

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, APRIL 8, 2021
9:00 AM
AGENDA - Final**

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Lance Williams

Scott DeLeon, CDD Director
Tocarra Thomas, CDD Deputy Director
Nicole Johnson, Deputy County Counsel
Kerrian Marriott, 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: <https://countyoflake.legistar.com/Calendar.aspx>

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

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://lakecounty.zoom.us/j/96848237072?pwd=bm5iTjNDS0Mxc0JxWUJjc1RrUXRhQT09>

Passcode: 406704

Or One tap mobile:

+16699006833,,96848237072#,,,,*406704# US (San Jose)

+12532158782,,96848237072#,,,,*406704# US (Tacoma)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 968 4823 7072

Passcode: 406704

International numbers available: <https://lakecounty.zoom.us/u/a6M61gMuh>

Or an H.323/SIP room system:

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

Webinar ID: 968 4823 7072

Passcode: 406704

SIP: 96848237072@zoomcrc.com

Passcode: 406704

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 March 25, 2021.

Memo: [21-261](#)

Attachments: [March 25, 2021 Planning Commission Meeting Minutes v2](#)

CITIZEN'S INPUT

- 1 9:05 a.m. Public Hearing and Consideration of approving a Minor Modification (MMU 20-13) of original Use Permit UP 18-16 at a public hearing. Applicant/Owner: LC Private Reserves LLC. Proposed Project: A new 3,200 sq. ft. outdoor nursery area for immature cannabis plants; the conversion of 10,000 sq. ft. of previously approved greenhouse cultivation to outdoor cultivation area within the original footprint of the approved cultivation site known as Garden 1, and one A-Type 13 'Self Distribution' license that was not available at the time of the original approval for UP 18-16. Location: 13333 Big Valley Road, Middletown, CA. APN: 012-006-58.

Memo: [21-263](#)

Attachments: [MMU 20-13 staff rept](#)
[Attachment 1 vicinity map](#)
[Attachment 2 conditions mod](#)
[Attachment 3 agency comments](#)
[Attachment 4 site plan](#)

- 2 9:10 a.m. Public Hearing and Consideration of a Major Use Permit (UP 19-40) to consider approval of a commercial cannabis cultivation project on a 77+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-59) on Thursday April 8, 2021, 9:10 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: CUA Enterprises. Proposed Project: Three (3) A-Type 3 medium outdoor cannabis cultivation licenses requesting 104,800 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license. Location: 25252, 25322, 25372 & 25312 Jerusalem Grade Road, Middletown, CA; APNs: 013-017-92, 013-017-74, 013-017-36 and 013-017-31

Memo: [21-264](#)

Attachments: [Staff Report UP 19-40 V2](#)
[Attachment 1 vicinity map](#)
[Attachment 2 PMP](#)
[Attachment 3 agency comments](#)
[Attachment 4 conditions](#)
[Attachment 5 site plans](#)
[Attachment 6 IS](#)

- 3 9:15 a.m. Public Hearing and Consideration of a Major Use Permit (UP 19-33) to consider approval of a commercial cannabis cultivation project on a 335+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-51) on Thursday April 8, 2021, 9:20 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Three Bees LLC. Proposed Project: Sixteen (16) A-Type 3 medium outdoor cannabis cultivation licenses requesting 696,960 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license. Location: 21210, 21470, 21355 and 21340 Eureka Road and 18464 Butts Canyon Road, Middletown, CA. APNs: 014-003-24; 014-140-17, 19, 20 and 21.

Memo: [21-266](#)

Attachments: [Three Bees staff rept V1](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs](#)
[Attachment 6 IS 2](#)
[Attachment 7 public comment](#)

- 4 9:20 a.m. Public Hearing and Consideration of a Major Use Permit (UP 19-31) to consider approval of a commercial cannabis cultivation project on a 333+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-39) on Thursday April 8, 2021, 9:15 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Badlands LLC. Proposed Project: Twelve (12) A-Type 3 medium outdoor cannabis cultivation licenses requesting 529,560 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license. Location: 21518 Bartlett Springs Road, Lucerne, CA; APN: 016-032-01

Memo: [21-265](#)

Attachments: [Badlands staff report Final](#)
[Attachment 1 vicinity map](#)
[Attachment 2a PMP](#)
[Attachment 2b PMP](#)
[Attachment 3a agency](#)
[Attachment 3b agency](#)
[Attachment 4 conditions](#)
[Attachment 5 site plans](#)
[Attachment 6 IS](#)

- 5 9:25 a.m. Public Hearing and Consideration of a Major Use Permit (UP 14-09) to consider approval of a construction project on a 36.55+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 14-33) on Thursday April 8, 2021, 9:25 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Hidden Valley Lake Homeowner's Association. Proposed Project: demolition of the 7,200 sq. ft. (existing) HOA headquarters, and new construction of a 12,483 sq. ft. building that would house the HOA office, a restaurant, golf pro shop and lobby, and construction of a new 3,180 sq. ft. covered patio area. Location: 19210 Hartmann Road, Hidden Valley Lake, CA. APN: 141-371-01.

Memo: [21-269](#)

Attachments: [Staff Rept FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 agency comments](#)
[Attachment 2a agency comments](#)
[Attachment 3 conditions 2](#)
[Attachment 4 site plans, elevations](#)
[Attachment 5 IS](#)
[Attachment 6 applicant letter](#)
[Attachment 7 public complete](#)
[Attachment 8 drainage study](#)

- 6 9:30 a.m. Public Hearing and Consideration of a Major Use Permit (UP 20-80) to place a 150' tall cell tower on a 28.61+ acre property, and consideration of a Mitigated Negative Declaration (IS 20-96) on Thursday April 8, 2021, 9:25 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant: New Cingular Wireless PCS, dba AT&T Mobility. Owner: Michael Worth. Proposed Project: New 150' tall cell tower and appurtenant equipment within a 45' by 40' fenced enclosure. Location: 15650 E. Highway 20, Clearlake Oaks, CA 95423; APN: 006-530-03 and 006-530-04.

Memo: [21-270](#)

Attachments: [up20-80 STAFFREPORT](#)
[attach_1_vicinitymap](#)
[attach_2_projectstatement](#)
[attach_3_siteplans](#)
[attach_5_conditions](#)
[attach_6_initialstudy](#)
[attach_7_biologicalresouces](#)
[attach-8_letterofsupport](#)

- 7 9:35 a.m. Public Hearing and Consideration on Major Use Permit application UP 18-24 proposing to allow for the development of facilities associated with a campground that offers lodging units, central facilities and amenities, on-site water and sewer, and other support facilities on April 8, 2021. The project applicant is Huttoxia Six Sigma, LLC. The Planning Commission will consider adoption of a Mitigated Negative Declaration for this project based on Initial Study IS 18-24. The project is located at 13444 Spruce Grove Road, Lower Lake California on Assessor's Parcel Numbers (APNs) 012-012-69.

Memo: [21-271](#)

Attachments: [Huttoxia Six Sigma Staff Report_04 01 2021](#)

[ATT 1-Vicinity Map](#)

[ATT 2 - Proposed Project and Operations Plan Text](#)

[ATT 3- Development Plans](#)

[ATT 4 - Development Conceptual Details](#)

[ATT 5 Huttoxia Conditions of Approval 112420](#)

[ATT 6- RFR Agency Comments](#)

[ATT 7-Huttoxia Initial Study & Attachments](#)

[ATT 8- Initial Study Comments](#)

- 8 9:40 a.m. (Continued from March 25, 2021) PUBLIC HEARING to Discuss and Consider Zoning Text Amendment (AM 21-01) to Article 27 of the Lake County Zoning Ordinance pertaining to the Cultivation of Commercial Cannabis. The applicant is the COUNTY OF LAKE.

Memo: [21-272](#)

Attachments: [Staff Report zoning text amendment AM 21 01 ce 21 04 continued from 3 25 20](#)

[Attachment 1](#)

[Attachment 2](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment