

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, JUNE 24, 2021
9:00 AM
AGENDA - Final**

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

Carol Huchingson, Interim CDD 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: Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://lakecounty.zoom.us/j/96086187387?pwd=OTNLMUhfBuzGNXdlaTFoRDRFRZxpJdz09>

Passcode: 730098

Or One tap mobile:

+16699006833,,96086187387#,,,,*730098# US (San Jose)

+13462487799,,96086187387#,,,,*730098# 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: 960 8618 7387

Passcode: 730098

International numbers available: <https://lakecounty.zoom.us/j/96086187387>

Or an H.323/SIP room system:

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

Webinar ID: 960 8618 7387

Passcode: 730098

SIP: 96086187387@zoomcrc.com

Passcode: 730098

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

Consideration of approval of minutes from May 27, 2021, Planning Commission Meeting.

Memo: [21-599](#)

Attachments: [May 27, 2021 Planning Commission Meeting Minutes_v1](#)

Consideration of approval of minutes from June 10, 2021, Planning Commission Meeting.

Memo: [21-600](#)

Attachments: [June 10, 2021 Planning Commission Meeting Minutes_v1](#)

CITIZEN'S INPUT

- 1 9:05 a.m. Public Hearing to consider MAJOR USE PERMIT (UP 19-35). Owner: Frederick W. Soderlind, Applicant: Oak & Stone LLC. . Location: 19303 Butts Canyon Road, Middletown CA; APN: 014-004-10 Environmental Evaluation: Mitigated Negative Declaration (IS 19-55). (Victor Fernandez)

Memo: [21-601](#)

Attachments: [Staff Report UP 19-35 FINAL](#)
[ATTACHMENT 1 - VICINITY MAP](#)
[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN](#)
[ATTACHMENT 3 - AGENCY COMMENTS](#)
[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL](#)
[ATTACHMENT 5 - SITE PLANS](#)
[ATTACHMENT 6 - INITIAL STUDY](#)
[ATTACHMENT 7 - BIOLOGICAL ASSESSMENT](#)

- 2 9:10 a.m. Public Hearing to consider a Major Use Permit (UP 19-20) to consider approval of a commercial cannabis cultivation project on a 23+ acre property, and consideration of adopting a Mitigated Negative Declaration (IS 19-35) . Applicant / Owner: LDM Enterprises LLC. Location: 7295 Adobe Creek Road, Kelseyville, CA; APN: 007-021-23. (Eric Porter)

Memo: [21-602](#)

Attachments: [LDM II V3](#)
[Attachment 1 vicinity map](#)
[Attachment 2 PMP](#)
[Attachment 3a agency comments](#)
[Attachment 3b agency comments](#)
[Attachment 4 COAs](#)
[Attachment 5a site map](#)
[Attachment 5b security map](#)
[Attachment 5c water map](#)
[Attachment 6 IS](#)
[Attachment 7 public comments](#)

- 3 9:15 a.m. Continuation from Planning Commission Meeting June 10, 2021. Public Hearing to consider an appeal of the closure of two Use Permit files; file no. UP 18-36 and file no. MUP 18-37 for commercial cannabis cultivation on two adjacent properties. Owner: David Boies. Applicant: Jonathan Boies; proposed new applicant is Mitch Hawkins. Location: 13046 and 13048 S. Highway 29, Lower Lake, CA; APN: 012-056-48 and 012-056-49. (Eric Porter)

Memo: [21-603](#)

Attachments: [AA 21-02 SR V2 FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 inc letter 2.25.2020](#)
[Attachment 3 closed file ltr 5.7.2021](#)
[Attachment 4 appeal application](#)
[Attachment 5 notarized ltr from Mr. Boies](#)

- 4 9:20 a.m. Public Hearing to consider approving Use Permit UP 20-45. Applicant/Owner: Blue Lake Organics LLC / Jose and Alma Franco. Location: 10680 and 10717 Schuette Road, Upper Lake, CA on property consisting of 41+ acres. APNs: 003-001-21 and 003-002-11. (Eric Porter)

Memo: [21-604](#)

Attachments: [Blue Lakes FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs](#)
[Attachment 6 IS](#)
[Attachment 7 public comment](#)

- 5 9:25 a.m. Public Hearing to consider Use Permit (UP 21-24) and adopt a Categorical Exemption to CEQA for an expansion of a recovery home within an existing dwelling on a property located at 14725 Catholic Church Drive, Clearlake Oaks; APN: 010-046-06. The applicant is Hilltop Recovery Services LLC. (Eric Porter)

Memo: [21-605](#)

Attachments: [PC UP 21-24 Hilltop SR V2](#)
[Attachment 1 vicinity map](#)
[Attachment 2 conditions](#)
[Attachment 3 - Agency Comments](#)
[Attachment 4 site plans](#)

UNTIMED STAFF UPDATE

A. Office News

A Presentation on the Role of the Planning Commission and Planning Commissioner by Nicole Johnson County Legal Counsel.

Adjournment