

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, JULY 28, 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

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**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](http://www.co.lake.ca.us)**

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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: [22-763](#)

Approval of Minutes from the July 14, 2022 Planning Commission Meeting.

Memo: [22-764](#)

Attachments: [July 14 2022 Minutes \(DRAFT\)](#)

## CITIZEN'S INPUT

1. 9:05 a.m. – (Continued from June 23, 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:** [22-765](#)

**Attachments:** [Attachment 1 - Vicinity Map](#)  
[Attachment 2 - Project Description and Project Management Plan](#)  
[Attachment 3 - Proposed Site Plans](#)  
[Attachment 4 - Conditions of Approval](#)  
[Attachment 5 - Initial Study](#)  
[Attachment 6 - Mitigation Monitoring and Reporting Program](#)  
[Attachment 7 - Site Visit Photos](#)  
[Attachment 8- Biological Site Assessment](#)  
[Attachment 9 - Hydrology Report and Drought Management Plan](#)  
[Attachment 10 - Comments Received](#)  
[UP 19-42 Staff Report v.1](#)

2. 9:10 a.m. – (Continued from June 23, 2022) 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:** [22-766](#)

**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 - Updated 6-22-2022](#)  
[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 \(MMRF\)](#)  
[08 - UP 21-06 Agency and Public Comments](#)  
[00 - UP 21-06 Akwaaba, LLC - Staff Report - Continued](#)

3. 9:15 a.m. Public Hearing on Consideration of a General Plan Conformity GPC 22-03, and adoption of CEQA Exemption CE 22-17, for the determination of whether the vacation of Forest Lake Drive is in conformity with the Lake County General Plan. The applicant and property owner is DAVID WIGNALL has requested the Department of Public Works (DPW) to vacate a portion of Forest Lake Drive, which is approximately 0.27 miles in length and intersects State Highway 175 and Brookside Drive. However, before the DPW can recommend the vacation, California Streets and Highways Code, Section 8320, et seq. requires the Planning Commission first determine whether the road vacation conforms to the Lake County General Plan. The proposed project is located at 16671 Forest Lake Drive, Cobb, CA 95426 (primary address) and APN 013-056-13.

**Memo:** [22-767](#)

**Attachments:** [Attachment 1 \(Vicinity Map\)](#)  
[Attachment 2 \(Exhibit B\)](#)  
[Attachment 3 \(CalTrans Permit\)](#)  
[Attachment 4 \(Agency Comments\)](#)  
[Attachment 5 \(Public Comments\)](#)  
[Staff Report GPC 22-03 Wignall](#)  
[Proof of Publication GPC 22-03 \(David Wignall\) PC 7-28-22](#)

4. 9:20 a.m. Public Hearing on Consideration of a MAJOR USE PERMIT (UP 20-97) and adoption of a Categorical Exemption (CE 22-58) to satisfy the California Environmental Quality Act (CEQA) requirements related to potential environmental impacts. The applicant ALCHEMY is proposing a major use permit for One (1) Type 6: “Non-Volatile Cannabis Manufacturing License”: the manufacturing of cannabis products for medicinal and adult cannabis use using nonvolatile solvents, or no solvents, as defined by the Business and Professions Code, Section 40100. One (1) Type P: “Cannabis Manufacturing License”: Manufacturers that only package or repackage cannabis products or label or relabel the cannabis product container or wrapper. One (1) Type 11: “Cannabis Distributor License”: The project is located at 12762 S State Highway 29, Lower Lake, CA 95457; Assessor Parcel Numbers: 012-023-25.

**Memo:** [22-768](#)

- Attachments:**
- [01 - UP 20-97 Alchemy 29 - Property Management Plan](#)
  - [02 - UP 20-97 Alchemy 29 - Site Plans](#)
  - [03 - UP 20-97 Alchemy 29 - Conditions of Approval](#)
  - [04 - UP 20-97 Alchemy 29 - Water Availability Analysis](#)
  - [05 - UP 20-97 Alchemy 29 - Transportation Analysis](#)
  - [06 - UP 20-97 Alchemy 29 - Air Quality Statement](#)
  - [00 - UP 20-97 Alchemy 29 - Staff Report - FINAL](#)

5. 9:25 a.m. - Discussion RE: September 22, 2022 Planning Commission Meeting Conflict

**Memo:** [22-769](#)

A. Office News

**Adjournment**