

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, AUGUST 28, 2025
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

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.lakecountycalifornia.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=aEdsUWtFMVJEQWFDRHNtT3V6cStSQ09>

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**

- 4a** Approve minutes from the August 8, 2025 Special Planning Commission Meeting

Sponsors: Community Development

Memo: [25-868](#)

Attachments: [8-08-25 Planning Commission Minutes Draft](#)

5. Public Input**6. Timed Items - Public Hearings**

- 6a** 9:05 A.M. PUBLIC HEARING - Consideration of Major Use Permit (PL-25-282) for a Commercial Special Event to allow events including serving food and wine; located at 3210 and 3280 Big Valley Road, Kelseyville 95451 (APN 008-037-30 & 008-037-31); Applicant: Mara Mehlman.

Sponsors: Community Development

Memo: [25-865](#)

Attachments: [Site Plan](#)
[Conditions of Approval](#)
[Public Comments](#)
[Tribal Comments](#)
[Staff Report PL-25-282 Harmony](#)

- 6b** 9:20 A.M. PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 24-01/ PL-25-25), MIT Farms, and Initial Study/ Mitigated Negative Declaration (IS 24-01/ PL-25-25) for approval of a commercial outdoor cannabis cultivation of up to 42,066 sf canopy; located at 22368 and 22430 Jerusalem Grade, Middletown (APNs:136-071-02 and 03). Applicant: MIT Farms LLC

Sponsors: Community Development

Memo: [25-866](#)

Attachments: [Site Plans](#)
[Conditions of Approval](#)
[Property Management Plan](#)
[Draft Initial Study.Mitigated Negative Declaration](#)
[Bio and Rare Plant Study](#)
[Hydrology Report](#)
[Drought Management Plan](#)
[Agency Comments](#)
[Tribal Comments](#)
[Public Comments](#)
[Staff Report](#)

- 6c** 9:35 A.M. PUBLIC HEARING - Consideration of Administrative Appeal (PL-25-248) regarding the departmental denial of a renewal for a temporary dwelling permit at the property located at 1800 New Long Valley Road, Clearlake Oaks,(APN: 062-611-10). Appellant: Scott Renkes

Sponsors: Community Development

Memo: [25-867](#)

Attachments: [Zoning Permits](#)
[Expired Letter](#)
[Article 27.3 \(p\)](#)
[Letter from Applicant](#)
[Staff Report](#)

7. Non-Timed Items

8. Department Update

9. Adjournment