

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, FEBRUARY 28, 2019  
9:00 AM  
AGENDA**

Commissioner John Hess  
Commissioner Bob Malley  
Commissioner Batulwin Brown  
Commissioner Daniel Camacho  
Commissioner Daniel Suenram

Michalyn DelValle, CDD Director  
Byron Turner, Principal Planner  
Nicole Johnson, Deputy County Counsel  
Danae Bowen, Office Assistant III

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**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](http://www.co.lake.ca.us)**

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**9:00 AM - Call To Order****Pledge of Allegiance****CITIZEN'S INPUT**

9:04 a.m. - Public Hearing on consideration of a Major Use Permit (UP 18-19). The project applicant is MIKE MITZEL, KONOCTI DIVERSIFIED AGRICULTURE proposing a Commercial Cannabis Cultivation License, A-Type 3b indoor to allow 17,850 square feet of canopy area inside a 41,060 square foot greenhouse cultivation area. The project is located at 3430 Gaddy Lane, Kelseyville and further described as APN 008-027-11. Environmental Evaluation: Mitigated and revised Mitigated Negative Declaration (IS 18-23). (Eric Porter) (Continued from February 14, 2019)

**Sponsors:** Community Development

**Memo:** [19-145](#)

**Attachments:** [UP 18-19 staff rept Konocti](#)

[Attachment 1 vicin](#)

[Attachment 2 civil dwgs](#)

[Attachment 2b elevs](#)

[Attachment 3 propty mgmt plan](#)

[Attachment 4 agency](#)

[Attachment 5 conds](#)

[Attachment 6 IS](#)

[Attachment 6b IS revised](#)

[Attachment 7 public comment](#)

[GREEN - CHAMBER](#)

[GREEN - SHURGIS](#)

[PC HEARING HANDOUT - CLARK](#)

[PC HEARING HANDOUT - HOPKINS](#)

[PC HEARING HANDOUT - MESSIMER](#)

[PC HEARING HANDOUT - SKLAR](#)

9:05 a.m. - Public Hearing on consideration of a Major Use Permit (UP 17-03). The project applicant is COMSITE WEST/Gary Shawl, Owner proposing an unmanned 190-foot lattice telecommunication tower, including ancillary facilities within an enclosed 10,000 square foot leased area with a six (6) foot perimeter fence. The tower would consist of a 800 Amp Multi-Meter Electrical Service Panel, one (1) twenty-foot tall VHF MASTER RX Whip for Public Safety Systems, and four (4) of the following: carrier ground lease areas; carrier antenna centerlines; microwave dish and appurtenance centerlines; one (1) public safety system ground lease area and antenna centerlines. The project is located at 20114, 20226 & 20662 E. State Highway 20, Clearlake Oaks and further described as APNs 010-009-42, 010-009-39 & 010-009-40. Environmental Evaluation: Mitigated Negative Declaration (IS 17-10). (Mark Roberts)

**Sponsors:** Community Development

**Memo:** [19-146](#)

**Attachments:** [Staff Report Cache Creek UP 17-03](#)  
[Attachment 1 - Vicinity Map](#)  
[Attachment 2 - Proposed Project Packet](#)  
[Attachment 3 - Proposed Coniditions of Approval](#)  
[Attachment 4 - Proposed Site Plans](#)  
[Attachment 5- Overlay Zoning District Map](#)  
[Attachment 6 - Letters of Support - Emergency Service](#)  
[Attachment 7 - Initial Study, IS 17-10](#)  
[Attachment 8 - Agency Commments](#)  
[Attachment 9 - DFG Notice of Streambed Alteration Permit](#)  
[Attachment 10 - National Policy Act Checklist Evaluation](#)

9:25 a.m. - Public Hearing on consideration of a Major Use Permit (UP 17-16). The project applicant is BRELJE & RACE CONSULTING ENGINEERS/Sunrise Shore Mutual Water Company proposing upgrades to existing private water district to achieve compliance with State drinking water regulations and enhance fire protection capabilities. Project includes: abandonment of two existing wells, drilling one new well, installation of new water treatment facility and structure to contain equipment, and replacement of treated water storage tanks. The project is located at 6030 Sunrise Court, 6130 & 6200 Sunrise Drive and 5950 Peninsula Road, Lower Lake and further described as APNs 043-302-04 & 06, 043-310-05 & 043-303-10. Environmental Evaluation: Mitigated Negative Declaration (IS 17-39). (Mireya Turner)

**Sponsors:** Community Development

**Memo:** [19-147](#)

**Attachments:** [UP 17-16 Sunrise Shore Staff Report](#)  
[Att 1 Vicinity Map](#)  
[Att 2 Project Conditions](#)  
[Att 3 Project description and site plans](#)  
[Att 4 IS 17-39](#)  
[Att 5 Agency Comments](#)  
[Att 6 MUP 08-14 Conditions](#)  
[Att 7 MUP 08-14 Site Plans](#)

9:40 a.m. - Public Hearing on consideration of a Major Use Permit (UP 18-33). The project applicant is VERNON ELDRED proposing Commercial Cannabis Cultivation license, one A-Type 3 outdoor to allow a total of 43,560 square feet of canopy area and 60,900 square feet of outdoor cultivation area, including two 3,150 square foot greenhouses. The project is located at 2210 Ladder Ridge Road, Upper Lake and further described as APNs 201-051-13 & 201-051-14 (merged). Environmental Evaluation: Mitigated Negative Declaration (IS 18-41). (Eric Porter)

**Sponsors:** Community Development

**Memo:** [19-148](#)

**Attachments:** [UP 18-33 staff rept Eldred](#)  
[Attachment 1 vicin map](#)  
[Attachment 2 propty mgmt plan](#)  
[Attachment 3 agency comments](#)  
[Attachment 4 conds w site plan](#)  
[Attachment 5 site plans](#)  
[Attachment 6 IS](#)

9:50 a.m. - Public Hearing on consideration of a Major Use Permit (UP 18-22). The project applicant is CTM VENTURE CAPITAL, LLC/Morgan Valley Ventures, Inc., proposing two Commercial Cannabis Cultivation licenses, both A-Type 3 outdoor cultivation areas to allow a total of 83,000 square feet of canopy area and 91,000 square feet of total cultivation area. The project is located at 22800 & 22520 Morgan Valley Road, Lower Lake and further described as APNs 012-069-60 (cultivation sites) 012-069-59 (water source) and 012-010-82 (access route). Environmental Evaluation: Revised Mitigated Negative Declaration (IS 18-27). (Eric Porter)

**Sponsors:** Community Development

**Memo:** [19-149](#)

**Attachments:** [UP 18-22 staff rept Morgan Valley](#)  
[Attachment 1 vicin map](#)  
[Attachment 2 propty mgmt plan](#)  
[Attachment 3 Agency](#)  
[Attachment 4 EA](#)  
[Attachment 5 draft conds](#)  
[Attachment 6 site plans](#)  
[Attachment 7 IS](#)  
[Attachment 7b IS](#)

10:00 a.m. - Public Hearing on consideration of a Major Use Permit (UP 18-31). The project applicant is DONA FRANK proposing one A-Type 3 Commercial Cannabis Outdoor Cultivation license to allow a total of 43,000 square feet of canopy area within 47,251 square feet of cultivation area. The project is located at 9820 Kelsey Creek Drive, Kelseyville and further described as APN 011-004-58. Environmental Evaluation: Mitigated Negative Declaration (IS 18-39). (Eric Porter)

**Sponsors:** Community Development

**Memo:** [19-150](#)

**Attachments:** [UP 18-31 staff rept Frank Kelsey](#)  
[Attachment 1 vicin map](#)  
[Attachment 2 propty mgmt plan](#)  
[Attachment 3 agency comments](#)  
[Attachment 4 conds](#)  
[Attachment 5 site plans](#)  
[Attachment 6 IS](#)

10:20 a.m. - Public Hearing on consideration of a Minor Use Permit (MUP 18-35) and Variance (VR 18-07). The project applicant is DONA FRANK proposing Commercial Cannabis Cultivation licenses, one A-Type 1C Specialty Cottage Cultivation to allow a total of 2,500 square feet of canopy area within a total of 5,000 square feet of greenhouse cultivation area with lighting limited to 25 watts per square foot and a Variance to allow three greenhouse buildings to be located closer than 100 feet to the western property line. The project is located at 7770 Walnut Lane, Lower Lake and further described as APN 010-007-63. Environmental Evaluation: Mitigated Negative Declaration (IS 18-38). (Eric Porter)

**Sponsors:** Community Development

**Memo:** [19-151](#)

**Attachments:** [MUP 18-35 staff rept Frank Walnut](#)

[Attachment 1 vicin](#)

[Attachment 2 propty mgmt plan](#)

[Attachment 3 agency](#)

[Attachment 4 conds](#)

[Attachment 5 site plans](#)

[Attachment 6 IS](#)

[Attachment 7 var BOP](#)

[Attachment 8 site plan](#)

10:30 a.m. Public Hearing on consideration of minor amendments and clarifications to the 2014-2019 HOUSING ELEMENT of the Lake County General Plan (GPAP 16-05). The COUNTY OF LAKE is proposing amendments intending to clarify the programs and policies of the Housing Element, based on correspondence with the State Department of Housing and Community Development. Location: County-wide. Environmental Evaluation: Negative Declaration (IS 16-11). (Byron Turner)

**Sponsors:** Community Development

**Memo:** [19-152](#)

**Attachments:** [Attachment 2 1.0 Section 1 Policy Documentak BT](#)  
[Attachment 2 2.0 Section 2 Regional Housing Needs BT](#)  
[Attachment 2 3.0 HOUSING NEEDS ASSESSMENT](#)  
[Attachment 2 4.0 RESOURCE INVENTORY](#)  
[Attachment 2 5.0 Section 5 Potential Housing Constraints](#)  
[Attachment 2 6.0 STATUS & EVALUATION OF EXISTING PROGRAMS ELEMI](#)  
[Attachment 2 APPENDIX A](#)  
[Attachment 2 APPENDIX B](#)  
[Attachment 1 Resolution HE](#)  
[Attachment 3 IS 16-11](#)  
[Attachment 4 DRAFT BOS Reso](#)  
[PC Staff Report](#)

## UNTIMED STAFF UPDATE

A. Office News

## Adjournment