

**COUNTY OF LAKE
Planning Commission**



THURSDAY, JANUARY 11, 2024

9:00 AM

AGENDA - Final

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Maile Field

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

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, California

Request for Disability-Related Modification or Accommodation: A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meetings should be made in writing to the Planning Commission Assistant at least 48 hours prior to the meeting.

AGENDA AVAILABLE ONLINE AT www.co.lake.ca.us

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>

Please click this URL to join.

<https://lakecounty.zoom.us/j/83447170315?pwd=eHZYSER1Y3pTdHJ2K3h6Mi9DbnBiZz09>
 Passcode: 986758

Or One tap mobile:

+16699006833,,83447170315#,,,,*986758# US (San Jose)

+16694449171,,83447170315#,,,,*986758# US

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 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 253 205 0468 or +1 646 931 3860 or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000

Webinar ID: 834 4717 0315

Passcode: 986758

To submit a written comment on any agenda item please visit:

<https://countyoflake.legistar.com/Calendar.aspx>

and click on the eComment feature linked to the meeting date.

1. 9:00 AM - Call To Order

2. Pledge of Allegiance

3. Verification of Legal Notice

4. Consent Agenda

4a. Approve Minutes from December 14, 2023, Planning Commission Meeting

Memo: [24-52](#)

Attachments: [PC Minutes Draft 12.14.23](#)

5. Public Input

6. Timed Items - Public Hearings

6a. PUBLIC HEARING - Presentation from County Counsel regarding Policies regarding Gratuities

Memo: [24-22](#)

6b. PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 20-71), and Mitigated Negative Declaration (IS 20-86), for Cultivation of 130,680-sf of Outdoor Cannabis Canopy; 36,000-sf of Greenhouse Commercial Cannabis Canopy; and one Distributor Transport Only, Self-Distribution License; Applicant: Cruz Family Farms LLC; Located: 8300 Old Dirt Road, Kelseyville (APN: 007-023-05)

Memo: [24-20](#)

Attachments: [Project Site Plans](#)
[Conditions of Approval](#)
[Property Management Plan](#)
[Initial Study](#)
[Hydrology Report and Drought Management Plan](#)
[Agency Comments](#)
[Public Comments](#)
[Staff Report](#)

6c. PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 20-40), and Mitigated Negative Declaration (IS 20-50), for cultivation of 22,000-sf of cannabis canopy inside eight greenhouses within a fenced 47,040-sf enclosure; and one Type 13 Cannabis Distributor Transport Only, Self-Distributor License; Applicant: Higher Ground Farms/John Oliver; Located: 3545 Finley East Road, Kelseyville (APN: 008-026-07)

Memo: [24-21](#)

Attachments: [Project Site Plans](#)
[Draft Conditions of Approval](#)
[Property Management Plan](#)
[Initial Study](#)
[Hydrology Report and Drought Management Plan](#)
[Agency Comments](#)
[Tribal Comments](#)
[Public Comments](#)
[Staff Report](#)

7. Non-Timed Items

7a. Election of Chair and Vice Chair of the Lake County Planning Commission

Memo: [24-47](#)

Attachments: [PC Bylaws Final](#)

8. Department Update

9. Adjournment