

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, JUNE 23, 2022
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
Jim Feenan, 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 :

Please click this URL to join.

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

Please click this URL to join. [https://lakecounty.zoom.us/j/98433415169?](https://lakecounty.zoom.us/j/98433415169?pwd=OG8zbWNjRlh6bFA3TU5NNzg2RG9FQT09)

[pwd=OG8zbWNjRlh6bFA3TU5NNzg2RG9FQT09](https://lakecounty.zoom.us/j/98433415169?pwd=OG8zbWNjRlh6bFA3TU5NNzg2RG9FQT09)

Passcode: 845734

Or One tap mobile:

+16699006833,,98433415169#,,,,*845734# US (San Jose)

+13462487799,,98433415169#,,,,*845734# 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: 984 3341 5169

Passcode: 845734

International numbers available: <https://lakecounty.zoom.us/u/aeyQfNIP2>

Or an H.323/SIP room system:

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

Webinar ID: 984 3341 5169

Passcode: 845734

SIP: 98433415169@zoomcrc.com

Passcode: 845734

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 adoption of Assembly Bill 361 Findings Authorizing Teleconference Meetings during a State of Emergency

Memo: [22-600](#)

Approval of Minutes from the May 12, 2022 and May 26, 2022 Planning Commission Meetings.

Memo: [22-601](#)

Attachments: [May 12, 2022 Minutes \(DRAFT\)](#)

[May 26 2022 Minutes \(DRAFT\)](#)

CITIZEN'S INPUT

1. 9:05 a.m. – (Continued from April 28, 2022) (Request for Continuance to July 14, 2022). Public Hearing on Consideration of Major Use Permit (UP 19-42) and a Mitigated Negative Declaration (19-61). The applicant, BOTTLE ROCK FARMS FJA TRUST is proposing two (2) acres of medicinal commercial cannabis canopy area and two (2) acres of adult-use commercial cannabis canopy, for a total of four (4) acres of outdoor canopy area. The project includes, one (1) 4,750 square foot processing building and a 1,000 square foot immature plant area. The project is located at 9900 and 10030 Bottle Rock Road, Kelseyville, CA; and further described as APNs: 011-057-22 and 011-057-23.

Memo: [22-602](#)

Attachments: [Continuance Sheet for Packet](#)

2. 9:10 a.m. Public Hearing on Consideration of Major Use Permit (UP 20-47) and that a determination has been made that this project required a Mitigated Negative Declaration to consider the adoption of an Initial Study IS 20-59. The applicant, EMERALD MOUNTAIN FARMS, INC. (NORMAN GRIMM) is proposing two (2) A-Type 3 outdoor cultivation licenses with a total canopy area of 68,562 square feet, and A-Type 13 Distributor Transport Only, Self-Distribution. The proposed project is located at 1850 Ogulin Canyon Road, Clearlake, CA 95422; further described as APN's: 010-053-03 and 010-011-01.

Memo: [22-603](#)

Attachments: [01 - UP 20-47 Emerald Mountain Farms - Property Management Plan\(wo CRIR](#)

[02 - UP 20-47 Emerald Mountain Farms, Inc - Site Plans](#)

[03 - UP 20-47 Emerald Mountain Farms, LLC - Conditions of Approval](#)

[04 - UP 20-47 Emerald Mountain Farms, Inc - Initial Study](#)

[05 - UP 20-47 Emerald Mountain Farms, Inc - Hydrology Report](#)

[06 - UP 20-47 Emerald Mountain Farms, Inc - Biological Resources Assessment](#)

[07 - UP 20-47 Emerald Mountain Farms, Inc - CVRWQCB Cannabis NOA](#)

[00 - UP 20-47 Emerald Mountain Farms - Staff Report](#)

[UP 20-47 Emerald Mountain Farms - All Agency Comments](#)

[Proof of Publication UP 20-47 \(Emerald Mountain Farms\) PC 6-23-22](#)

[Public Comment \(Hughes\)](#)

[03 - UP 20-47 Emerald Mountain Farms - Conditions of Approval - Updated 6-2](#)

3. 9:15 a.m. Public Hearing on Consideration of Major Use Permit (UP 21-06) and that a determination has been made that this project required a Mitigated Negative Declaration to consider the adoption of an and to adoption of an Initial Study (IS 21-06) The applicant, AKWAABA, LLC is proposing a major use permit two (2) A-Type 3 "Medium Outdoor" licenses with a total combined outdoor canopy area of 73,560 square feet , and an A-Type 2B "Small Mixed-Light" license with a total combined mixed-light canopy area of 9,720 square feet. The project is located at 11795 North Drive, Clearlake Park, CA; further described as APN's: 010-019-15 and 010-019-10.

Memo: [22-604](#)

Attachments: [01 - UP 21-06 Akwaaba, LLC - Property Management Plan](#)
[02- UP 21-06 Akwaaba, LLC - Site Plans](#)
[03 - UP 21-06 Akwaaba, LLC - Conditions of Approval](#)
[04 - UP 21-06 Akwaaba, LLC - Initial Study](#)
[05 - UP 21-06 Akwaaba, LLC - Hydrology Report](#)
[06 - UP 21-06 Akwaaba, LLC - Biological Assessment](#)
[07 - UP 21-06 Akwaaba, LLC - Mitigation Monitoring Reporting Program \(MMRF\)](#)
[00 - UP 21-06 Akwaaba, LLC - Staff Report](#)
[UP 21-06 Agency and Public Comments](#)
[Proof of Publication UP 21-06 \(Akwaaba LLC\) PC 6-23-22](#)
[03 - UP 21-06 Akwaaba, LLC - Conditions of Approval](#)

4. 9:20 a.m. Public Hearing on Consideration of Major Use Permit (UP 21-14) and that a determination has been made that this project required a Mitigated Negative Declaration to consider the adoption of an Initial Study (IS 21-15). The applicant, MONTE CRISTO VINEYARDS, LLC is requesting a major use permit for twenty-two (22) A-Type 3 “Medium Outdoor” licenses, with a combined outdoor canopy area of 958,320 square feet. The project is located at 11230 and 11250 Cerrito Drive; Clearlake Oaks, CA 95423; further described as APN's: 006-007-17, 006-007-23, and 006-007-30.

Memo: [22-605](#)

Attachments: [01 - UP 21-14 Monte Cristo Vineyards - Property Management Plan](#)
[02 - UP 21-14 Monte Cristo Vineyards - Site Plans](#)
[03 - UP 21-14 Monte Cristo Vineyards - Conditions of Approval](#)
[04 - UP 21-14 Monte Cristo Vineyards - Initial Study](#)
[05 - UP 21-14 Monte Cristo Vineyards - Hydrology Report](#)
[06 - UP 21-14 Monte Cristo Vineyards - Biological Assessment](#)
[07 - UP 21-14 Monte Cristo Vineyards - Mitigation Monitoring Reporting Program](#)
[00 - UP 21-14 Monte Cristo Vineyards - Staff Report](#)
[Public Comments \(Monte Cristo\) \(Combined\)](#)
[Proof of Publication UP 21-14 \(Monte Cristo Vineyards LLC\) PC 6-23-22](#)
[Public Comment \(Bjornson\)](#)
[Public Comment \(K Humphrey\)](#)
[Public Comment Monte Cristo Petition Merged](#)
[Public Comment \(Swesey\)](#)
[Public Comment \(Wilk\)](#)
[Public Comment \(Pavon\)](#)
[Public Comment \(Winata\)](#)
[Public Comment \(Martin-Steele\)](#)
[Notice of Intent \(NOI\) - UP 21-14 Monte Cristo](#)
[Updated Drought Management Plan \(UP 21-14\)](#)
[Public Comment \(Rivas-Duke & Mori\)](#)
[Public Comment \(Dharmapalan\)](#)

A. Office News

Adjournment