

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, DECEMBER 10, 2020
9:00 AM
AGENDA - Final**

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Daniel Suenram

Scott DeLeon, CDD Director
Mark Roberts, Principal Planner
Nicole Johnson, Deputy County Counsel
Kate Lewis, 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 and in the Board Chambers subject to social distancing requirements. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at: <https://countyoflake.legistar.com/Calendar.aspx>

To participate in real time, please join the Zoom Meeting, by clicking the link below at 9am: <https://lakecounty.zoom.us/j/99967245511?pwd=cEdHSldhTTU2NXJyR2dleTNSY28vQT09>

Meeting ID: 999 6724 5511

Passcode: 997819

One tap mobile

+16699006833,,99967245511#,,,,,0#,,997819# US (San Jose)

+13462487799,,99967245511#,,,,,0#,,997819# US (Houston)

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

Action on Minutes from the November 5, 2020 Special Meeting of the Lake County Planning Commission.

Memo: [20-1121](#)

Attachments: [11-5-2020 SPECIAL PC MINUTES](#)

CITIZEN’S INPUT

9:05 a.m - Public hearing on consideration of a Tentative Parcel Map (PM 18-02), Deviation (DV 18-01), Major Use Permit (UP 19-57) and a Mitigated Negative Declaration (IS 18-68). Applicant is Tegtmeier Associates, Inc. proposing to subdivide one parcel into four parcel. The proposed parcels would be +/- 3.58 to +/- 8.23 acres in size. Location 52 Soda Bay Road, Lakeport, CA, and further described as APN: 008-001-25.

Memo: [20-1098](#)

Attachments: [Staff Report](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Tentative Parcel Map](#)
[Attachment 3-Proposed Conditions of ApprovalDRAFT](#)
[Attachment 4-Site Visit Photos](#)
[Attachment 5-Initial Study](#)
[Attachment 6-Agency Comments](#)

9:10 a.m. - Public hearing on consideration of Rezone (RZ 17-01), General Plan Amendment (GPAP 17-01), Parcel Map (PM 17-01) and Initial Study (IS 17-31). Applicant is Richard and Whitney Brand, proposing a Rezone, General Plan Amendment and Tentative Parcel map to subdivide APN 013-028-81 into four parcels. Currently, the parcels are split zoned and the applicant seeks to rezone APN 013-028-81 to be completely within the RR-Rural Residential zoning district and rezone APN 013-028-82 to be completely within the RL-Rural Lands zoning district. Location: 23987 & 24073 State Highway 29, Middletown, CA 95461; APN: 013-028-81 & 013-028-82.

Memo: [20-1114](#)

Attachments: [Staff Report](#)

[Attachment 1 - Project Description & Vicinity Map](#)

[Attachment 2 - Tentative PM](#)

[Attachment 3 - Proposed Rezone Map](#)

[Attachment 4 - Draft Ordinance for Rezone 17-01](#)

[Attachment 5 - Draft Resolution for GPAP 17-01](#)

[Attachment 6 - Proposed Conditions of Approval](#)

[Attachment 7 - Agency Comments](#)

[Attachment 8 - Initial Study & Attachments](#)

9:15 a.m. - Public hearing on consideration of a Major Use Permit (UP 19-01) and Mitigated Negative Declaration (IS 19-03). Applicant is Mary Draper, proposing (4) A Type 3 (medium outdoor) Commercial Cannabis Cultivation licenses, and (1) A-Type 13 'self-distribution' license. Location: 7004 and 7232 E, Highway 20, Lucerne, CA; APNs: 006-005-62, 006-005-63, 006-024-12 and 006-024-13.

Memo: [20-1120](#)

Attachments: [Staff Report](#)

[Attachment 1 - Vicinity Map](#)

[Attachment 2 - Property Management Plan](#)

[Attachment 3 - Agency Comments](#)

[Attachment 4 - Conditions of Approval](#)

[Attachment 5 - Site Plans](#)

[Attachment 6 - Initial Study](#)

[Attachment 7 - Tree Removal](#)

9:20 AM - Public hearing on consideration of a Major Use Permit (UP 19-34) and Categorical Exemption (CE 20-37). Applicant is Jerusalem Gold, LLC, proposing continuing and expanding an existing permitted cannabis cultivation operation. Location: 25432 Jerusalem Grade, Lower Lake, CA; APN: 013-017-25, 013-017-26, 013-017-27, & 013-017-28.

Memo: [20-1103](#)

Attachments: [Staff Report](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Site Plans](#)
[Attachment 3-Project Management Plan](#)
[Attachment 4-Agency Comments](#)
[Attachment 5-Site Visit Photos](#)
[Attachment 6-Conditions Of Approval](#)

9:25 a.m. - Public hearing on consideration of a Major Use Permit (UP 19-10) and Mitigated Negative Declaration (IS 19-21). Applicant is Morgan Valley Ventures, LLC., proposing (6) A Type 3 (medium outdoor) Commercial Cannabis Cultivation licenses, and (1) A-Type 13 'self-distribution' license, and (1) 5,000 sq. ft. drying building. Location: 22800 and 22520 Morgan Valley Road, Lower Lake, CA; APNs: 012-010-82, 012-069-59 and 012-069-60.

Memo: [20-1119](#)

Attachments: [Staff Report](#)
[Attachment 1 - Vicinity Map](#)
[Attachment 2 - Site Plans](#)
[Attachment 3 - Property Mgmt Plan](#)
[Attachment 4 - Agency Comments](#)
[Attachment 5 - Conditions](#)
[Attachment 6 - Initial Study](#)
[Attachment 6a NOC](#)
[Attachment 6b NOI](#)
[Attachment 6c summary](#)
[Attachment 6d MMRP](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment