



COUNTY OF LAKE

255 North Forbes Street
Lakeport, CA 95453

Legislation Text

File #: 24-1085, Version: 1

Memorandum

Date: October 22, 2024 (amended on October 18, 2024)

To: The Honorable Lake County Board of Supervisors

From: Mireya G. Turner, Community Development Director
Michelle Irace, Principal Planner

Subject: 9:15 A.M. - PUBLIC HEARING - CONTINUED FROM AUGUST 13, 2024-
Consideration of Appeal (AB 24-02) of Planning Commission's Approval of Major
Use Permit (UP 20-96), Highland Farms, Appellants: Tom Lajcik, Margaux
Kambara and Associates; Location: 7408, 7522, 7527, 7634, & 7746 Highland
Springs Road and 7257 & 7357 Amber Ridge Road, Lakeport (APNs 007-006-27,
34, 35, 40, 41, and 007-057-01, 02)

Exhibits:

- A- August 13, 2024, Board of Supervisors Memorandum and Attachments
- B- Comments received for August 13, 2024, Board of Supervisors Hearing
- C through H- Documents submitted by Appellant, October 11, 2024
- I1 through I20- Documents submitted by Applicant, October 11, 2024

Executive Summary: On May 23, 2024, the Lake County Planning Commission adopted Mitigated Negative Declaration (IS 20-116) and approved a Major Use Permit (UP 20-96) for commercial cannabis cultivation of nineteen (19) A-Type 3 "Medium outdoor" licenses consisting of nineteen (19) acres of outdoor commercial cannabis canopy, two (2) A-Type 3B "Mixed-light" commercial cannabis canopy consisting of 34,404 square feet (sf), Type 4 Nursery, and a Type 13 B and C Distribution located at 7408, 7522, 7527, 7634, & 7746 Highland Springs Road and 7257 & 7357 Amber Ridge Road in Lakeport, CA. (APNs 007-006-27, 34, 35, 40, 41, and 007-057-01, 02). The May 23, 2024, Planning Commission Staff Report and meeting may be viewed online at:

https://lakecounty.granicus.com/player/clip/722?view_id=1&redirect=true

In accordance with County of Lake Zoning Code Section 58.31, the appellants and Tom Lajcik, Margaux Kambara and Associates, filed an appeal (AB 24-02) of the Planning Commission's decision on May 23, 2024, to the Board of Supervisors. At the August 13, 2024, hearing the Board of Supervisors heard public comment related to the continuance of the item only and granted a continuance of the hearing to a date and time certain of October 22, 2024, at 9:15 a.m., as requested by Staff to allow further review of the appellant-submitted materials, as well as the project and environmental analysis. The August 13, 2024, Board of Supervisors Staff Report and attachments are included in Exhibit A. Comments received for the August 13 meeting are included in Exhibit B. The

August 13, 2024, Board meeting materials and video may also be viewed online at:
https://lakecounty.granicus.com/player/clip/737?view_id=1&redirect=true

Since the August 13, 2024, Board meeting Staff sought clarification from the Department of Public Works, Department of Water Resources and the County Surveyor regarding the Highland Springs Road access, presence of serpentine soils, and setbacks to the waterways. On August 31, 2024, the applicant submitted a revised site plan, but noted that they also planned to provide an updated Biological Report and other documentation that had not been submitted at the time this Memorandum was prepared and submitted to the Clerk of the Board (October 9, 2024).

After Staff's submission of this Memorandum on October 9, 2024, additional documents were submitted by both the appellant (Exhibits C through H) and applicant (Exhibits I-1 through I-9) on October 11, 2024. Staff requests an additional continuance to allow Staff to review and analyze the submitted materials.

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Purchasing Considerations (check all that apply):

☐ Not applicable

- ☐ Fully Article X. <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI>- and/or Consultant Selection Policy <http://lcnet.co.lake.ca.us/Assets/Intranet/Policy/Policies+26+Procedures+Manual/Ch4_2021v2.pdf>-Compliant (*describe process undertaken in "Executive Summary"*)
- ☐ Section 2-38 <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI> Exemption from Competitive Bidding (*rationale in "Executive Summary," attach documentation, as needed*)
- ☐ For Technology Purchases: Vetted and Supported by the [Technology Governance Committee](http://lcnet.co.lake.ca.us/Assets/Intranet/Intranet+Forms/Information+Technology/AdvPlan.pdf) <<http://lcnet.co.lake.ca.us/Assets/Intranet/Intranet+Forms/Information+Technology/AdvPlan.pdf>> ("Yes," if checked)
- ☐ Other (*Please describe in Executive Summary*)

Consistency with Vision 2028 <<http://www.lakecountyca.gov/Government/Directory/Administration/Visioning/Vision2028.htm>>

(check all that apply):

☐ Not applicable

- | | | |
|--|--|--|
| <input type="checkbox"/> Well-being of Residents | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Disaster Prevention, Preparedness, Recovery |
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> County Workforce |
| <input type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake |

Recommended Action: Continue the item to a time and date certain.