

**COUNTY OF LAKE
Planning Commission**



THURSDAY, JANUARY 27, 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/99826295390?pwd=cGsxUIZPZkdxejIQNWlnTDJZWmZFdz09>

Passcode: 414053

Or One tap mobile:

+16699006833,,99826295390#,,,,*414053# US (San Jose)

+12532158782,,99826295390#,,,,*414053# 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: 998 2629 5390

Passcode: 414053

International numbers available: <https://lakecounty.zoom.us/j/99826295390>

Or an H.323/SIP room system:

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

Webinar ID: 998 2629 5390

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SIP: 99826295390@zoomcrc.com

Passcode: 414053

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: [22-16](#)

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

Election of Chair and Vice Chair

Memo: [22-19](#)

CITIZEN'S INPUT

1. 9:05 A.M. Public Hearing (Continued from January 13, 2022) on Consideration of approving an Amendment (MMU 21-20) of original Major Use Permit (UP 18-43) and an Addendum to a Mitigated Negative Declaration (IS 18-58), The applicant Sunny S Ranch / Shannon Sanders is proposing, Four 2,499 sq. ft. nursery areas (greenhouses) for immature cannabis plants in conjunction with previously approved project. The project location is 19424 Butts Canyon Road, Middletown, CA. Further described as APN: 014-004-20.

Memo: [22-21](#)

Attachments: [Staff Report](#)
[Attachment 1 vicinity map](#)
[Attachment 2 Original COAs](#)
[Attachment 3 MMU COAs Dec](#)
[Attachment 4 Agency Comments](#)
[Attachment 5a Site Plan](#)
[Attachment 5b Elevations](#)
[Attachment 6 hydro rept](#)
[Attachment 6b hydro addendum](#)
[Sunny S IS ADDENDUM](#)
[Sunny S Ranch SURVEY REPORT](#)

2. 9:10 A.M. Public Hearing (Continued from January 13, 2022) on Consideration of Major Use Permit (UP 20-74) and a Mitigated Negative Declaration (IS 20-87). The applicant Mountain Green Farms, LLC/Cheryl Forberg is proposing for a cannabis cultivation operation to allow 21,000 square feet of mixed-light canopy area (Located within seven 3,000 square foot greenhouses) and 43,560 square feet of outdoor canopy area located within a total of 67,080 square feet cultivation area. The project includes a processing/drying building, a shed for fertilizer and pesticide storage, four 2,500 gallon water tanks, security, and a perimeter fence. The project is located at 7661 State Highway 29, Kelseyville, CA; and further described as APN(s): 009-022-33.

Memo: [22-22](#)

Attachments: [Staff Report UP 20-74_Final](#)
[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 AND BOTANICAL ASSESSMENT](#)
[ATTACHMENT 8 - HYDROLOGY REPORT](#)
[ATTACHMENT 9 - PUBLIC CONCERNS](#)
[ATTACHMENT 10 - LETTERS OF SUPPORT](#)
[ATTACHMENT 11 - SITE PHOTOS](#)
[ATTACHMENT 12 - DESIGN PROFESSIONAL SITE PLANS](#)

3. 9:15 a.m. Public Hearing to consider a proposal to amend (MMU 20-11) Major Use Permit (UP 18-25), and to grant the expansion of the existing use to legitimize an 8100 sq. ft. building that was built without land use approval or building permits, and is associated with the previously approved Major Use Permit (UP 18-25) and an addendum to Mitigated Negative Declaration (IS 18-110). The proposed project is located at 9475 Bottle Rock Road, Kelseyville, CA; and further described as APN 011-004-60.

Memo: [22-23](#)

Attachments: [SR V3 NJ Comments FINAL](#)
[Attachment 1 vicinity map](#)
[Attachment 2 agency comments](#)
[Attachment 3 site plan elevations](#)
[Attachment 4 original COAs](#)
[Attachment 5 orig public comments](#)
[Attachment 6 IS](#)
[Attachment 7 new public comments](#)
[Attachment 8 Photos](#)

4. 9:20 a.m. Public Hearing to consider a Major Use Permit (UP 20-50) and to adopt a Mitigated Negative Declaration (IS 20-62). The Project Applicant Pillsbury Family Farms/ John Evans is proposing a major use permit for the cultivation of commercial cannabis for three (3) A-Type medium outdoor commercial cannabis licenses consisting of 124,270 sq. ft. of cultivation area, and one (1) 'Type 13 'Self Distribution' license. The project location is 26102 19N16 Road, Lake Pillsbury, CA, further describes as APN 001-030-36.

Memo: [22-31](#)

Attachments: [SR FINAL V3 NJ](#)
[Attachment 1 vicinity map](#)
[Attachment 2 site plans](#)
[Attachment 3 PMP](#)
[Attachment 4a agency comments](#)
[Attachment 4 agency comments](#)
[Attachment 5 COAs](#)
[Attachment 6a IS](#)
[Attachment 6b corr memo](#)
[Attachment 7 water analysis](#)
[Attachment 8 public comments](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment