

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, APRIL 22, 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
Kerrian Marriott, 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 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:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join:

<https://lakecounty.zoom.us/j/94349579788?pwd=MjNpaXQvM0djc0lzL3lyVGJLNkYwUT09>

Passcode: 692165

Or One tap mobile:

+16699006833,,94349579788#,,,,*692165# US (San Jose)

+12532158782,,94349579788#,,,,*692165# US (Tacoma)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 943 4957 9788

Passcode: 692165

International numbers available: <https://lakecounty.zoom.us/j/94349579788>

Or an H.323/SIP room system:

H.323: 162.255.37.11 (US West) or 162.255.36.11 (US East)

Webinar ID: 943 4957 9788

Passcode: 692165

SIP: 94349579788@zoomcrc.com

Passcode: 692165

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

Planning Commission Meeting Minutes for PC Hearing April 8th, 2021.

Memo: [21-312](#)

Attachments: [April 8, 2021 Planning Commission Meeting Minutes v1](#)

CITIZEN'S INPUT

1. 9:05 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 19-47) on Thursday, April 22, 2021, 9:05 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Due to the COVID-19 crisis, meetings of the Lake County Planning Commission will be available for participation virtually via Zoom and in the Board Chambers subject to social distancing requirements. Owner/Applicant: Work Right Building LLC. Proposed Project: (1) Type 6 "Non-Volatile Cannabis Manufacturing License", (1) "Cannabis Processor License" and (1) Type 11 "Cannabis Distributor License" consisting of 48,100 square feet of processing area, 690 square feet of manufacturing area, and 1,810 square feet of distribution area located within an existing 60,000 square foot building. Location: 4615 Work Right Circle, Lakeport, CA; APN: 008-032-51. Environmental Evaluation: Categorical Exemption (CE 21-06). Planner

Memo: [21-313](#)

Attachments: [UP 19-47 Staff Report FINAL](#)
[ATTACHMENT 1 - VICINITY MAP](#)
[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN](#)
[ATTACHMENT 3 - AGENCY COMMENTS](#)
[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL](#)
[ATTACHMENT 5 - SITE PLANS](#)

2. 9:10 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 19-46) on Thursday, April 22, 2021, 9:10 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Due to the COVID-19 crisis, meetings of the Lake County Planning Commission will be available for participation virtually via Zoom and in the Board Chambers subject to social distancing requirements. Applicant/Owner: Stuart Spivack. Proposed Project: Applicant is applying for a total of 28,012 square feet canopy area within a total of 28,252 square feet of cultivation area and facilities including (2) 120 square feet accessory structures and water tanks. Location: 1027 Watertrough Road, Clearlake Oaks, CA; APN(s): 628-100-10. Environmental Evaluation: Mitigated Negative Declaration (IS 19-65).

Memo: [21-314](#)

Attachments: [UP 19-46 Frosty Oaks SR V4](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Project Description and Management Plan](#)
[Attachment 3-Site Plans](#)
[Attachment 4-Conditions of Approval UP 19-46\(draft\)](#)
[Attachment 5-Spivack Initial Study \(IS19-65\)](#)
[Attachment 6-Agency Comments](#)

3. 9:15 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-03) on Thursday, April 22, 2021, 9:15 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Due to the COVID-19 crisis, meetings of the Lake County Planning Commission will be available for participation virtually via Zoom and in the Board Chambers subject to social distancing requirements. Applicant: Freddie Alvarez. Owner: Alvarez Ignacio Trustee. Proposed Project: Applicant is applying for 131,000 square feet of outdoor canopy area and 500 square feet indoor canopy within a 600 square feet metal building. It will take place over four site locations totaling up to 3.6 acres of cultivation area within the property. Location: 12990 Spruce Grove Road, Lower Lake, CA; APN: 012-067-40. Environmental Evaluation: Mitigated Negative Declaration (IS 20-33).

Memo: [21-315](#)

Attachments: [Staff Report-Alvarez Family Farms UP 20-03](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Project Description and Project Management Plan](#)

[Attachment 3-Site Plans](#)

[Attachment 4-Conditions of Approval UP 20-03](#)

[Attachment 5-Initial Study for Alvarez Farms \(UP20-03\)](#)

[Attachment 6-Agency-Public Comments](#)

4. 9:20 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-28) on Thursday, April 22, 2021, 9:20 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Due to the COVID-19 crisis, meetings of the Lake County Planning Commission will be available for participation virtually via Zoom and in the Board Chambers subject to social distancing requirements. Applicant: Gustafson Farms, LLC (Joseph Gustafson) Owner: Walter Stryker. Proposed Project: Applicant is applying for a total of 111,620 square feet canopy (89,620 square feet outdoor and 22,000 square feet mixed-light) area within a total of 237,220 square feet of cultivation area and facilities including 50,000 square feet processing facility, 24,000 square feet of greenhouse for nursery, 50,000 square feet for drying facility, (3) storage sheds, and 23,000 square feet of greenhouse structures for mixed-light canopy. Location: 4440, 4460, 4520, 4550 George Road, Lakeport, CA; APN(s): 008-031-48, 008-031-60, 008-032-43, and 008-032-44. Environmental Evaluation: Mitigated Negative Declaration (IS 20-33).

Memo: [21-316](#)

Attachments: [Staff Report-Gustafson Farms LLC_v2 tnt](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Project Description and Project Management Plan](#)
[Attachment 3-Site Plans](#)
[Attachment 4-Conditions of Approval UP 20-28](#)
[Attachment 5-Initial Study for Airport \(IS20-33\)](#)
[Attachment 6-Agency-Public Comments](#)

5. 9:25 a.m. Public Hearing to consider a Rezone (RZ 19-02) and General Plan Amendment (GPAP 19-02) to change the zoning of a property from R-3 High Density Residential to R1 Low Density Residential; to change the General Plan designation of a property from High Density Residential to Low Density Residential, and consideration of a Mitigated Negative Declaration (IS 19-41) on Thursday April 22, 2021, 9:25 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant/Owner: Richard Siri. Proposed Project: Rezone and General Plan amendment on a property presently zoned R3. Location: 4436 Lakeshore Boulevard, Lakeport, CA; APN: 029-141-22. Environmental Evaluation: Mitigated Negative Declaration.

Memo: [21-317](#)

Attachments: [Staff Report RZ 19-02 FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 mylar](#)
[Attachment 3 supplemental mat'l](#)
[Attachment 4a agency comments](#)
[Attachment 4b agency comments](#)
[Attachment 5 Conditions](#)
[Attachment 6 IS](#)

6. 9:30 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 19-08) on Thursday April 22, 2021, 9:30 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Golden State Herb. Proposed Project: (1) A Type 3 (medium outdoor) commercial cannabis cultivation license; (4) A-Type 2 small outdoor commercial cannabis licenses, and (1) A-Type 13 'self-distribution' license. Location: 8550 Highway 175, Kelseyville, CA; APN: 011-055-06. Environmental Evaluation: Mitigated Negative Declaration (IS 19-14).

Memo: [21-318](#)

Attachments: [Golden State Herb SR FINAL](#)
[Attachment 1 Vicinity Map](#)
[Attachment 2 PMP \(1\)](#)
[Attachment 2a Bio Study](#)
[Attachment 3 Agency Comments](#)
[Attachment 3b Middletown](#)
[Attachment 4 conditions](#)
[Attachment 5 site plans](#)
[Attachment 6 IS](#)

7. 9:35 a.m. Public Hearing to take place on Thursday, April 22, 2021 at 9:35 a.m. in the Lake County Courthouse. Applicant/Owner: WeGrow LLC / Zarina Otchkova. Proposed Project: Fifteen (15) A-Type 3B mixed light commercial cannabis cultivation licenses; one (1) A-Type 1C 'specialty cottage' (greenhouse) license, and one A-Type 13 'Self Distribution' license. The applicant is proposing thirty (30) 90' x 125' greenhouses; one (1) 90' x 112' greenhouse; four (4) 90' x 125' nursery greenhouses; four (4) 50' x 100' drying buildings; one (1) 200 sq. ft. shed; four (4) 2,500 gallon water tanks; one (1) 6-foot tall galvanized woven wire fence covered with privacy mesh to screen the greenhouses from public view. Total proposed cultivation area is 400,405 sq. ft. (roughly 9 acres). Location: 16750 Herrington Road, Middletown, CA (cultivation site); 17610 Sandy Road, Middletown, and 19678 Stinson Road, Middletown consisting of 309+ acres. APNs: 013-060-40 (cultivation site); 013-014-03 and 013-014-11. Environmental Evaluation: Mitigated Negative Declaration IS 20-25.

Memo:

[21-319](#)

Attachments:

[UP 20-22 Staff Rept FINAL](#)

[Attachment 1 vicinity map](#)

[Attachment 2 PMP](#)

[Attachment 3 Agency Comments](#)

[Attachment 4 conditions_1](#)

[Attachment 5 site plans](#)

[Attachment 6 IS](#)

[Attachment 7 Bio Report](#)

[Attachment 9a public comments](#)

[Attachment 9b public comments](#)

[Attachment 9c letters 1](#)

[Attachment 9d public comments](#)

8. 9:40 a.m. Continued from April 8th, 2021 PC Hearing. Public Hearing to consider a Major Use Permit (UP 19-40) to consider approval of a commercial cannabis cultivation project on a 77+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-59) on Thursday April 22, 2021, 9:40 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: CUA Enterprises. Proposed Project: Three (3) A-Type 3 medium outdoor cannabis cultivation licenses requesting 104,800 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license. Location: 25252, 25322, 25372 & 25312 Jerusalem Grade Road, Middletown, CA; APNs: 013-017-92, 013-017-74, 013-017-36 and 013-017-31. Environmental Evaluation: Mitigated Negative Declaration.

Memo: [21-320](#)

Attachments: [Staff Report UP 19-40 V2](#)
[Attachment 1 vicinity map](#)
[Attachment 2 PMP](#)
[Attachment 3 agency comments](#)
[Attachment 4 conditions](#)
[Attachment 5 site plans](#)
[Attachment 6 IS](#)

9. 9:45 a.m. Continued from PC Meeting April 8th, 2021. Public Hearing to consider a Major Use Permit (UP 19-31) to consider approval of a commercial cannabis cultivation project on a 333+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-39) on Thursday April 22, 2021, 9:45 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Badlands LLC. Proposed Project: Twelve (12) A-Type 3 medium outdoor cannabis cultivation licenses requesting 529,560 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license. Location: 21518 Bartlett Springs Road, Lucerne, CA; APN: 016-032-01. Environmental Evaluation: Mitigated Negative Declaration.

Memo: [21-321](#)

Attachments: [Badlands staff report Final](#)
[Attachment 1 vicinity map](#)
[Attachment 2a PMP](#)
[Attachment 2b PMP](#)
[Attachment 3a agency](#)
[Attachment 3b agency](#)
[Attachment 4 conditions](#)
[Attachment 5 site plans](#)
[Attachment 6 IS](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment