

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, MARCH 26, 2026  
9:00 AM  
AGENDA**

Commissioner Monica Rosenthal District I  
Commissioner Everardo Chavez District II  
Commissioner Batsulwin Brown District III  
Commissioner Maile Field District IV  
Commissioner Sharron Zoller District V

Director Mireya G. Turner  
Principal Planner Vacant  
Deputy County Counsel Nicole Johnson  
Office Assistant III Pamela Miles

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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. 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](http://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

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

**6a** 9:05 a.m. Public Hearing - Consideration of proposed Major Use Permit PL-25-306 (Greenfield Farm / Sergey Yusupov) and Mitigated Negative Declaration for a maximum of 86,308 square feet of outdoor Commercial Cannabis Cultivation located at 20150 Black Bass Pass Road, Lower Lake (APN 012-052-02)

**Sponsors:** Community Development

**Memo:** [26-0257](#)

**Attachments:** [Site Plans](#)  
[Draft Conditions of Approval](#)  
[Property Management Plan](#)  
[Draft Initial Study Mitigated Negative Declaration PL-25-306 Greenfield Farm](#)  
[Hydrological Assessment and Drought Management Plan](#)  
[Biological Assessments Compiled](#)  
[Agency Comments](#)  
[Tribal Comments](#)  
[Public Comment](#)  
[Staff Report](#)

**6b** 9:20 a.m. Public Hearing - Consideration of proposed Major Use Permit PL-25-155 (UP 20-58), Lake Coco Farms, and Mitigated Negative Declaration PL-25-155 (IS 20-72), for the approval of no more than 205,800 square feet (sf) of commercial cannabis cultivation and a Type 13 Distribution, self-transport license located at 3417 and 3547 Hendricks Road, Lakeport (APNs 005-006-07 and 005-013-01)

**Sponsors:** Community Development

**Memo:** [26-0258](#)

**Attachments:** [Site Plans](#)  
[Conditions of Approval](#)  
[Property Management Plan](#)  
[Draft Initial Study](#)  
[Hydrology Report and Drought Management Plan](#)  
[Biological Resource Assessment](#)  
[Agency Comments](#)  
[Public Comment](#)  
[Final Staff Report](#)

**6c** 9:35 a.m. Public Hearing - Consideration of proposed Major Use Permit PL-25-67 (UP 21-40) 140 Soda Bay Road, Design Review PL-25-67 (DR 23-06), and Mitigated Negative Declaration PL-25-67 (IS-21-42), for no more than 43,200 square feet (sf) mixed-light commercial cannabis cultivation, a 6,000 sf processing and non-volatile manufacturing facility, and a 2,400 sf distribution facility located at 140 and 270 Soda Bay Road, Lakeport (APNs 008-001-08 and 008-001-09)

**Memo:** [26-0259](#)

**Attachments:** [Site Plans](#)  
[Conditions of Approval](#)  
[Draft Initial Study](#)  
[Hydro](#)  
[Biological Resource Assessment](#)  
[Agency Comments](#)  
[Public Comment](#)  
[Property Management Plan](#)  
[Staff Report](#)

**5. Public Input**

**6. Timed Items - Public Hearings**

**7. Non-Timed Items**

**7a** 9:50 a.m. - Planning Commissioner's Handbook, Chapter 1: Planning Commissioner's Role Review

**Sponsors:** Community Development

**Memo:** [26-0261](#)

**Attachments:** [Planning Commissioner's Handbook](#)

**8. Department Update**

**9. Adjournment**