. Access to the project site is provided by an existing private road from Seigler Springs North Road. The project site is mostly undeveloped with an existing groundwater well and security gate. The property has a Class III watercourse, Seigler Canyon Creek, that flows approximately 7.4 miles east and northeast until it reaches Cache Creek, which is a tributary to Clear Lake. Seigler Canyon Creek is over 100 feet from the proposed cultivation area, as required by the County Code. The parcel is located within the Cobb Communities Area Plan, 3.5 miles west of CA State Highway 29 and approximately 6.6 miles away from the nearest Community Growth Boundary.

The surrounding parcels consists of lands zoned for Timberland Preserve District, Rural Lands, "B5" Combining District, and Rural Residential. Existing development in the area is comprised of combination of vacant lands single-family residences, cannabis cultivation operations, and Adidam Holy Domains Lake County.

Figure 3 – Site Photo



Source: Staff Site Visit, May 2023

Figure 4 – Site Photo



Source: Staff Site Visit, May 2023

WATER SUPPLY & USE (SUMMARY)

- Source: one existing on-site groundwater well
- Annual Demand: ~4.9 acre-feet/year (see Figure 5 for annual water usage)
- According to the Hydrology Report and Drought Management Plan (Attachment 6), the Well Completion Report was completed in June 2024 and demonstrated that the project's projected water demand of 4.9 acre-feet per year uses a small portion of the site's recharge, which ranges from 22.3 acre-feet in drought years to 30.1 acre-feet during regular rainfall years. The analysis shows that the aquifer stays balanced even during drought years. Well data was collected for other off-site wells; the nearest well is located approximately 320 feet northwest of the

project site and the next nearest off-site well is approximately 1,200 feet away. Given the low density of existing wells in the vicinity and the project's requirement for water monitoring and drought management, there is sufficient water to meet the demand without impacting the surrounding area.

Figure 5 – Water Usage

Table 1. Estimated projected total monthly irrigation.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Irrigation (1,000 gal)	0	0	0	0	0	256	265	265	405	411	0	0	1,602

Source: Northpoint Consulting Group INC., Hydrology Report, November 2025

TREE REMOVAL (SUMMARY)

- The applicant provided an Oak Mitigation Plan prepared by Jacobszoon & Associates dated January 3, 2024 (Attachment 8).
- The project proposes the removal of 76 mature black oak trees, as well as the removal of several dead and downed trees that will need to be removed for safety. Additionally, 228 black oak saplings will be planted, cared for, and protected for seven years, in areas surrounding the proposed cultivation operation, to mitigate for the black oak trees lost as a result of project/site development.
- There are several dead and downed trees located on this parcel. The parcel was affected by the 2015 Valley Fire, which destroyed many trees on this site.
- Prior to removing any trees, the applicant must incorporate the Oak Mitigation Plan for mitigation, irrigation, and maintenance requirements.
- The applicant proposes the establishment of a +20-acre No Development Zone to mitigate for the ponderosa pine and black oak habitat disturbed as a result of developing the proposed project (Attachment 9).

ENVIRONMENTAL REVIEW (CEQA)

An Initial Study/Mitigated Negative Declaration (IS/MND; SCH No. 2023060804) was originally circulated on June 30, 2023. During the October 26, 2023, Planning Commission hearing, the Commission requested a Tree Mitigation Plan to address proposed tree removal. The IS/MND was subsequently revised and recirculated on January 26, 2024 (Attachment 5).

Additionally, following information presented by the Big Valley Band of Pomo Indians, the Commission directed staff to revisit the AB 52 consultation process. Staff re-notified local

Tribes on January 26, 2024. Middletown Rancheria requested consultation, which was held on February 28, 2024. As a result of this process, the Mitigation Measures for Tribal Cultural Resources have been strengthened. Combined with a reduction in the project's overall scope, these changes further lessen potential environmental impacts. Pursuant to CEQA Guidelines Section 15073.5(c), further recirculation is not required because these revisions strengthen existing protections and do not create new significant environmental effects.

The Initial Study determined that the project could result in potentially significant impacts in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Noise
- Tribal Cultural Resources
- Wildfire

Mitigation measures are incorporated by reference from the IS/MND (Attachment 5) into the Conditions of Approval (Attachment 2). All impacts would be reduced to a less-than-significant level through incorporation of mitigation measures and compliance with existing regulations.

No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guideline §15070.

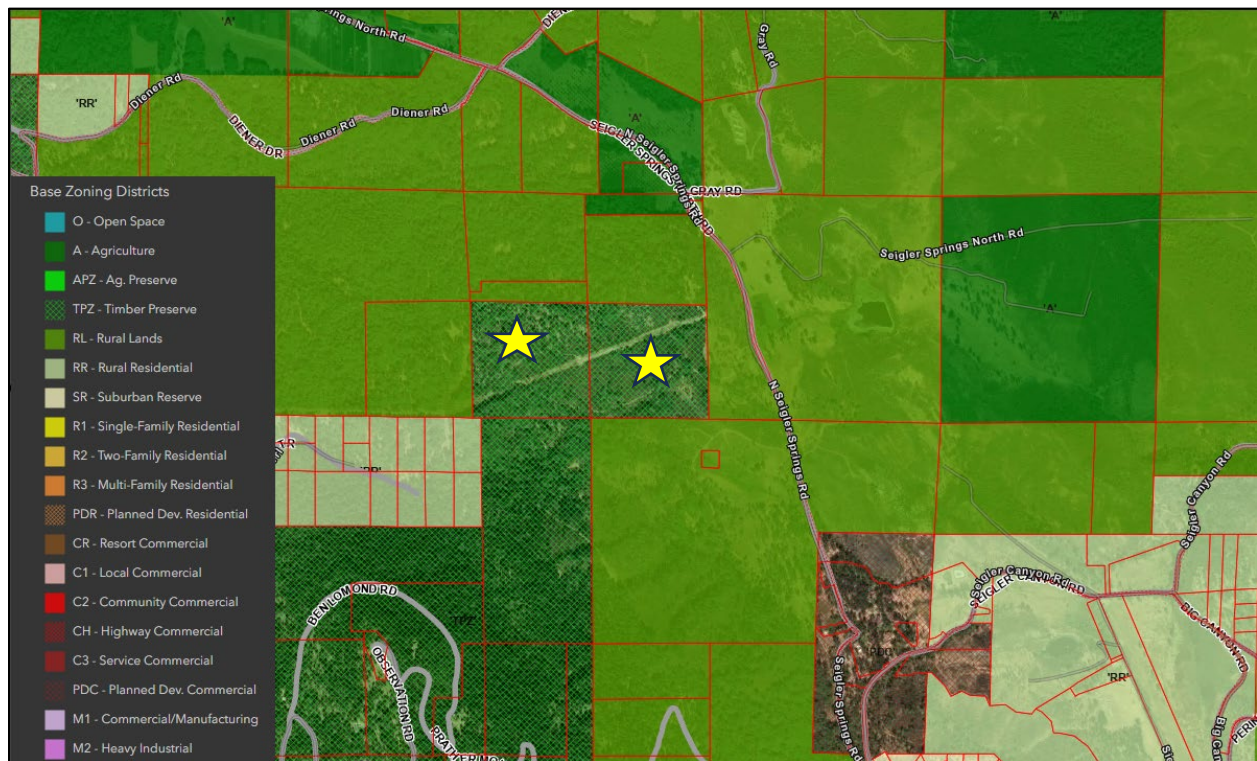
GENERAL PLAN & ZONING CONSISTENCY

The project is an allowable agricultural use, maintains required setbacks, and incorporates fire safety, water management, and environmental protection measures. As demonstrated below, the project is consistent with the General Plan, Cobb Mountain Area Plan, and the Lake County Zoning Ordinance.

Policy Area	Conclusion
General Plan – Resource Conservation	Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; Chapter 11 Water Resources

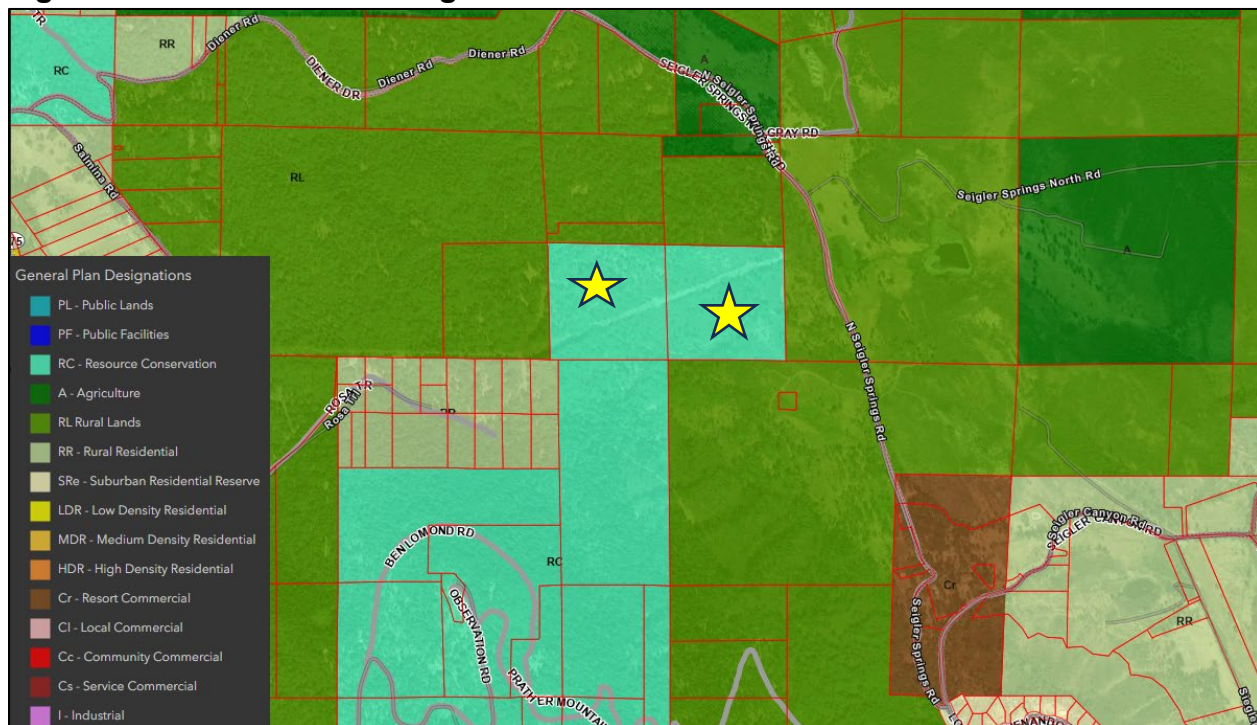
Policy Area	Conclusion
Cobb Mountain Area Plan	Objective 3.5 – To encourage long-term maintenance of viability of agricultural and timber production. Objective 3.9– To ensure that the cultural resources of the Cobb Mountain Area are adequately protected. Policy 3.9a – Archaeological surveys shall be required in accordance with state law whenever new development could potentially impact unique or significant cultural resources.
Zoning: Article 6 - TPZ Article 27.11(at) – Cannabis Uses	Permitted under Article 6.5 with a Major Use Permit under Article 27.11(at) Permitted with a Major Use Permit in the “TPZ” zoning.
Setbacks	• The cultivation site is set back a minimum of 100 ft from property lines (varies in areas) • At least 500 ft setbacks from all waterways • 200 ft from the nearest off-site residence
Lake County Muni Code Consistency	There are no violations of Chapter 5, 17, 21, 23, or 26
Qualified Applicant	Notification was received from Lake County Sherriff’s Office that the applicant is qualified to engage in commercial cannabis activities.

Figure 6 - Zoning Map



Source: Lake County ArcGIS, 2026

Figure 7 – General Plan Designation



Source: Lake County ArcGIS 2026

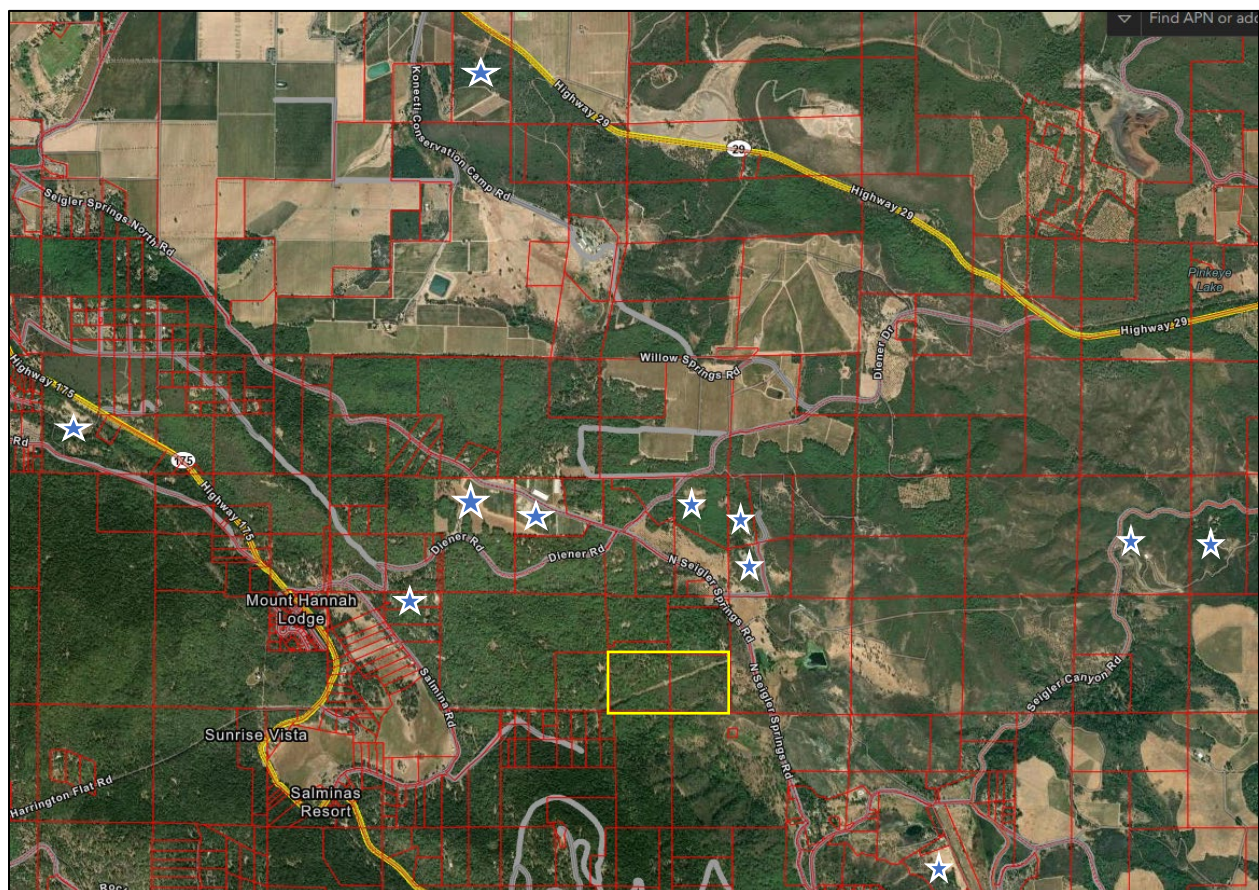
Agency comments (Attachment 11) were received and addressed through Conditions of Approval (Attachment 3), including Kelseyville Fire Protection District.

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Eleven local Tribes with aboriginal territories located in and around Lake County were notified of this proposal on November 08, 2022. The Community Development Department did not receive a request for AB 52 Tribal Consultation from any of the forementioned Tribes. As discussed above, the Community Development Department sent out a second AB 52 notice, on January 26, 2024, which resulted in consultation and the applicant agreeing to a Tribal Monitoring Agreement with Middletown Rancheria.

Figure 8 – Approved Cannabis Projects Proximity To PL-26-115

Figure 8 – Approved Cannabis Projects Proximity To PL-26-115



Source: Lake County ArcGIS 2026

There are three pending projects within three miles of the location.

TABLE 1 - Approved Projects and Canopy within a Three-mile Radius:

UP 20-11	479,160 or 11 acres
UP 22-31	392,040 or 9 acres
MUP 18-45	5,000 sf
UP 18-15	39,540 sf
MUP 20-25	9,964 sf
UP 18-14	40,750
UP 20-27	10,000sf
UP 19-06	43,560 sf or 1 acre
UP 18-20	16,896 sf
MUP 21-34	9,900 sf (has never cultivated)
UP 21-16	117,784 sf – 2.7 acres (has never grown more than 10,000 sf)

REQUIRED FINDINGS (Article 51.4 – Major Use Permit and Article 27.11(at) Uses Generally Permitted under the Lake County Zoning Ordinance)

Based on the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. Is consistent with the General Plan, Area Plan, and Zoning Ordinance
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan. Meets all cannabis development standards
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and

apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

7. Applicant is qualified to apply for the Use Permit.
8. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level.

RECOMMENDATIONS AND SAMPLE MOTIONS

Based on the analysis provided herein and in the IS/MND, Staff finds the project consistent with all applicable codes and requirements. As such, Staff recommends approval of the IS/MND and project. Sample motions are provided below.

A. I move that the Planning Commission find that potential impacts associated with this project applied for by Seigler Springs North LLC/ Forest Elie can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 11615 and 11625 Seigler Springs North Rd., Kelseyville (APNs 115-007-03 and 115-007-06) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-26-115 (IS 21-18) with the findings listed in the Staff Report dated June 11, 2026.

B. I move that the Planning Commission find that the Major Use Permit PL-26-115 (UP 21-17) applied for by Seigler Springs North LLC/ Forest Elie for the property located at 11615 and 11625 Seigler Springs North Rd., Kelseyville (APNs 115-007-03 and 115-007-06) does, meet the requirements of the Lake County Zoning Ordinance Article 27 and Article 51.4 and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated June 11, 2026.

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 day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Site Plans
2. Grading Plans
3. Draft Conditions of Approval

4. Property Management Plan
5. Initial Study / Mitigated Negative Declaration, Revised April 13, 2026
6. Hydrological Assessment and Drought Management Plan
7. Grant of Easement
8. Oak Mitigation Plan
9. No Development Zone
10. Biological Assessments (Combined)
11. Agency Comments
12. Tribal Comments
13. Public Comments