

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, OCTOBER 28, 2021
9:00 AM
AGENDA - Final**

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Maile Field

Mary Darby, 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:

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

Please click this URL to join.

<https://lakecounty.zoom.us/j/91378251263?pwd=cFVyaG9ZL3JrbWRNNHIGcjIISStwdz09>

Passcode: 824276

Or One tap mobile:

+16699006833,,91378251263#,,,,*824276# US (San Jose)

+13462487799,,91378251263#,,,,*824276# 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 +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 913 7825 1263

Passcode: 824276

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

Or an H.323/SIP room system:

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

Webinar ID: 913 7825 1263

Passcode: 824276

SIP: 91378251263@zoomcrc.com

Passcode: 824276

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 the Approval of Minutes from the October 14, 2021 Planning Commission Meeting.

Memo: [21-1090](#)

Attachments: [October 14, 2021 Planning Commission Meeting Minutes v1](#)

CITIZEN'S INPUT

Consideration of Proposed 2022 Planning Commissioner Regular Meeting Calendar.

Memo: [21-1091](#)

Attachments: [Copy of Draft of 2022 PC meeting calendar](#)
[2022 PC DUE DATES](#)

- 1 9:05 A.M. Public Hearing to consider MAJOR USE PERMIT (UP 19-36). Applicant: Brian D. Pensack and Garrett W. Burdick (Lake Vista Farms, LLC). Owner: Lake Vista Farms, LLC. Proposed Project: Applicant is applying for 15-acres of outdoor commercial cannabis canopy area within five fenced cultivation areas, up to 25.8 acres. Cultivation accessory items include portable toilets, trash enclosures, vegetative waste storage area, 2,500-gallon water storage tanks at each cultivation area, and Conex shipping containers and/or 8'x8' storage sheds (or similar) for storage of pesticides, fertilizers, and hazardous materials. Onsite nursery within an existing barn. Renovated 10' x 30' shipping container to house security equipment and camera monitors, and 6' tall security fencing, secured by locked gates, to enclose cultivation areas. Address: 2050 and 2122 Ogulin Canyon Road, Clearlake CA. (Michael Taylor)

Memo: [21-1092](#)

Attachments: [UP19-36 Staff Report 10222021](#)
[Attachment 1 Proposed Site Plans](#)
[Attachment 2 Property Management Plan](#)
[Attachment 3 Proposed Conditions Of Approval](#)
[Attachment 4 Hydrology Report](#)
[Attachment 5 Drought Management Plan](#)
[Attachment 6 InitialStudy](#)
[Attachment 7 BiologicalAssessment](#)
[Attachment 8 Agency Response](#)

- 2 9:10 A.M. Public Hearing to consider approving Modification (MMU 21-22) of original Use Permit UP 18-35. Applicant/Owner: Green Bear Farms Cali LLC / Wais Amin. Proposed Project: Amendment to original canopy / cultivation area; sixteen (16) additional greenhouses, and one A-Type 13 Self Distribution license to allow legal transport of cannabis to and from the site. Location: 4680 Clark Drive, Kelseyville, CA. (Eric Porter)

Memo: [21-1093](#)

Attachments: [MMU 21-22 SR FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 Orig COAs](#)
[Attachment 3 COAs addendum](#)
[Attachment 4 Agency Comments](#)
[Attachment 5 revised site plans](#)
[Attachment 6a IS addendum](#)
[Attachment 6b memo to Clearinghouse re change of scope](#)
[Attachment 6c revised scope](#)
[Attachment 7 water availability analysis](#)
[Memo CEQA MMU 21-22](#)

- 3 9:15 A.M. Public Hearing to consider approving Modification (MMU 21-20) of original Use Permit UP 18-43. Applicant/Owner: Sunny S Ranch / Shannon Sanders. Proposed Project: Four 2,499 sq. ft. nursery areas (greenhouses) for immature cannabis plants in conjunction with previously approved file no. UP 18-43. Location: 19424 Butts Canyon Road, Middletown, CA. (Eric Porter)

Memo: [21-1094](#)

Attachments: [MMU 21-20 SR FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 Original COAs](#)
[Attachment 3 MMU COAs](#)
[Attachment 4 Agency Comments](#)
[Attachment 5a Site Plan](#)
[Attachment 5b Elevations](#)

- 4 9:20 A.M. Public Hearing to reconsider approving Use Permit UP 20-22. Applicant/Owner: WeGrow LLC / Zarina Otchkova. Proposed Project: Fifteen (15) A-Type 3B mixed light commercial cannabis cultivation licenses and one A-Type 13 'Self Distribution' license. The applicant is proposing thirty (32) 90' x 125' greenhouses; two (2) 90' x 125' greenhouses for immature plant starts; four (4) 50' x 100' drying buildings; one (1) 200 sq. ft. shed; twenty (20) 5,000 gallon water tanks; 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 387,600 sq. ft. (roughly 9 acres); total proposed canopy area is 330,000 sq. ft. The applicant is also proposing the removal of 100 blue oak trees, which will require a 3:1 tree replacement using similar species trees prior to the start of cultivation. Location: 16750 Herrington Road, Middletown, CA (cultivation site); 17610 Sandy Road, Middletown, CA and 19678 Stinson Road, Middletown, CA consisting of 309+ acres. (Eric Porter)

Memo:

[21-1095](#)

Attachments: [UP 20-22 SR V6 FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 PMP revised_2](#)
[Attachment 3a Original Agency Comments](#)
[Attachment 3b Agency comments](#)
[Attachment 3c Agency Comments new](#)
[Attachment 3d agency comments new](#)
[Attachment 3e agency comments new](#)
[Attachment 4 COA 2](#)
[Attachment 5 current site plans](#)
[Attachment 5b engineered Erosion plan](#)
[Attachment 6a IS Addendum](#)
[Attachment 6b memo to OPR](#)
[Attachment 6c Geologic MM](#)
[Attachment 7a Bio Rept Orig](#)
[Attachment 8 Tree Plan](#)
[Attachment 8b Tree Plan addendum](#)
[Attachment 9 Water Analysis](#)
[Attachment 10a public comments Orig](#)
[Attachment 10b public comments Orig](#)
[Attachment 10c letters Orig](#)
[Attachment 10d public comments Orig](#)
[Attachment 10e letter of support](#)
[Attachment 11 Traffic Analysis](#)
[Attachment 12 power memo](#)
[Attachment 12a letter](#)
[Attachment 12b Plan compliance](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment