

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, AUGUST 22, 2024
9:00 AM
AGENDA**

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

Director Mireya G. Turner
Principal Planner Michelle Irace
Deputy County Counsel Nicole Johnson
Office Assistant III Ruby Mitts
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=aEdsUWtFMVJEQWFDRHhtT3V6cStSQ09>

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 - Oath of Office District V Commissioner****3. Verification of Legal Notice****4. Consent Agenda**

4a Approve minutes from June 27, 224, Planning Commission Meeting

Sponsors: Community Development

Memo: [24-905](#)

Attachments: [6-27-2024 PC Minutes](#)

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

6a 9:05 am PUBLIC HEARING CANCELLED - consideration of proposed Major Use Permit UP 24-14 and CEQA Exemption CE 24-15. Morgan Valley Wind Farm,LLC; Location: 25650 Morgan Valley Road & 10888 Rocky Creek Road, Lower Lake APNs 012-014-02 & 08.

Sponsors: Community Development

Memo: [24-906](#)

Attachments: [Cancellation Notice for UP 24-14](#)

6b 9:20am PUBLIC HEARING - consideration of a proposed Rezone (RZ 23-02); General Plan Amendment (GPAP 23-02) and Negative Declaration (IS 23-15), to change the existing zoning designation from Open Space "O" – Scenic Combining "SC" District to Single Family Residential "R1" – Scenic Combining District "SC", and a general plan amendment to change the existing general plan designation from Public Facilities "PF" to Low Density Residential "LDR". Applicant: Melissa Lim; Location: 9460 E. Highway 20, Glenhaven, 95443 (APN 035-041-19).

Sponsors: Community Development

Memo: [24-907](#)

Attachments: [Proposed Exhibit "A" Zoning District & General Plan Land Use Map](#)

[Draft Conditions of Approval](#)

[Initial Study IS 23-15](#)

[Agency Comments](#)

[Public Comments](#)

[Draft Planning Commission Resolution](#)

[Staff Report](#)

6c 9:35am PUBLIC HEARING CANCELLED- consideration of a proposed Major use permit UP 22-15 and Mitigated Negative Declaration IS 22-14 for commercial cannabis at 17425, 17445, 17475, Morgan Valley Road and 10800, 10850, 11450, 11474, 11480, 11486, 11490 SpruceGrove Road, Lower Lake (APNs 012-045-39, 40, 41, 42, 43, 012-059-10, 11, 12, 13, 14) has been cancelled; Applicant: Joel Michaely Grow, LLC and Nicolas Taix.

Sponsors: Community Development

Memo: [24-908](#)

Attachments: [Cancellation Notice for UP 22-15](#)

6d 9:50am PUBLIC HEARING - Consideration of proposed Revocation of Major Use Permit (UP 20-03), including cultivation of up to 131,180sf of outdoor canopy (3 A-Type 3 Medium state licenses) and one Type 13 distributor Transport Only - self Distribution license, due to high severity violations; Permittee: Alvarez Farms, LLC; Location 12990 Spruce Grove road, Lower Lake (APN 012-067-40).

Sponsors: Community Development

Memo: [24-904](#)

Attachments: [UP 20-03 Conditions of Approval](#)

[Declarations](#)

[2022 Inspection Report](#)

[Notice of Violation](#)

[2023 Inspection Report](#)

[Ordinance 3084](#)

[Ordinance 3112](#)

[Staff Report](#)

7. Non-Timed Items

8. Department Update

9. Adjournment