

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, MARCH 12, 2020**

**9:00 AM**

**AGENDA - Final**

Commissioner John Hess  
Commissioner Bob Malley  
Commissioner Batsulwin Brown  
Commissioner Christina Price  
Commissioner Daniel Suenram

Scott DeLeon, Interim CDD Director  
Mark Roberts, Principal Planner  
Nicole Johnson, Deputy County Counsel  
Danae LoDolce, 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**

9:05 a.m. Public Hearing on consideration of a General Plan of Conformity Report (GPC 19-03) and Mitigated Negative Declaration, based on Initial Study (IS 19-36). The project applicant, COUNTY OF LAKE DEPARTMENT OF PUBLIC SERVICES, is proposing improvements to 107-acre Middletown Trailside Park, primarily for passive recreation opportunities including restoration to wetlands, meadows, and other habitat after the devastation from the 2015 Valley Fire. The project is located at 21044 Dry Creek Cutoff, Middletown. (Victoria Kim)

**Memo:** [20-192](#)

**Attachments:** [Staff Report Trailside v.2 GPC19-03](#)

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3 IS19-36 Middletown Trail Park Improvements](#)

[Attachment 4](#)

9:10 a.m. Public Hearing on consideration of a Minor Use Permit (MUP 18-14) and Mitigated Negative Declaration, based on Initial Study (IS 18-18). The project applicant is FIORE DULCE, the owner is ROBERT LIPARI. Proposed is a Commercial Cannabis Cultivation License, one A-Type 2 Small Outdoor Cannabis license, and a "Type 13 Self Distribution" license. The project is located at 21715 Jerusalem Grade Road, Middletown and further described as APN 013-013-49. (Eric Porter)

**Memo:** [20-193](#)

**Attachments:** [MUP 18-14 Lipari staff rept](#)

[Attachment 1 vicinity map](#)

[Attachment 2 propty mgmt plan](#)

[Attachment 3 agency comments](#)

[Attachment 4 conditions](#)

[Attachment 5a site plan](#)

[Attachment 5b cultivation site](#)

[Attachment 5c security camera locations](#)

[Attachment 6 Initial Study](#)

9:20 a.m. Public Hearing on consideration of a Major Use Permit (UP 19-06) and Mitigated Negative Declaration, based on Initial Study (IS 19-11). The project applicant is HENNP INC., the owner is LANCE WILLIAMS. Proposed is (1) A Type 3 (medium outdoor) Commercial Cannabis Cultivation License. The project is located at 13200 Seigler Canyon Road, Lower Lake and further described as APN 012-004-03. (Eric Porter)

**Memo:** [20-194](#)

**Attachments:** [UP 19-06 HENNP](#)  
[Attachment 1 Vicinity Map](#)  
[Attachment 2 propty mgmt plan](#)  
[Attachment 3 agency comments](#)  
[Attachment 4 Conditions](#)  
[Attachment 5 site plans](#)  
[Attachment 6 IS](#)  
[Attachment 7 Tree Removal Plan](#)

1:00 p.m. The County of Lake Planning Commission will host a public hearing where it will show an informational presentation and hold a public comment meeting on the Draft Environmental Impact Report (EIR) for the Guenoc Valley Mixed-Use Planned Development Project. Written and verbal comments will be accepted. The project applicant, LOTUSLAND INVESTMENT HOLDINGS, INC., is proposing a General Plan Amendment to designate the Guenoc Valley Site as Resort Commercial and a rezone to Guenoc Valley District (GVD), pursuant to the Middletown Area Plan Policy 6.3.1b. These amendments would allow for the development of up to 400 hotel rooms, 450 resort residential units, 1,400 residential estates, and 500 workforce co-housing units within the zoning district. The Draft EIR analyzes the effects of the proposed General Plan Amendment and Rezoning of the Guenoc Valley site to GVD on a programmatic level. In addition to the program level analysis, the Draft EIR provides a project level analysis of the impacts of the first phase (Phase 1) of the proposed project. Phase 1 proposes a phased subdivision and related entitlements to allow at full buildout up to 401 residential estates, 41 resort residential units, and 177 hotel units and accessory resort and commercial uses within the Guenoc Valley Site. In addition, Phase 1 includes a subdivision and a rezone of the Middletown Housing Site to accommodate workforce housing, including 21 single family residences with optional accessory dwelling units, 29 duplex units in 15 structures, and a community clubhouse and associated infrastructure. Off-site infrastructure improvements under the Proposed Project include a proposed water supply well on the Off-site Well Site and pipeline located adjacent to and within Butts Canyon Road, along with intersection and electrical improvements. The project location is 2200 Butts Canyon Road, Middletown. The project site is comprised of 49 assessor parcels totaling approximately 16,000 acres in southeast Lake County. (Mark Roberts) (Scott DeLeon)

Memo: [20-196](#)

## **UNTIMED STAFF UPDATE**

A. Office News

## **Adjournment**