

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, DECEMBER 11, 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

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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
5. Public Input
6. Timed Items - Public Hearings

**6a** 9:05 A.M. - Consideration of proposed Major Use Permit PL-25-13 (UP 21-15), and Mitigated Negative Declaration (IS 21-16), for commercial cannabis cultivation of 19.6 acres of outdoor canopy and a Type 13 Distributor, Self Transport only; Applicant: Rancho Lake, LLC; Location: 19955, 19986, 20110, and 22222 Grange Road, Middletown (APNs 014-290-08; 014-300-02, 03, & 04) (Continued from November 13, 2025)

**Sponsors:** Community Development

**Memo:** [25-1193](#)

**Attachments:** [Site Plans](#)  
[Draft Conditions of Approval](#)  
[Property Management Plan](#)  
[Draft Initial Study Mitigated Negative Declaration](#)  
[Hydrogeologic Assesment \(revised 8.31.23\)](#)  
[Drought Management Plan](#)  
[Biological Assesment](#)  
[Agency Comments](#)  
[Tribal Comments](#)  
[Public Comments as of 11.13.25](#)  
[Coyote Valley Groundwater Basin 2024 Monitoring Report](#)  
[Technical Memorandum and Response to Comments](#)  
[Staff Report](#)

**6b** 9:20 A.M. - PUBLIC HEARING - Consideration of Ordinance to Amend Chapter 21, Article 27 of the Lake County Code regarding Commercial Cannabis Regulations

**Sponsors:** Community Development

**Memo:** [25-1187](#)

**Attachments:** [Draft Ordinance Art 27 Amendments Cannabis](#)  
[Staff Memo](#)

**6c** 9:35 a.m.- PUBLIC HEARING- Consideration of Ordinance to Amend Chapter 21, Articles 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18, 19, 27 and 68 of the Lake County Zoning Code to Implement General Plan Sixth Cycle Housing Element Policies HE-38, 38, HE-59, HE-60, HE-61, HE-71, HE-72 and HE-73; and a Policy for Implementation of HE-6

**Sponsors:** Community Development

**Memo:** [25-1197](#)

**Attachments:** [Draft CDD Policy for HE-6](#)  
[Draft Ordinance for HE-38; HE 59; HE 60; HE-61; HE-71; HE-72; HE-73](#)  
[Staff Report](#)

**6d** 9:50 A.M. - Consideration of General Plan Conformity and Initial Study for the Cobb Community Park Project (PL-25-96), located at 16540 State Hwy 175, Cobb (APN 013-056-04).

**Sponsors:** Community Development and Public Services

**Memo:** [25-1196](#)

**Attachments:** [Site Plans](#)  
[Agency Comments](#)  
[Arborist Letter](#)  
[Draft ISMND REV 11.10.2025](#)  
[Mitigation Monitoring and Reporting Program](#)  
[Biological Technical Report](#)  
[Staff Report](#)

**7. Non-Timed Items**

**8. Department Update**

**9. Adjournment**