

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, FEBRUARY 25, 2021
9:00 AM
AGENDA - Final**

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Lance Williams

Scott DeLeon, CDD Director
Tocarra Thomas, CDD Deputy Director
Nicole Johnson, Deputy County Counsel
Vacant, Office Assistant III

GENERAL INFORMATION

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting.

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.

AGENDA AVAILABLE ONLINE AT www.co.lake.ca.us

Due to the COVID-19 crisis, meetings of the Lake County Planning Commission will be available for participation virtually only via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at:

<https://countyoflake.legistar.com/Calendar.aspx>

To participate in real time, please join the Zoom Meeting, by clicking the link below at 9am:

<https://lakecounty.zoom.us/j/95078734597?pwd=eDJSbEpaUU9ramdXdjZQSDBHaGw1dz09>

Meeting ID: 950 7873 4597

Passcode: 424167

One tap mobile

+16699006833,,95078734597#,,,,*424167# US (San Jose)

+13462487799,,95078734597#,,,,*424167# US (Houston)

To submit a written comment on any agenda item please visit <https://countyoflake.legistar.com/Calendar.aspx> and click on the eComment feature linked to the meeting date.

Thank you for your interest in this meeting.

9:00 AM - Call To Order

Pledge of Allegiance

Action on Minutes from February 11, 2021

Memo: [21-78](#)

Attachments: [February 11, 2021 Minutes](#)

CITIZEN'S INPUT

- 1 9:05 A.M. - PUBLIC HEARING to Consider Major Use Permit (UP 20-18) and a Mitigated Negative Declaration based on Initial Study (IS 20-21). The Project Applicant is Incline Power LLC., Owner, Patsy Thorburn, is proposing a new 150' tall cell tower and appurtenant equipment within an 80' by 80' fenced enclosure on 26.55+ acre property. Location: 16355 Highway 20, Clearlake Oaks, CA; and further described as APN: 010-055-31.

Memo: [21-81](#)

Attachments: [UP 20-18 Incline Cellphone Tower Final](#)

[Attachment 1 vicinity map](#)

[Attachment 3 agency comments](#)

[Attachment 3a Agency comment](#)

[Attachment 4 conditions](#)

[Attachment 5a drawings](#)

[Attachment 5b photo sims](#)

[Attachment 6 IS](#)

[Attachment 7 letter of support](#)

- 2 9:10 A.M. - PUBLIC HEARING to Consider Major Use Permit (UP 20-27) and a Mitigated Negative Declaration based on Initial Study (IS 20-32). The project applicant is LC2400, owner SHANA SCHUETTE, proposing (5) A Type 3 (outdoor) Commercial Cannabis Cultivation license consisting of 217,800 square feet of canopy area located within 252,960 square feet of cultivation area. Location: 2400, 2405, and 2215 Clover Valley Road, Upper Lake, and further described as APNs: 004-007-12, 004-007-13, 004-007-23.

Memo: [21-84](#)

Attachments: [Staff Report UP 20-27_FINAL](#)
[ATTACHMENT 1 - VICINITY MAP](#)
[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN](#)
[ATTACHMENT 3 - AGENCY COMMENTS](#)
[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL](#)
[ATTACHMENT 5 - PROPOSED SITE PLANS](#)
[ATTACHMENT 6 - INITIAL STUDY](#)
[ATTACHMENT 7 - BIOLOGICAL ASSESSMENT](#)
[Conditions of Approval UP 20-27_FINAL](#)

- 3 9:15 A.M. - PUBLIC HEARING to Consider Major Use Permit (UP 20-09) and a Mitigated Negative Declaration based on Initial Study (IS 20-08). The project applicant/ owner is Kimberly Kent and Robert Nothnagle, proposing one-acre outdoor cannabis cultivation to allow 49, 160 square feet area, ancillary structures includes storage sheds, water tanks, and processing facility. Location: 23095 Jerusalem Grade, Middletown, and further describes as APN(s): 013-015-44, 013-015-46, 013-015-47, & 013-015-48.

Memo: [21-85](#)

Attachments: [Ancient Lakes Farms Staff Report UP 20-09_v2_tnt_ham](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Project Management Plan](#)
[Attachment 3-Agency Comments](#)
[Attachment 4-Conditions of Approval UP 20-09 \(Draft\)](#)
[Attachment 5-Site Plans](#)
[Attachment 6-Initial Study](#)

- 4 9:20 A.M. - PUBLIC HEARING to Discuss and Consider Zoning Text Amendment (AM 21-01) to Article 27 of the Lake County Zoning Ordinance pertaining to the Cultivation of Commercial Cannabis. The applicant is the COUNTY OF LAKE.

Memo: [21-86](#)

Attachments: [Staff Report zoning text amendment AM 20 02 ce 20 15_final](#)
[AM 20 02 Attachment 1 Ordinance3096](#)
[AM 20 02 Zoning Text Amendment Attachment 2 Ordinance 3092 Adopted BC](#)
[AM 20 02 Attachment 3 Reso2020-178 Bruno - signed](#)
[Attachment 4 Am 20 02 May 28](#)

- 5 9:25 A.M. - PUBLIC HEARING to Discuss and Consider Approval of Text Amendments to Article 27SEC. 21-27 USES GENERALLY PERMITTED Commercial Cannabis Cultivation with a Resolution of Intention submitted to the Board of Supervisors: Proposed Amendments to Zoning Ordinance (AM 21-01) Categorical Exemption (CE 20-16)

Memo: [21-87](#)

Attachments: [AM 21 01 Attachment 1 BOS Approved Ordinance 3101](#)
[AM 21 01 Attachment 2 Resolution 2020-184](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment