

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, FEBRUARY 24, 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
Vacant, 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:

<https://lakecounty.zoom.us/j/98732972508?pwd=cDICOU5ocVdHVUhlL3NJWTdFdjNaUT09>

Passcode: 425122

Or One tap mobile:

+16699006833,,98732972508#,,,,*425122# US (San Jose)

+12532158782,,98732972508#,,,,*425122# US (Tacoma)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 987 3297 2508

Passcode: 425122

International numbers available: <https://lakecounty.zoom.us/j/98732972508>

Or an H.323/SIP room system:

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

Webinar ID: 987 3297 2508

Passcode: 425122

SIP: 98732972508@zoomcrc.com

Passcode: 425122

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: [22-124](#)

Attachments: [reso-ab-361_findings](#)

Consideration of the Approval of the Minutes from the December 16, 2021 and January 13, 2022 Planning Commission Hearings.

Memo: [22-125](#)

Attachments: [December 16 2021 Minutes final](#)

[January 13, 2022 ver 2](#)

CITIZEN'S INPUT

1. 9:00 A.M. - Public Hearing on Consideration of a Major Use Permit (UP 20-75) and a Mitigated Negative Declaration (IS 20-88). The project applicant North Coast Select, Inc., is proposing a co-location/clustering of permits for cannabis cultivation operation to allow 70,560 square feet mixed-light canopy area within greenhouses equipped with air filtration systems in a total of 168,680 square feet cultivation area. The project includes additional greenhouses for immature plants, a processing facility, a drying building, thirty-two 2,500 gallon water tanks, security, and a perimeter fence. The project is located at 1496 Bell Hill Road, Kelseyville, CA; and further described as A.P.N. (s): 017-002-02, 007-010-24, and 017-002-01.

Memo: [22-126](#)

Attachments: [Staff Report](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Property Management Plan](#)
[Attachment 3-Site Plans Map](#)
[Attachment 4-Conditions of Approval UP 20-75](#)
[Attachment 5-Site Visit Photos](#)
[Attachment 6-Northcoast Select \(recirculated\) Initial Study](#)
[Attachment 7-Agency and Public Comments](#)

2. 9:10 A.M. - Public Hearing on Consideration of a Major Use Permit (UP 20-68) and a Mitigated Negative Declaration (IS 20-83). The project applicant, Cristhian Hernandez is applying for a two-acre outdoor canopy area within 170,730 square feet cultivation area to include twelve shipping containers with a total of 4,000 square feet solar panels and eight outdoor drying tents on existing agricultural land located at 2000 Clover Valley Road in Upper Lake, Lake County also known as Assessor's Parcel Number (A.P.N.): 004-007-25.

Memo: [22-127](#)

Attachments: [Igzatik Farms Staff Report \(final\)](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Proposed Property Management Plan](#)
[Attachment 3-Proposed Site Plans](#)
[Attachment 4-Conditions of Approval UP 20-68](#)
[Attachment 5-Igzatik Farms Initial Study](#)
[Attachment 6-Site Visit Photos](#)
[Attachment 7-Comparative Analysis for Planning Commission](#)

3. 9:15 A.M. - Public Hearing on Consideration on a Major Use Permit (UP 21-42) and a Mitigated Negative Declaration (IS 21-44). The applicant Linodhi Inc. is proposing three (3) A-Type 3 medium outdoor commercial cannabis cultivation licenses and one A-Type 13 Self Distribution license to allow legal transport of cannabis to and from the site. The project location is 6680 Wilkinson Rd. (cultivation site) and 6690 Wilkinson Rd., Kelseyville, CA. and further described as A.P.N. 007-018-14 and 007-018-15.

Memo: [22-131](#)

Attachments: [Linodhi SR CLEAN PC](#)
[Attachment 1 Vicinity Map](#)
[Attachment 2 Site Plans](#)
[Attachment 3 PMP](#)
[Attachment 4 Agency Comments](#)
[Attachment 5 IS](#)
[Attachment 6 Hydro Report](#)
[Attachment 7 Public Comments](#)
[Attachment 8 Conditions](#)

4. 9:20 A.M. - Public Hearing on Consideration of Major Use Permit (UP 20-22) and a Mitigated Negative Declaration (IS 20-25). The applicant Zarina Otchkova/ We Grow, LLC., proposes fifteen (15) A-Type 3B mixed light commercial cannabis cultivation licenses and one A-Type 13 'Self Distribution' license. Proposed are thirty two (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 130 blue oak trees. The project is located at 16750 Herrington Road, Middletown, CA. (cultivation site), and 17610 Sandy Road, Middletown, CA.; and 19678 Stinson Road, Middletown, CA.; and Further Describes as A.P.N. 013-060-40 (cultivation site) and A.P.N.s 013-014-03 and 013-014-11 (clustering sites).

Memo: [22-133](#)

Attachments: [UP 20-22 SR FINAL PC MVM](#)
[Attachment 1 vicinity map](#)
[Attachment 2 PMP revised](#)
[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 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 public comments new](#)
[Attachment 11 Traffic Analysis](#)
[Attachment 12 power memo](#)
[Attachment 12a letter](#)
[Attachment 12b Plan compliance](#)
[Attachment 13 power analysis](#)
[Attachment 14 WeGrow response letter](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment