

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, APRIL 28, 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/94619166175?pwd=Rk1GZUxMRFFZWxz4NXhvck1pT0YrQT09>

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Or One tap mobile:

+16699006833,,94619166175#,,,,*452499# US (San Jose)

+13462487799,,94619166175#,,,,*452499# US (Houston)

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Webinar ID: 946 1916 6175

Passcode: 452499

International numbers available: <https://lakecounty.zoom.us/u/aFUPPAn2Y>

Or an H.323/SIP room system:

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

Webinar ID: 946 1916 6175

Passcode: 452499

SIP: 94619166175@zoomcrc.com

Passcode: 452499

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:

[22-416](#)

Approval of the Minutes from the April 14, 2022 Planning Commission Hearing.

Memo: [22-372](#)

Attachments: [April 14, 2022 Minutes \(DRAFT\)](#)

CITIZEN'S INPUT

1. 9:05 a.m. (Continued to May 12, 2022) - Public Hearing on Consideration of Major Use Permit (UP 20-90) and a Mitigated Negative Declaration (IS 20-109). The applicant, Cresta Properties LLC Development is proposing three (3) A – Type 1C “Specialty Cottage” licenses and two (2) A – Type 3B “Mixed-Light” licenses for commercial cannabis cultivation. The total cannabis canopy area proposed is 41,500 square feet and 72,000 square feet of cultivation area. The project includes, twenty-four (24) 35’ X 100’ greenhouses and four (4) 30’ x 120’ metal storage barns; The project is located at 6267 Kelsey Creek Drive and 6245 Gold Dust Drive, Kelseyville, CA; and further described as APNs: 007-013-23 and 007-013-22.

Memo: [22-387](#)

2. 9:10 a.m. (Continued from 6-10-21) - Public Hearing on Consideration of Major Use Permit (UP 20-86) and a Mitigated Negative Declaration (IS 20-102). The applicant, Ursa Valley LLC, (Ursa Valley) is twelve (12) A – Type 3 “Outdoor” licenses for commercial cannabis cultivation. The total cannabis canopy/cultivation area proposed is 522,720 square feet. The project includes, one (1) 120 square foot security shed and one (1) 160 square foot chemical storage shed. The project is located at 10960, 10950, 10934, and 10930, Bachelor Valley Road, Whitter Springs, CA; and further described as APNs: 002-046-09, 002-046-15, 002-046-16, and 002-046-17.

Memo: [22-388](#)

Attachments: [ATTACHMENT 1 Vicinity Map](#)
[ATTACHMENT 2 Property Management Plan](#)
[ATTACHMENT 3 Agency Comments](#)
[ATTACHMENT 4 Proposed Conditions of Approval Updated](#)
[ATTACHMENT 5 Proposed Site Plans](#)
[ATTACHMENT 6 Initial Study](#)
[ATTACHMENT 7 Biological Assessment](#)
[ATTACHMENT 8 Hydrogeological Assessment Report \(1\)](#)
[ATTACHMENT 9 Drought Management Plan](#)
[ATTACHMENT 10 MMRP](#)
[Attachment 11 Comments](#)
[Proof of Pub Ursa Valley PC 4-28-22](#)
[Staff Report UP20-86_Final v.2](#)

3. 9:15 a.m. Public Hearing on Consideration of Major Use Permit (UP 19-42) and a Mitigated Negative Declaration (19-61). The applicant, Bottle Rock Farms FJA Trust is proposing two (2) acres of medicinal commercial cannabis canopy area and two (2) acres of adult-use commercial cannabis canopy, for a total of four (4) acres of outdoor canopy area. The project includes, one (1) 4,750 square foot processing building and a 1,000 square foot immature plant area. The project is located at 9900 and 10030 Bottle Rock Road, Kelseyville, CA; and further described as APNs: 011-057-22 and 011-057-23.

Memo: [22-390](#)

Attachments: [Attachment 1 - Vicinity Map](#)
[Attachment 2 - Project Description and Project Management Plan](#)
[Attachment 3 - Proposed Site Plans](#)
[Attachment 4 - Conditions of Approval](#)
[Attachment 5 - Initial Study](#)
[Attachment 6 - Mitigation Monitoring and Reporting Program](#)
[Attachment 7 - Site Visit Photos](#)
[Attachment 8- Biological Site Assessment](#)
[Attachment 9 - Hydrology Report and Drought Management Plan](#)
[Attachment 10 - Comments Received](#)
[UP 19-42 Staff Report v.1](#)
[Proof of Pub Bottle Rock Farms FJA Trust PC 4-28-22](#)

4. 9:20 a.m. - Discussion RE: June 9, 2022 Planning Commission Meeting Conflict

Memo: [22-371](#)

A. UNTIMED STAFF UPDATE

Adjournment