

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, JUNE 10, 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
Vacant, 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/93671202274?pwd=eXVvODZBenFpTVRrV0FQeFhMVkJpdz09>

Passcode: 675014

Or One tap mobile:

+16699006833,,93671202274#,,,,*675014# US (San Jose)

+12532158782,,93671202274#,,,,*675014# 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: 936 7120 2274

Passcode: 675014

International numbers available: <https://lakecounty.zoom.us/u/acHlyIPkHv>

Or an H.323/SIP room system:

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

Webinar ID: 936 7120 2274

Passcode: 675014

SIP: 93671202274@zoomcrc.com

Passcode: 675014

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

CITIZEN'S INPUT

- 1 9:05 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-86). . Applicant: Ursa Valley, LLC. Owner: Morongo Equity Partners II, LLC. Applicant is applying for 522,720 square feet of outdoor cannabis canopy area, one (1) 120 square feet security center shed, one (1) 160 square foot pesticides and agricultural chemicals storage area, one (1) designated refuse/waste area, one (1) 500 square foot compost area, designated parking area including eight (8) parking spaces and portable restrooms. Total cultivation area including the canopy area, security shed and chemicals storage area is 523,000 square feet. Cultivation location: 10950 and 10934 Bachelor Valley Road, Witter Springs, CA; APN(s): 002-046-15 and 002-046-16. Project parcels utilized for cultivation "Clustering": APN(s) 002-046-09, 002-046-15, 002-046-16, 002-046-17, 002-025-52 and 002-025-53. Environmental Evaluation: Mitigated Negative Declaration (IS 20-102).

Memo: [21-516](#)

Attachments: [UP20-86_StaffReport](#)

[UP20-86_Conditions](#)

[Attachment_1_Vicinity_Map](#)

[Attachment_2_Property_Management_Plan](#)

[Attachment_3_Comments](#)

[Attachment_4_Conditions](#)

[Attachment_5_Site_Plans](#)

[Attachment_6_Initial_Study](#)

[Attachment_7_Biological_Resources_Assessment](#)

- 2 9:10 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-39). Applicant: Western Mine Farms, LLC (Amy Soderlind) Owner: Amy Soderlind. Applicant is applying for a 1-acre of outdoor cultivation area within existing private residential home that was previously graded to test the feasibility for geothermal electrical generation. Location: 14507 Western Mine Road, Middletown, CA; APN(s): 013-030-29. Environmental Evaluation: Categorical Exemption (CE 21-24)

Memo: [21-517](#)

Attachments: [Staff Report-Western Mine Farms UP 20-39nj](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Project Management Plan](#)

[Attachment 3-Proposed Site Maps](#)

[Attachment 4-Conditions of Approval UP 20-39](#)

[Attachment 5-Notice of Exemption 20-39](#)

[Attachment 6-Agency Comments](#)

- 3 9:15 a.m. Public Hearing to consider an appeal of the closure of a Major Use Permit file (UP 19-12). Applicant: Pura Vida International, LLC. Owner: George Mainas. Proposed Project: One (1) A-Type 2 small outdoor cannabis cultivation license requesting 10,000 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license to transport cannabis to and from the site. Location: 18086 Dam Road, Clearlake, CA; APN: 010-013-29. Environmental Evaluation: Initial Study IS 19-24.

Memo: [21-519](#)

Attachments: [AA 21-01 SR V2](#)
[Attachment 1 vicinity map](#)
[Attachment 2 Mainas ltr 1.5.2021](#)
[Attachment 3 30 day ltr 3.29.2021](#)
[Attachment 4 close file ltr 5.7.2021](#)
[Attachment 5 appeal app](#)
[Attachment 6 emails](#)
[Attachment 7 IS](#)

- 4 9:20 a.m. a Public Hearing to consider an appeal of the closure of two Use Permit files; file no. UP 18-36 and file no. MUP 18-37 for commercial cannabis cultivation on two adjacent properties. Owner: David Boies. Applicant: Jonathan Boies; proposed new applicant is Mitch Hawkins. Proposed Projects: UP 18-36: One (1) M-Type 3 small outdoor and one (1) M-Type A-1C 'small specialty cottage' cannabis cultivation license on tax lot 012-056-49; and one (1) M-Type 3 medium outdoor and one (1) A-Type 1C 'small specialty cottage' license on tax lot 012-056-48. Location: 13046 and 13048 S. Highway 29, Lower Lake, CA; APN: 012-056-48 and 012-056-49.

Memo: [21-520](#)

Attachments: [AA 21-02 SR V1](#)
[Attachment 1 vicinity map](#)
[Attachment 2 inc letter 2.25.2020](#)
[Attachment 3 closed file ltr 5.7.2021](#)
[Attachment 4 appeal application](#)
[Attachment 5 notarized ltr from Mr. Boies](#)

- 5 9:25 a.m. Public Hearing to consider denial of a Major Use Permit (UP 20-05) for commercial cannabis cultivation on a 47.6+ acre property. Applicant: Scotts Valley Organics LLC. Owners: Andres Rey and Jeffrey Caltaldo. Proposed Project: Two (2) A-Type 3 medium outdoor cannabis cultivation licenses requesting 90,000 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license to transport cannabis to and from the site. Location: 2105 Rivas Road, Lakeport, CA; APN: 005-020-41. Environmental Evaluation: None undertaken per California Environmental Quality Act section 15270

Memo: [21-521](#)

Attachments: [UP 20-05 Staff Rept DENIAL REC V2](#)

[Attachment 1 vicinity map](#)

[Attachment 2 PMP](#)

[Attachment 3a agency comments](#)

[Attachment 3b agency comments](#)

[Attachment 3c agency comments](#)

[Attachment 4 findings for denial](#)

[Attachment 5 site plans](#)

- 6 9:30 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 19-32). Applicant: Patrick Smythe. Owner: Patrick Smythe. Proposed Project: Applicant is applying for a total of 41,796 square feet canopy (32,076 square feet outdoor cultivation and 9,720 square feet mixed-light cultivation) area within a total of 44,121 square feet of cultivation area and facilities including three (3) 30' x 108' greenhouses, one (1) 1,800 square foot processing facility, one (1) 525 square foot, one (1) 1,225 square foot concrete pad to hold to hold nine (9) 1,500-gallon water storage tanks and three (3) 3,500-gallon water storage tanks. Location: 19697 and 19713 East Road, Lower Lake, CA; APN(s): 012-049-17 and 012-049-18. Environmental Evaluation: Mitigated Negative Declaration (IS 19-50).

Memo: [21-522](#)

Attachments: [UP19-32 StaffReport](#)

[Attachment 1 VicinityMap](#)

[Attachment 2 PropertyManagementPlan](#)

[Attachment 3 SitePlans](#)

[Attachment 4 ConditionsOfApproval](#)

[Attachment 5 InitialStudy](#)

[Attachment 6 Comments](#)

[UP19-32 Conditions](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment