

**COUNTY OF LAKE
Planning Commission**



THURSDAY, JANUARY 13, 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 :

<https://lakecounty.zoom.us/j/96917702795?pwd=b0ppMnNLb1JDU0JNejc5RStDa1BPZz09>
Passcode: 102691

Or One tap mobile:

+16699006833,,96917702795#,,,,*102691# US (San Jose)

+13462487799,,96917702795#,,,,*102691# US (Houston)

Or join by phone:

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

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

Webinar ID: 969 1770 2795

Passcode: 102691

International numbers available: <https://lakecounty.zoom.us/j/96917702795>

Or an H.323/SIP room system:

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

Webinar ID: 969 1770 2795

Passcode: 102691

SIP: 96917702795@zoomcrc.com

Passcode: 102691

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

CITIZEN'S INPUT

- 1 9:05 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: [21-1374](#)

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](#)
[North Coast Select Engineered Overall Site Plan 9.9.21](#)

- 2 9:10 A.M. Public hearing on consideration of an amendment to Major Use Permit (UP 15-15), to adopt Major Use Permit (UP 21-24) and an Addendum to a Mitigated Negative Declaration (IS 15-34). The project applicant Hilltop Recovery Services, Inc., Lori Carter-Runyon, is proposing an expansion of a substance abuse rehabilitation treatment facility to allow a total maximum capacity of 20 residences to serve only women in an existing residential home to be converted as a treatment facility. The project is located at 14725 Catholic Church Road, Clearlake Oaks, CA; and further described as APN(s): 010-046-06.

Memo: [21-1375](#)

Attachments: [Hilltop Staff Report\(FINAL\)](#)
[Attachment 1-Vicinity Map](#)
[Attachment 2-Project Description](#)
[Attachment 3-Site Plans of Existing Structures](#)
[Attachment 4-Site Visit Photos](#)
[Attachment 5-Proposed Conditions of Approval](#)
[Attachment 6-Agency and Public Comments](#)
[Attachment 7-Existing Use Permit Under UP 15-15 Materials](#)

- 3** 9:15 A.M. Public hearing 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: [21-1376](#)

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](#)

- 4 9:20 A.M. Public Hearing 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: [21-1377](#)

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](#)

UNTIMED STAFF UPDATE

A. Office News

Adjournment