

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, JUNE 25, 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  
Kate Lewis, 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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Due to COVID-19 and to facilitate Social Distancing, public comments will be available during Thursday's meeting on any item on the Planning Commission Agenda at the following address: [PlanningComment@LakeCountyCa.gov](mailto:PlanningComment@LakeCountyCa.gov). Please note the agenda item number being addressed in your comments.

To participate in real time, please join the Zoom Meeting, by clicking the link below at 9am:

<https://lakecounty.zoom.us/j/96163520485?pwd=ODRqaG9HUjFoeERzdHhjcjZnR1VyUT09>

Meeting ID: 961 6352 0485

Password: 703471

One tap mobile

+16699006833,,96163520485#,1#,703471# US (San Jose)

Click the following link to watch the Planning Commission Meeting – In progress:

<https://countyoflake.legistar.com/Calendar.aspx>. Please be sure to check your date filter is correct to display ALL YEARS.

## 9:00 AM - Call To Order

## Pledge of Allegiance

Action on Minutes - Approval of Minutes from the June 11, 2020 Planning Commission Hearing.

Memo: [20-587](#)

Attachments: [6-11-2020 PC MINUTES](#)

## CITIZEN'S INPUT

1. 9:05 A.M. - CONTINUED FROM JUNE 18, 2020: Public Hearing on the Guenoc Valley Mixed Use Planned Development Project (AM 18-04; DA 18-01, GPAP 18-01; RZ 18-01, RZ 20-01; GPD 18-01; SD 18-01, SD 20-01; UP 18-49 and UP 20-02). The project applicant is LOTUSLAND LAND INVESTMENT HOLDINGS, INC., proposing to designate the Guenoc Valley Site as Resort Commercial, and Rezone it to Guenoc Valley District (GVD). The project locations are: 22000 Butts Canyon Road, Middletown; 21000 Santa Clara Road, Middletown, and the Southeast corner of the intersection of Butts Canyon Road and HWY 29.

**Memo:**

[20-606](#)

**Attachments:**

[Staff Report Guenoc](#)  
[Exhibit 1\\_Guenoc Ownership\\_05212020](#)  
[Exhibit 1A\\_Guenoc Ownership DATA](#)  
[Exhibit 2\\_Vicinity Map & EIR Exhibits\\_Package\\_200204](#)  
[Exhibit 3\\_Existing & Proposed Land Use Maps\\_191216](#)  
[Exhibit 4\\_GVD General Plan Amendment Map Revised](#)  
[Exhibit 5\\_GVD RE-ZONE Map\\_060220](#)  
[Exhibit 6\\_GVD Zoning Ordinance 200810](#)  
[Exhibit 7\\_General Plan\\_Vision Book\\_200602](#)  
[Exhibit 8\\_Specific Plan of Development](#)  
[Exhibit 9\\_GVD Design Guidelines\\_061020](#)  
[Exhibit 10A\\_Tentative Map Subdivision BR](#)  
[Exhibit 10B\\_Tentative Map Subdivision DG](#)  
[Exhibit 10C\\_Tentative Map Subdivision EQ](#)  
[Exhibit 10D\\_Tentative Map Subdivision MF](#)  
[Exhibit 10E\\_Tentative Map Subdivision TF](#)  
[Exhibit 11\\_Santa Clara Tentative Map 200109](#)  
[Exhibit 12\\_Santa Clara Concept Design 190821](#)  
[Exhibit 13a\\_Draft EIR](#)  
[Exhibit 13b\\_Draft EIR Appendices I\\_e](#)  
[Exhibit 13c\\_Draft EIR Appendices II](#)  
[Exhibit 13d\\_Draft EIR Appendices III\\_m](#)  
[Exhibit 13e\\_Draft EIR Appendices IV\\_e](#)  
[Exhibit 13f\\_Draft EIR Appendices V](#)  
[Exhibit 14a\\_Final EIR Volume I Response to Comments](#)  
[Exhibit 14b\\_Final EIR Volume II Revised EIR](#)  
[Exhibit 14c\\_Final EIR Volume III Appendices](#)  
[Exhibit 15\\_Conditions of Approval](#)  
[Exhibit 16\\_Findings and Statement of Overrides Replacement](#)  
[Exhibit 17\\_Draft Development Agreement](#)  
[Maha Public Support Letters Planning Commission 06172020](#)

2. 9:10 A.M. - Public Hearing on consideration of a Major Use Permit (UP 19-50) and Categorical Exemption (CE 19-96). The project applicant is RICHARD SEREGHY of CALIZONAOZ LLC, proposing retail sales of commercial cannabis products. The project is located at 8466 Lake Street, Lower Lake, and further described as APN 012-054-25.

**Memo:** [20-585](#)

**Attachments:** [Staff Report UP 19-50 \(LCCC\)](#)  
[Attachment 1- VICINITY MAP](#)  
[Attachment 2 - Proposed Site Plans](#)  
[Attachment 3 - Supp. Data & Proj. Descript.](#)  
[Attachment 4 - Agency Comments](#)  
[Attachment 5 - Findings of Approval](#)

## **UNTIMED STAFF UPDATE**

A. Office News

## **Adjournment**