

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, JULY 22, 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

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**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](http://www.co.lake.ca.us)**

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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:

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

Please click this URL to join.

<https://lakecounty.zoom.us/j/94017214597?pwd=alhPZmRBcmtyMUtFRXRINTdVbnZJUT09>  
Passcode: 359803

Or One tap mobile:

+16699006833,,94017214597#,,,,\*359803# US (San Jose)

+13462487799,,94017214597#,,,,\*359803# 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: 940 1721 4597

Passcode: 359803

International numbers available: <https://lakecounty.zoom.us/j/94017214597>

Or an H.323/SIP room system:

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

Webinar ID: 940 1721 4597

Passcode: 359803

SIP: 94017214597@zoomcra.com

Passcode: 359803

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 the July 8, 2021, Planning Commission Meeting.

Memo: [21-681](#)

Attachments: [July 8, 2021 Planning Commission Meeting Minutes v1](#)

## **CITIZEN'S INPUT**

1 9:05 A.M. Public Hearing to consider MAJOR USE PERMIT (UP 20-11). Applicant / Owner: Pasta Farms LLC. Proposed Project: Four phase development containing (11) A Type 3 (medium outdoor) commercial cannabis cultivation licenses within 113 hoop houses, and (1) A-Type 13 'self-distribution' license. Four (4) of the A-Type 3 licenses will convert to A-Type 3B (greenhouse) licenses within four years and will be inside four (4) 26,000 sq. ft. greenhouses. Location: 10750 and 10417 Seigler Springs North Road and 10833 Diener Drive, Kelseyville, CA; APNs: 115-004-01, 05 and 08. Environmental Evaluation: Mitigated Negative Declaration (IS 20-11). (Eric Porter)

**Memo:** [21-682](#)

**Attachments:** [Pasta SR V2](#)  
[Attachment 1 vicinity map](#)  
[Attachment 2 site plans](#)  
[Attachment 3 PMP](#)  
[Attachment 4 agency comments](#)  
[Attachment 5 COAs](#)  
[Attachment 6 IS](#)  
[Attachment 7 O'Gorman letter and attachments \(1\)](#)  
[Attachment 8 Public Comment](#)

2 9:10 A.M. Public Hearing to consider a Parcel Map (PM 20-23) to divide a 406.69 acre property to create three new parcels. Applicant / Owner: Langtry Farms LP. Location: 21700 and 22000 Butts Canyon Road, Middletown, CA; APNs: 014-310-08, 014-320-06 and 014-330-08. (Eric Porter)

**Memo:** [21-683](#)

**Attachments:** [PM 20-23 Langtry Farms V2](#)  
[Attachment 1 vicinity map](#)  
[Attachment 2 Parcel Map](#)  
[Attachment 3 COAs](#)  
[Attachment 4 agency comments](#)

- 3** 9:15 A.M. Continuation of Item from the July 8, 2021 Planning Commission Hearing. Public Hearing to consider approving Use Permit UP 21-10. Applicant/Owner: Sourz HVR, Inc./Aviona LLC. The proposed commercial cannabis cultivation operation will be composed of (80) A type 3 outdoor cultivation, (1) type 11 distributor, and (1) A type 4 nursery licenses with a total combined canopy area of 3,485,000 square feet (sf). The proposed project includes 11 buildings totaling 110,000 sf for storage and drying of cannabis. Location: 11650 High Valley Road, Clearlake Oaks, CA 95423, on property consisting of 1,639.96 acres. APNs: 006-004-07, 006-004-25, 006-004-24, 006-004-06, 006-002-04, 006-002-09, 006-009-36. (Katherine Schaefers)

**Memo:** [21-684](#)

**Attachments:** [Staff Report UP 21-10 Sourz HVR 7.22.21 \(1\)](#)  
[ATTACHMENT 1 - VICINITY MAP \(2\)](#)  
[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN \(2\)](#)  
[ATTACHMENT 3 - AGENCY AND PUBLIC COMMENTARY \(2\)](#)  
[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL \(Ammended\)](#)  
[ATTACHMENT 5 - SITE PLANS \(3\)](#)  
[ATTACHMENT 6 - BIOLOGICAL ASSESSMENT \(3\)](#)  
[ATTACHMENT 7 - INITIAL STUDY \(2\)](#)  
[ATTACHMENT 8 - CULTURAL RESOURCES MEMO](#)  
[ATTACHMENT 9 - TRAFFIC MEMORANDUM](#)  
[ATTACHMENT 10 - HYDROLOGY MEMORANDUM incl. ORIGINAL WATER R](#)

## **UNTIMED STAFF UPDATE**

A. Office News

## **Adjournment**