

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, MAY 13, 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/93929209575?pwd=ZIBReSsyMIgwbTErZzN4YkNQeVZ5dz09>

Passcode: 508002

Or One tap mobile:

+16699006833,,93929209575#,,,,*508002# US (San Jose)

+13462487799,,93929209575#,,,,*508002# US (Houston)

Or join by phone:

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

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

Webinar ID: 939 2920 9575

Passcode: 508002

International numbers available: <https://lakecounty.zoom.us/u/abL5z0aMwn>

Or an H.323/SIP room system:

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

Webinar ID: 939 2920 9575

Passcode: 508002

SIP: 93929209575@zoomcrc.com

Passcode: 508002

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

Meeting Minutes from Planning Commission Hearing on April 22, 2021

Memo: [21-418](#)

Attachments: [April 22, 2021 Planning Commission Meeting Minutes_v1](#)

CITIZEN'S INPUT

- 1 9:05 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-36) on Thursday, May 13, 2021, in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Owner: Paul Alexander Patrick, Applicant: Ghost Dance, LLC. Proposed Project: (1) A Type 3 (Outdoor), and (2) A Type 1C (Specialty Cottage) Commercial Cannabis Cultivation licenses consisting of 48,464 square feet of canopy area located within 49,329 square feet of cultivation area. Location: 20144 Jerusalem Grade Road, Middletown CA; APNs: 136-031-63 Environmental Evaluation: Mitigated Negative Declaration (IS 20-43).

Memo: [21-419](#)

Attachments: [Staff Report UP 20-36 Final \(1\)](#)
[ATTACHMENT 1 - VICINITY MAP](#)
[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN](#)
[ATTACHMENT 3 - AGENCY COMMENTS](#)
[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL](#)
[ATTACHMENT 5 - PROPOSED SITE PLANS](#)
[ATTACHMENT 6 - INITIAL STUDY](#)
[ATTACHMENT 7 - BIOLOGICAL ASSESSMENT](#)

- 2 9:10 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 19-49) on Thursday, May 13, 2021, in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant: Lake County Investment Group, LLC (Laythen Martines) Owner: Wheeler Roger Trust. Proposed Project: Applicant is applying for a total of five (5) acres of canopy area within approximately less than a total of twenty (20) cultivation area between two parcel (project locations). Location: 1000 and 1270 State Highway 53, Clearlake, CA; APN(s): 010-055-26 and 010-055-27. Environmental Evaluation: Mitigated Negative Declaration (IS 19-71).

Memo: [21-420](#)

Attachments: [UP 19-49 Martinez Staff Report v2 tnt comments HAM](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Property Management Plan](#)
[Attachment 3-Site Plans](#)
[Attachment 4-Conditions of Approval UP 19-49](#)
[Attachment 5-Initial Study for Highway 53 \(IS19-71\)](#)

- 3 9:15 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-37) on Thursday, May 13, 2021, in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant: Charleen Wignall and Frances Wignall Owner: Charleen Wignall Trustee. Proposed Project: Applicant is applying for a three (3) acres of outdoor canopy area within a 230,000 square feet cultivation area in two site location within an existing campground facility. Location: 13095 & 13130 Bottle Rock Road, Cobb, CA; APN(s): 011-039-37 & 011-039-38. Environmental Evaluation: Mitigated Negative Declaration (IS 20-46).

Memo: [21-421](#)

Attachments: [Staff Report-Bottle Rock Herbal Medicine UP 20-37](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2-Project Management Plan](#)

[Attachment 3-Site Plans](#)

[Attachment 4-Conditions of Approval UP 20-46](#)

[Attachment 5-Initial Study for Herbal Medicine \(IS20-46\)](#)

- 4 9:20 a.m. Public Hearing to consider Major Use Permit (UP 20-49). Applicant/Owner: VP Estates LLC / Ivan and Pavel Pavlov. Proposed Project: Two (2) A-Type 3B mixed light commercial cannabis cultivation licenses, and one A-Type 13 'Self Distribution' license. The applicant is proposing fifteen (15) 27.5' x 118' greenhouses; one (1) 200 sq. ft. shed; ten (10) 5,000 gallon water tanks; two (2) 8' x 40' shipping containers, one (1) 6-foot tall galvanized woven wire fence covered with privacy mesh to screen the greenhouses from public view. Total proposed cultivation area is 52,000 sq. ft. (roughly 1.25 acres). Location: 1579 Leslie Lane and 6890 Boggs Lane, Kelseyville, CA on property consisting of 52+ acres. APNs: 007-010-54 (cultivation site); 007-010-20. Environmental Evaluation: Mitigated Negative Declaration IS 20-60.

Memo: [21-422](#)

Attachments: [VP Staff Rept](#)

[Attachment 1 vicinity map](#)

[Attachment 2 site plans](#)

[Attachment 3 PMP](#)

[Attachment 4a agency comments](#)

[Attachment 4b agency comments](#)

[Attachment 5 COAs](#)

[Attachment 6 IS](#)

[Attachment 7 public comments](#)

- 5 9:25 a.m. Public Hearing to consider MINOR USE PERMIT (MUP 18-28) on Thursday May 13, 2021 in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant: Noble Farms. Owner: Patricia Lanier. Proposed Project: A six phase development for Commercial Cannabis that would include three commercial cannabis cultivation licenses - two A-Type 2B Mixed Light Cannabis licenses to allow phased development of 10,000 sq. ft. of outdoor canopy area and one greenhouse for immature plants by the end of Phase Six, and a 'Type 13 Self Distribution' license that would allow legal transportation of cannabis to and from the site. Location: 18211 Ponderosa Trail, Lower Lake, CA; APN: 012-048-11. Environmental Evaluation: Mitigated Negative Declaration (IS 18-33).

Memo: [21-423](#)

Attachments: [Lanier staff report revised V1](#)
[Attachment 1 vicinity map](#)
[Attachment 2a site plan](#)
[Attachment 2b site plan](#)
[Attachment 3 propty mgmt plan](#)
[Attachment 4 agency comments](#)
[Attachment 5 conditions 2](#)
[Attachment 6 IS](#)
[Attachment 7 public comments](#)
[Attachment 7b public comments](#)

- 6 9:30 a.m. Continuation from Public Hearing April 22, 2021 to consider MAJOR USE PERMIT (UP 19-46) in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant/Owner: Stuart Spivack. Proposed Project: Applicant is applying for a total of 28,012 square feet canopy area within a total of 28,252 square feet of cultivation area and facilities including (2) 120 square feet accessory structures and water tanks. Location: 1027 Watertrough Road, Clearlake Oaks, CA; APN(s): 628-100-10. Environmental Evaluation: Mitigated Negative Declaration (IS 19-65).

Memo: [21-424](#)

Attachments: [Staff Report-Frosty Oaks LLC Final](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Project Description and Management Plan](#)
[Attachment 3-Site Plans](#)
[Attachment 4-DERPOA CCR](#)
[Attachment 5-Spivack Initial Study \(IS19-65\)](#)
[Attachment 6-Agency Comments](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment