

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, APRIL 14, 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.

<https://lakecounty.zoom.us/j/93343373108?pwd=UU1uMzBmS0g0OVp3L3c3NWWhUQVN5UT09>

Passcode: 307141

Or One tap mobile:

+16699006833,,93343373108#,,,,*307141# US (San Jose)

+12532158782,,93343373108#,,,,*307141# US (Tacoma)

Or join by phone:

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

Webinar ID: 933 4337 3108

Passcode: 307141

International numbers available: <https://lakecounty.zoom.us/j/93343373108>

Or an H.323/SIP room system:

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

Webinar ID: 933 4337 3108

Passcode: 307141

SIP: 93343373108@zoomcrc.com

Passcode: 307141

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

Approval of the Minutes from the March 10, 2022 and the March 24, 2022 Planning Commission Hearing.

Memo: [22-308](#)

Attachments: [March 10, 2022 Minutes \(DRAFT\)](#)

[March 24, 2022 Minutes \(DRAFT\)](#)

CITIZEN'S INPUT

UNTIMED STAFF UPDATE

1. 9:05 a.m. (Continued from March 24, 2022) Public Hearing on Consideration of a Design Review (DR 21-01). and a Mitigated Negative Declaration (IS 22-06).The Applicant, Nikki Island, is proposing, a Small Resort, containing nine overnight lodging units; conversion of the existing dwelling to a social gathering room, lobby, kitchen and dining room; outdoor kitchen; in-ground pool and hot tub; site improvements including removal of 1,100+ sq. ft. of asphalt and the western driveway leading to Highway 20; landscaping, parking and interior access aisles and pedestrian pathways. The project location is 5835 and 5825 Highway 20, Lucerne, CA and further described as APN's 034-421-20 and 034-421-21.

Memo: [22-331](#)

Attachments: [Attachment 1 vicinity map](#)
[Attachment 2a site arial](#)
[Attachment 2b site plan Vanderwall](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs](#)
[Attachment 6 Photos](#)
[Attachment 7 landscape plan](#)
[Attachment 8 lighting plan](#)
[SR PC April 14](#)
[Public Comment from 3-24-22 Hearing \(Reems\)](#)

2. 9:10 a.m. Public Hearing on Consideration of Major Use Permit (UP 19-21) and a Mitigated Negative Declaration (IS 19-37). The applicant, Joyce Kirstein/Spring Valley Organics is proposing One (1) A-Type 3: "Outdoor" license: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size per license on one premise; and a Type 13 "Distributor Transport Only, Self-Transport Distribution" license: The transport of cannabis goods between entities licensed pursuant to California Code. The project is located at 2593 New Long Valley Rd., Clearlake Oaks, CA; Assessor Parcel Numbers: 620-071-04.

Memo: [22-349](#)

Attachments: [01 - UP 19-21 SPRING VALLEY ORGANICS - STAFF REPORT](#)
[ATTACHMENT 1 - PROPERTY MANAGEMENT PLAN](#)
[ATTACHMENT 2 - SITE PLANS](#)
[ATTACHMENT 3 - CONDITIONS OF APPROVAL](#)
[ATTACHMENT 4 - INITIAL STUDY](#)
[ATTACHMENT 5 - MITIGATION MONITORING & REPORTING PROGRAM](#)
[ATTACHMENT 6 - HYDROLOGY REPORT](#)
[ATTACHMENT 7 - DROUGHT MANAGEMENT PLAN](#)
[ATTACHMENT 8 - SITE PHOTOS](#)

3. 9:15 a.m. - (Continued to the May 12, 2022 Planning Commission Meeting at 9:05 A.M.) - Public Hearing on Consideration of Major Use Permit (UP 19-44) and a Mitigated Negative Declaration (IS 19-63). The applicant, Auto Canna, LLC (Auto Canna) is proposing Four (4) A-Type 3: "Outdoor" license: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size per license on one premise; and a Type 13 "Distributor Transport Only, Self-Transport Distribution" license: The transport of cannabis goods between entities licensed pursuant to California Code. The project is located at 21258 Morgan Valley Road, Lower Lake, CA; Assessor Parcel Numbers: 012-069-57.

Memo: [22-350](#)

4. 9:20 a.m. (Continued from December 16, 2021) Public Hearing on Consideration of Major Use Permit (UP 20-13) and a Mitigated Negative Declaration (IS 20-15). The applicant, Igor Stolper/Jerusalem Grade Farms/RMI Ventures is proposing One (1) A-Type 3: "Outdoor" license: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size per license on one premise; and a Type 13 "Distributor Transport Only, Self-Transport Distribution" license: The transport of cannabis goods between entities licensed pursuant to California Code. The project is located at 22644 Jerusalem Grade Road, Middletown, CA; Assessor Parcel Numbers: 136-051-04.

Memo: [22-342](#)

Attachments: [ATTACHMENT 1 - VICINITY MAP](#)
[ATTACHMENT 2 - PROPERTY MANAGEMENT PLAN](#)
[ATTACHMENT 3 - AGENCY COMMENTS](#)
[ATTACHMENT 4 - PROPOSED CONDITIONS OF APPROVAL](#)
[ATTACHMENT 5 - PROPOSED SITE PLANS](#)
[ATTACHMENT 6 - INITIAL STUDY](#)
[ATTACHMENT 7 - BIOLOGICAL ASSESSMENT](#)
[ATTACHMENT 8 - HYDROLOGY REPORT](#)
[ATTACHMENT 9 - DROUGHT MANAGEMENT PLAN](#)
[Staff Report UP 20-13 Final Draft KLH](#)

A. Office News

Adjournment