

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, MAY 27, 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
Vacant, 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:

Please click this URL to join.

<https://lakecounty.zoom.us/j/92069049979?pwd=VDA2Nkw4TGRIYVWpVUittODIzaS9vUT09>

Passcode: 101201

Or One tap mobile:

+16699006833,,92069049979#,,,,*101201# US (San Jose)

+13462487799,,92069049979#,,,,*101201# 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 +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 920 6904 9979

Passcode: 101201

International numbers available: <https://lakecounty.zoom.us/j/92069049979>

Or an H.323/SIP room system:

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

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

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

May 13, 2021 Planning Commissioners Meeting Minutes

Memo: [21-476](#)

Attachments: [May 13, 2021 Planning Commission Meeting Minutes_v1](#)

CITIZEN'S INPUT

9:05 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 20-85) on Thursday, May 27, 2021, 9:05 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. 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. Applicant/Owner: Kushmen & Bakefield Enterprises Inc. Proposed Project: Applicant is applying for (1) Type 6:

"Non-Volatile Cannabis Manufacturing License" and (1) Type 11: "Cannabis Distributor License" to occur within an existing 11,000 square foot building. Location: 11270 Clayton Creek Road, Lower Lake, CA 95457; APN: 049-300-15. Environmental Evaluation: Categorical Exemption (CE 21-12).

Memo: [21-478](#)

Attachments: [STAFF REPORT UP20-85_AgendaItem1_4.27.21](#)

[ATTACHMENT 1 - VICINITY MAP](#)

[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN](#)

[ATTACHMENT 3 - AGENCY COMMENTS](#)

[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL](#)

[ATTACHMENT 5 - PROPOSED SITE PLANS](#)

9:10 a.m. Staff has requested that this agenda item be continued to a date certain of June 10, 2021 the next Planning Commissioners Hearing. Public Hearing to consider MAJOR USE PERMIT (UP 19-32) on Thursday, May 27, 2021, 9:10 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. 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. Applicant: Patrick Smythe. Owner: Patrick Smythe. Proposed Project: Applicant is applying for a total of 41,796 square feet canopy (32,076 square feet outdoor cultivation and 9,720 square feet mixed-light cultivation) area within a total of 44,121 square feet of cultivation area and facilities including three (3) 30' x 108' greenhouses, one (1) 1,800 square foot processing facility, one (1) 525 square foot, one (1) 1,225 square foot concrete pad to hold to hold nine (9) 1,500-gallon water storage tanks and three (3) 3,500-gallon water storage tanks. Location: 19697 and 19713 East Road, Lower Lake, CA; APN(s): 012-049-17 and 012-049-18. Environmental Evaluation: Mitigated Negative Declaration (IS 19-50).

Memo: [21-483](#)

9:15 a.m. Public Hearing to consider Rezone (RZ 20-02) and General Plan Amendment (GPAP 20-02) on Thursday, May 27, 2021, 9:15 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. 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. Applicant/Owner: Greg Hanson. Proposed Project: The applicant is requesting a split rezone of approximately +/- 7 acres from "A" Agriculture to "A-M2" Agriculture-Heavy Industrial, and General Plan Amendment from "A" Agriculture" to "A-I" Agriculture-Industrial of undeveloped land on two parcels under one legal lot. Location: 3555 & 3445 Big Valley Road, Kelseyville, CA 95451; APN(s): 008-038-17 & 008-038-44. Environmental Evaluation: Negative Declaration (IS 20-91).

Memo: [21-482](#)

Attachments: [Greg Hansen Staff Report](#)

[Attachment 1-Vicinity Map](#)

[Attachment 2- Project Description](#)

[Attachment 3-Rezone Map \(Exhibit A\)](#)

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

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

[Attachment 6-Agency Comment](#)

[Attachment 7-Initial Study](#)

[Attachment 8-Site Visit Photos](#)

[Attachment 9a Public Comment](#)

[Attachment 9b Public Comment](#)

[MEMO](#)

9:20 a.m. Continuation from Planning Commissioner Hearing 4/22/2021. public hearing to consider MAJOR USE PERMIT (UP 20-28) on Thursday, April 22, 2021, 9:20 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. 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. Applicant: Gustafson Farms, LLC (Joseph Gustafson) Owner: Walter Stryker. Proposed Project: Applicant is applying for a total of 111,620 square feet canopy (89,620 square feet outdoor and 22,000 square feet mixed-light) area within a total of 237,220 square feet of cultivation area and facilities including 50,000 square feet processing facility, 24,000 square feet of greenhouse for nursery, 50,000 square feet for drying facility, (3) storage sheds, and 23,000 square feet of greenhouse structures for mixed-light canopy. Location: 4440, 4460, 4520, 4550 George Road, Lakeport, CA; APN(s): 008-031-48,008-031-60, 008-032-43, and 008-032-44. Environmental Evaluation: Mitigated Negative Declaration (IS 20-33).

Memo: [21-484](#)

Attachments: [Staff Report-Gustafson Farms LLC _amended](#)
[Attachment 1-Memorandum](#)
[Attachment 2-Project Description and Management Plan](#)
[Attachment 3-Site Plans](#)
[Attachment 4-Conditions of Approval UP 20-28\(amended\)](#)
[Attachment 5-Initial Study for Airport \(IS20-33\)](#)
[Attachment 6-State Permits & Comments](#)
[Attachment 7-Amended Project Description and Site Map](#)

9:25 a.m. Public Hearing to consider a Major Use Permit (UP 19-13) to consider approval of a commercial cannabis cultivation project on a 230+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-25) on Thursday May 27, 2021, 9:25 p.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Tiffany Devitt. Proposed Project: Twelve (10) A-Type 3 medium outdoor cannabis cultivation licenses requesting 650,000 sq. ft. of cannabis cultivation area and one (1) A-Type 13 self-distribution license. Location: 2800 Manning Road, Lakeport, CA; APN: 008-009-03. Environmental Evaluation: Mitigated Negative Declaration.

Memo: [21-479](#)

Attachments: [Devitt SR FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 revised site plans](#)
[Attachment 3 PMP](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs 2](#)
[Attachment 6 IS](#)
[Attachment 7 Public Comments](#)

9:30 a.m. Public Hearing to consider a Major Use Permit (UP 19-15) to consider approval of a commercial cannabis cultivation project on a 41+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-27) on Thursday May 27, 2021, 9:30 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Legendary Farms LLC. Proposed Project: One (1) A-Type 3 medium outdoor cannabis cultivation licenses requesting 43,560 sq. ft. of cannabis canopy area and one (1) A-Type 13 self-distribution license. Location: 2290 Soda Bay Road, Lakeport, CA; APN: 008-010-29. Environmental Evaluation: Mitigated Negative Declaration.

Memo: [21-480](#)

Attachments: [V2 Legendary SR](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plan](#)
[Attachment 3 PMP](#)
[Attachment 4 agency comments](#)
[Attachment 5 COA](#)
[Attachment 6 IS](#)
[Attachment 7 public comments](#)

9:35 a.m. Public Hearing to consider a Major Use Permit (UP 20-01) to consider approval of a commercial cannabis cultivation project on a 20+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 20-01) on Thursday May 27, 2021, 9:35 a.m., in the Board of Supervisors' Chambers, 255 N. Forbes Street, Lakeport, California. Applicant / Owner: Stella Green Farms LLC. Proposed Project: One (1) A-Type 3 medium outdoor cannabis cultivation licenses requesting 43,560 sq. ft. of cannabis canopy area and one (1) A-Type 13 self-distribution license. Location: 5808 Highland Springs Road, Lakeport, CA; APN: 008-044-24. Environmental Evaluation: Mitigated Negative Declaration.

Memo: [21-481](#)

Attachments: [Stella Green FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4a agency comments](#)
[Attachment 4b agency comments](#)
[Attachment 5 COA](#)
[Attachment 6 IS](#)
[Attachment 7 public comments](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment