

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, MARCH 24, 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
Jim Feenan, 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/92564402396?pwd=MmhTQVowZGpMdjJxeEorNm5SR0dZdz09>

Passcode: 359091

Or One tap mobile:

+16699006833,,92564402396#,,,,*359091# US (San Jose)

+12532158782,,92564402396#,,,,*359091# US (Tacoma)

Or join by phone:

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

Webinar ID: 925 6440 2396

Passcode: 359091

International numbers available: <https://lakecounty.zoom.us/j/92564402396>

Or an H.323/SIP room system:

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

Webinar ID: 925 6440 2396

Passcode: 359091

SIP: 92564402396@zoomcrc.com

Passcode: 359091

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

Consideration of the adoption of Assembly Bill 361 Findings Authorizing Teleconference Meetings during a State of Emergency

Memo: [22-244](#)

Attachments: [reso-ab-361_findings](#)

Approval of the Minutes from the January 27, 2022 and the February 24, 2022 Planning Commission Hearing.

Memo: [22-250](#)

Attachments: [January 27 2022 Final](#)

[February 24 2022 minutes final](#)

CITIZEN'S INPUT

UNTIMED STAFF UPDATE

1. 9:00 a.m. (Continued from March 10, 2022) 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 Keesey, 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: [22-245](#)

Attachments: [RHRP 1 Staff Report](#)
[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](#)

2. 9:05 a.m. Public Hearing on Consideration of a Design Review (DR 21-01). The Applicant, Nikki Island, is proposing, a Small Resort, containing nine overnight lodging units; conversion of the existing dwelling to a social gathering room, lobby, kitchen and dining room; outdoor kitchen; in-ground pool and hot tub; site improvements including removal of 1,100+ sq. ft. of asphalt and the western driveway leading to Highway 20; landscaping, parking and interior access aisles and pedestrian pathways. The project location is 5835 and 5825 Highway 2, Lucerne, CA and further described as APN's 034-421-20 and 034-421-21.

Memo: [22-251](#)

Attachments: [Nikki Island Staff Report](#)
[Attachment 1 vicinity map](#)
[Attachment 2a site arial](#)
[Attachment 2b site plan Vanderwall](#)
[Attachment 3 building elevations](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs](#)
[Attachment 6 Photos](#)
[Attachment 7 landscape plan](#)
[Attachment 8 lighting plan](#)

3. 9:10 a.m. Public Hearing on Consideration of Major Use Permit (UP 20-11) and a Mitigated Negative Declaration (IS 20-11). The Applicant, Peter Simon / Pasta Farms is proposing: (11) A-Type 3 Licenses for outdoor cultivation, (4) would convert to greenhouse, A-Type 3B Licenses over a four year time frame in four stages. Project stages are as follows:
- Stage I – year 2022 – 479,160 sq. ft. of outdoor canopy; 715,000 sq. ft. of outdoor cultivation, plus 47,201 sq. ft. of nursery / drying building for a total of 762,201 sq. ft. of outdoor cultivation area.
- Stage II – year 2023 - conversion of Area 9 from outdoor to greenhouse (eliminates 65,000 sq. ft. of outdoor cultivation area; adds 26,901 sq. ft. of mixed light cultivation area).
- 697,201 sq. ft. of total outdoor cultivation area
26,901 sq. ft. of total mixed light cultivation area
- Stage III – year 2024. Conversion of Area 8 from outdoor cultivation to mixed light (greenhouse) cultivation.
- 632,201 sq. ft. of total outdoor cultivation area
53,802 sq. ft. of total mixed light cultivation area
- Stage IV – year 2025. Conversion of Areas 6 and 7 from outdoor cultivation to mixed light (greenhouse) cultivation.
- 502,201 sq. ft. of total outdoor cultivation area
107,604 sq. ft. of total mixed light (greenhouse) cultivation area
- The project is located at 10750, 11000, and 10417 Seigler Springs North Rd. and 10833 Diener Dr., Kelseyville CA., and further described as APNs 115-004-01, 115-004-05, 115-004-07 (well site) and 115-004-08.

Memo: [22-257](#)

Attachments: [Pasta SR FINAL PC](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4 agency comments](#)
[Attachment 4b Code Enforcement](#)
[Attachment 4c Code Enforcement 2](#)
[Attachment 5 COAs 5](#)
[Attachment 6 IS](#)
[Attachment 7 public comments](#)
[Attachment 8a well data](#)
[Attachment 8b 2021 well test](#)
[Attachment 8c Hydro Analysis](#)

4. 9:15 a.m. Public Hearing to consider Major Use Permit (UP22-02) and a Mitigated Negative Declaration (IS 22-02). The Applicant: Wais Amin/ Green Bear Cali Farms is proposing sixteen (16) additional greenhouses totaling 2, 304 sq. ft. and one A-Type 13 Self Distribution License to allow legal transportation of cannabis to and from the site. The project is located at 4680 Clark Drive, Kelseyville, CA and further described as APN 008-042-04.

Memo: [22-260](#)

Attachments: [UP 22-02 SR PC FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 Orig COAs](#)
[Attachment 3 COAs addendum](#)
[Attachment 4 Agency Comments](#)
[Attachment 5 revised site plans](#)
[Attachment 6a IS addendum](#)
[Attachment 6b memo to Clearinghouse re change of scope](#)
[Attachment 6c revised scope](#)
[Attachment 7 water availability analysis](#)
[Attachment 7b Hydro Report](#)
[Attachment 8 project descr](#)

A. Office News

Adjournment