

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, APRIL 25, 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
Commissioner Maile Field District V

Director Mireya G. Turner
Principal Planner Michelle Irace
Deputy County Counsel Nicole Johnson
Office Assistant III Ruby Mitts
EH 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****3. Verification of Legal Notice****4. Consent Agenda**

- 4a. Approve Minutes from March 28, 2024, Planning Commission Hearing

Memo: [24-454](#)

Attachments: [3.28.24 Draft Mins](#)

5. Public Input**6. 9:05 AM - Timed Items - Public Hearings**

- 6a. 9:05 AM - PUBLIC HEARING (Continued from March 28, 2024) - for consideration of proposed Major Use Permit (UP 20-33), and Mitigated Negative Declaration (IS 20-39), allowing seven, A-Type, 3 outdoor commercial cannabis cultivation license, and one Type 13 Self-Distribution, Transport-Only license; Applicant: Meili Liu; Location: 8531 High Valley Road, Clearlake (APN: 006-003-34)

Memo: [24-458](#)

Attachments: [Project Site Plans](#)
[Draft Conditions of Approval](#)
[Property Management Plan](#)
[Initial Study](#)
[Hydrology Report](#)
[Drought Management Plan](#)
[Biological Report and Wetland Delineation](#)
[Agency Comments](#)
[Public Comments](#)
[March 14, 2024, Hearing Public Comments](#)
[Staff Report](#)

- 6b.** 9:30 AM - PUBLIC HEARING - for consideration of a proposed General Plan Conformity (GPC 23-04), to vacate a portion of Collier Avenue; Applicant: Diane DeMichele; Location: adjacent to 2685 Lakeshore Blvd, Nice (APN:031-071-09)

Memo: [24-459](#)

Attachments: [Vicinity Map](#)
[Clear Lake Villas Subdivision](#)
[Application Materials](#)
[Minutes from 1922 Clear Lake Villas Sub hearing](#)
[Staff Report](#)

- 6c.** 9:45 AM - PUBLIC HEARING - for consideration of a proposed Major Use Permit (UP 20-60), and Mitigated Negative Declaration (IS 20-74), for commercial cannabis cultivation, including 43,000-sf of outdoor cannabis canopy, 42,864-sf mixed-light canopy with nineteen greenhouses, and Type 13 Cannabis Distributor Transport Only, Self-Distribution license for cannabis transportation; Applicant: Ricardo DeMello; Location: 3681 Benmore Valley Road, Lakeport (APN: 007-002-27)

Memo: [24-460](#)

Attachments: [Project Site Plans](#)
[Draft Conditions of Approval](#)
[Property Management Plan](#)
[Draft Initial Study/Mitigated Negative Declaration](#)
[Hydrology Report](#)
[Drought Management Plan](#)
[Agency Comments](#)
[Bio Study and Botanical Survey](#)
[Staff Report](#)

- 6d.** 10:10 AM - PUBLIC HEARING - for consideration of a proposed Major Use Permit (UP 22-14), and Mitigated Negative Declaration (IS 22-13), for commercial cannabis cultivation including 51,060-sf of outdoor cannabis canopy and a Type 13 Cannabis Distributor Transport Only, Self Distribution license for cannabis transportation; Applicant: Blackwell Capital Management, LLC/Christopher Macleod; Location: 22004 Morgan Valley Road, Lower Lake (APN: 012-069-25)

Memo: [24-461](#)

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

7. Non-Timed Items

8. Department Update

9. Adjournment