



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: May 6, 2022

REQUEST FOR REVIEW FOR SUFFICIENCY

- | | | |
|--|--|--|
| <input type="checkbox"/> AG. COMMISSIONER | <input type="checkbox"/> HIDDEN VALLEY CSD | <input type="checkbox"/> TRAFFIC ADV. COMM. |
| @ AIR QUALITY MGMT | <input type="checkbox"/> LAKEBED MANAGEMENT | <input type="checkbox"/> US FOREST SVC |
| <input type="checkbox"/> ARMY CORPS | <input type="checkbox"/> CITY OF LAKEPORT: | <input type="checkbox"/> WASTE DISPOSAL |
| @ ASSESSOR | <input type="checkbox"/> LAKE TRANSIT | <input type="checkbox"/> GRADING |
| <input type="checkbox"/> BLM | <input type="checkbox"/> NATIVE AM. HERITAGE | @ DEPT. WATER RESOURCES |
| @ BUILDING DIVISION | <input type="checkbox"/> NRCS | <input type="checkbox"/> ST. WATER REC. BRD |
| @ CAL FIRE | <input type="checkbox"/> OFFICE OF EDUCATION | <input type="checkbox"/> LAKEPORT SCHOOL DIST. |
| @ CALTRANS | <input type="checkbox"/> PG&E | <input type="checkbox"/> DPW AIRPORT |
| <input type="checkbox"/> CLEARLAKE CITY | <input type="checkbox"/> PUBLIC SERVICES | |
| <input type="checkbox"/> CRWQCB | @ SHERIFF | |
| @ DPW ROADS | <input type="checkbox"/> SOLANO CO. WATER | |
| <input type="checkbox"/> CA FISH & WILDLIFE | <input type="checkbox"/> SONOMA STATE | |
| <input type="checkbox"/> FISH & WILDLIFE SVC | @ SPECIAL DISTRICTS | |
| @ NORTHSORE F.D. | <input type="checkbox"/> STATE DEPT. HEALTH | |
| @ HEALTH DEPT | @ SURVEYOR | |
| <input type="checkbox"/> HERITAGE COMMISSION | @ TAX COLLECTOR | |

Received

MAY 06 2022

Environmental Health

FROM: Eric Porter, Associate Planner

REQUEST: Rezone (RZ 22-02) and General Plan Amendment (GPAP 22-02) for Nice Market

OWNER: Nice Market, Inc. / Mariane Alexander, CEO

APPLICANT: Daniel Sosa

APN: 032-181-02, 032-181-03

LOCATION: 3774 & 3794 E. Highway 20, Nice, CA 95464

PARCEL SIZE: 0.41 and 0.23 acres (source: Submitted Application Material)

ZONING (E): "CH-DR" Highway Commercial – Design Review

ZONING (P): "C2-DR" Service Commercial – Design Review

GENERAL PLAN (E): "CC" Community Commercial

GENERAL PLAN (P): Same; no change to General Plan is needed

HAZARDS: High Fire Area

FLOOD ZONE: "X"

PROJECT DESCRIPTION: Rezone to C2 to allow sales of retail cannabis, which is not allowed in the CH zoning district. The Nice Market property is adjacent to other C2-zoned properties. This action would represent the third rezone but second General Plan Amendment in year 2022, since no change to the General Plan is necessary.

Please review this proposal and advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **May 20, 2022**. Comments can be sent via email to eric.porter@lakecountycalifornia.gov, or by mail to the Lake County Planning Dept, atten: Eric Porter, 255 N. Forbes St., Lakeport, CA, 95453.

Eric Porter

From: Lori Baca
Sent: Friday, May 6, 2022 1:29 PM
To: Eric Porter
Subject: RE: RFR for 'Sosa Rezone' (Nice Market)

Eric,

Parcels 032-181-020 and -030 are located within the LACOSAN service area for public sewer and are actively billed sewer accounts. The proposed project states "retail of sales" and does not list any manufacturing of cannabis. If this is true then RZ 22-02 will not impact the Districts ability to continue to provide services. If there is a major change in hours of operation and staffing levels, the District may require additional Sewer Capacity Fees.

The applicant can contact hour office and provide additional information to determine if any other fees would be due.

Have the best day!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Eric Porter
Sent: Friday, May 6, 2022 12:55 PM
To: Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Mike Ciancio <chief800@northshorefpd.com>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Michael McGinnis <Michael.McGinnis@lakecountyca.gov>
Subject: RFR for 'Sosa Rezone' (Nice Market)

Hi all,

The applicant seeks to rezone the Nice Market properties from CH, Highway Commercial to C2, Service Commercial to enable retail cannabis sales to occur. Retail cannabis sales are not permitted in the CH zoning district, hence the reason for the rezone.

No site or building improvements are accompanying this rezone request.