

**COUNTY OF LAKE
Planning Commission**



THURSDAY, MARCH 28, 2024

9:00 AM

AGENDA - Final

Commissioner John Hess District I
Commissioner Everardo Chavez District II
Commissioner Batsulwin Brown District III
Commissioner Christina Price District IV
Commissioner Maile Field District V

Director Mireya G. Turner
Principal Planner Michelle Irace
Deputy County Counsel Nicole Johnson
Office Assistant III Ruby Mitts
EH Office Assistant III Danae LoDolce

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. Speakers are requested to legibly write your name on the sign in sheet at the podium and state your name for the record.

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, CA.

AGENDA AVAILABLE ONLINE AT www.lakecountyca.gov

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://countyoflake.legistar.com/Calendar.aspx>. To submit a written comment on any agenda item, please visit site above and click on the eComment feature linked to the meeting date.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://lakecounty.zoom.us/j/99417602765?pwd=aEdsUWtFMVJEQWFDRHNtT3V6cStSQTO9>

Passcode: 155982

Or One tap mobile:

+16699006833,,99417602765#,,, *155982# US (San Jose)

Or join by phone:

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

US: +1-669-900-6833 or +1-669-444-9171

Webinar ID: 994 1760 2765

Passcode: 155982

1. 9:00 AM - Call To Order
2. Pledge of Allegiance
3. Verification of Legal Notice
4. Consent Agenda

Approve Minutes from the March 14, 2024, Planning Commission Meeting

Memo: [24-211](#)

Attachments: [March 14, 2024 DRAFT MINUTES](#)

5. Public Input

6. 9:05 AM - Timed Items - Public Hearings

9:05 AM - PUBLIC HEARING - Consideration of Major Use Permit (UP 22-23), and Mitigated Negative Declaration (IS 22-42), for commercial cannabis cultivation including 40,500-sf outdoor light deprivation cannabis canopy inside fifteen green houses and Type 13 Cannabis Distributor Transport Only, Self Distribution License for cannabis transportation; Applicant: Canna Factory/Avetis Manjikian and Mavs Group; Located: 17900 Cantwell Ranch Road, Lower Lake (APN 049-290-01)

Memo: [24-341](#)

Attachments: [Project Site Plans](#)
[Draft Conditions of Approval](#)
[Project Description](#)
[Property Management Plan](#)
[Draft Initial Study/Mitigated Negative Declaration](#)
[Hydrology Report](#)
[Drought Management Plan](#)
[Agency Comments](#)
[Tribal Comments](#)
[Public Comments](#)
[Lake County Resolution 2019-124 and Ordinance 3132](#)
[Staff Report](#)

9:20 AM - PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 20-23), and Mitigated Negative Declaration (IS 20-26), for five A-Type 3 “Medium Outdoor” licenses, one A-Type 4 “Nursery” license, and one A-Type 13 Self-Distribution license for up to 193,800-sf (4.45 acres) of cannabis canopy; Applicant: Vann Ranch/Omar Malfavon; Located: 15095, 15365, 15187, 15525, and 17247 Elk Mountain Road, Upper Lake (002-021-04, 15, 16, 17, and 23)

Memo: [24-213](#)

- Attachments:**
- [Project Site Plans](#)
 - [Draft Conditions of Approval](#)
 - [Property Management Plan](#)
 - [Draft Initial Study/Mitigated Negative Declaration](#)
 - [Biological Analysis](#)
 - [Hydrological Analysis](#)
 - [Drought Management Plan](#)
 - [Agency Comments](#)
 - [Tribal Comments](#)
 - [Emergency Timber Operations](#)
 - [Less Than 3 Acre Conversion](#)
 - [Staff Report](#)

9:30 AM - PUBLIC HEARING - (Continuation from March 14, 2024, Planning Commission Hearing) Consideration of proposed Major Use Permit (UP 20-33), and Mitigated Negative Declaration (IS 20-39), for cultivation of 304,710-sf of outdoor commercial cannabis canopy; Applicant: Meili Liu/ Liu Farms; Located 8531 High Valley Road, Clearlake Oaks (APN: 006-003-34)

Memo: [24-340](#)

Attachments: [Continuance Memo](#)

7. Non-Timed Items

8. Department Update

9. Adjournment