

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, MARCH 10, 2022
9:00 AM
AGENDA - Final**

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Maile Field

Mary Darby, CDD 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 via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8) , and online, at :

Please click this URL to join.

<https://lakecounty.zoom.us/j/93285817317?pwd=U2NJQ2p5ZVBldWo3blJpTUE5MjICUT09>

Passcode: 473355

Or One tap mobile:

+16699006833,,93285817317#,,,,*473355# US (San Jose)

+13462487799,,93285817317#,,,,*473355# US (Houston)

Or join by phone:

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

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

Webinar ID: 932 8581 7317

Passcode: 473355

International numbers available: <https://lakecounty.zoom.us/j/93285817317>

Or an H.323/SIP room system:

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

Webinar ID: 932 8581 7317

Passcode: 473355

SIP: 93285817317@zoomcrc.com

Passcode: 473355

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. 9:00 a.m. (Continued from January 27, 2022) Public Hearing on consideration of amendment (MMU 20-11) to Major Use Permit (UP 18-25) and an addendum to Mitigated Negative Declaration (IS 18-110), to grant the expansion of the existing use to legitimize an 8100 sq. ft. building that was built without land use approval or building permits, and is associated with the previously approved Major Use Permit (UP 18-25). The Applicant is KLS-RBS LLC/ Mike Mitzel and Jed Morris and the project is located at 9475 Bottle Rock Road, Kelseyville, CA; and further described as APN 011-004-60.

Memo: [22-168](#)

Attachments: [KLS-RBS SR FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 agency comments](#)
[Attachment 3 site plan elevations](#)
[Attachment 4 original COAs](#)
[Attachment 5 orig public comments](#)
[Attachment 6 IS](#)
[Attachment 7 new public comments](#)
[Attachment 8 Photos](#)

2. 9:05 a.m. Public Hearing on consideration of a Major Use Permit (UP 20-24) and a Mitigated Negative Declaration (IS 20-27). The project Applicant: Walnut Ranch/ Omar Malfavon is proposing one (1) A-Type 3B Medium Mixed-light Commercial Cannabis License, Three (3) A-Type 1C Specialty Cottage Licenses, and a "Type 13 Self Distribution" License that would allow legal transportation of cannabis to and from the site.

Memo: [22-169](#)

Attachments: [Walnut Ranch SR](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs](#)
[Attachment 6 IS](#)
[Attachment 7a Public Comment](#)
[Attachment 7b Public Comment](#)
[Attachment 8a water analysis](#)
[Attachment 8b Drought Mgmt Plan](#)
[Attachment 9 temp dwelling permit](#)

3. 9:10 a.m. Public Hearing on consideration of Major Use Permit (UP 20-81) and a Mitigated Negative Declaration (IS 20-97). The Applicant: Red Hills, RHRP1/ Crystal Keeseey, is proposing Twenty-five (25) A-Type 3 Medium Outdoor Commercial Cannabis Cultivation Licenses consisting of 35 acres of cultivation area and 25 acres of canopy area, and one A-Type 13 'Self Distribution' license. Also proposed are two (2) 120 sq. ft. sheds; one (1) 64 sq. ft. cannabis waste storage and compost area; one (1) 312 sq. ft. portable office building; one (1) 312 sq. ft. portable building for use as an employee break room; three (3) 60,000 gallon water storage tanks; portable restrooms, and a 6' tall security and privacy fence.

Memo: [22-170](#)

Attachments: [RHRP1 SR](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4 a agency comments](#)
[Attachment 4b agency comments](#)
[Attachment 5 IS 2017](#)
[Attachment 5b IS current](#)
[Attachment 6 hydro study](#)
[Attachment 7 public comments](#)
[Attachment 8 COAs](#)

4. 9:15 a.m. Public Hearing on consideration of Major Use Permit (UP 20-21) and a Mitigated Negative Declaration (IS 20-24). The Applicant: High Valley Oaks, LLC./ Kim Gardner and Cody William Leck is proposing four (4) A-Type 3: "Outdoor" licenses: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises; and a Type 13 "Distributor Transport Only, Self-Transport Distribution" license.

The project is located at 9850 High Valley Road, Clear Lake Oaks, CA; and further describes as APN: 006-004-19.

Memo: [22-195](#)

Attachments: [UP 20-21 High Valley Oaks LLC - Staff Report](#)
[Attachment 1 - Property Management Plan](#)
[Attachment 2 - Site Plan - High Valley Oaks](#)
[Attachment 3 - Conditions of Approval](#)
[Attachment 4 - Initial Study \(IS 20-24\)](#)
[Attachment 5 - Public Comments](#)
[Attachment 6 - Biological Resources Assessment](#)
[Attachment 7 - Hydrology Report](#)
[Attachment 8 - Photos](#)
[Attachment 9 - SCD Map & Site Plans](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment