

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, MAY 9, 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

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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**

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

Memo: [24-462](#)

Attachments: [March 28, 2024](#)

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

- 6a. 9:05 AM - PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 21-17), and Mitigated Negative Declaration (IS 21-18), for commercial cannabis cultivation including 174,240-sf of outdoor cannabis canopy and Type 13 Cannabis Distributor Transport Only, Self-distribution license for cannabis transportation. Applicant: Seigler Springs Holdings, LLC./Brian Pensack; Location: 11615 & 11625 Seigler Springs North, Kelseyville (APNs 115-007-03 & 06)

Memo: [24-530](#)

Attachments: [Project Site Plans](#)  
[Grading Site Plans](#)  
[Draft Conditions of Approval](#)  
[Property Management Plan](#)  
[Draft Initial Study/Mitigated Negative Declaration](#)  
[Hydrology Report and Drought Management Plan](#)  
[Grant Deed for Easement Access](#)  
[Oak Mitigation Plan](#)  
[Agency Comments](#)  
[Tribal Comments](#)  
[Public Comments](#)  
[E-Comments](#)  
[Biological Assessment](#)  
[Staff Report](#)

- 6b.** 9:20 AM - PUBLIC HEARING - Consideration of a proposed Major Use Permit (UP 21-15), and Mitigated Negative Declaration (IS 21-16), for commercial cannabis cultivation, including twenty (20) A-Type 3 'Medium Outdoor' licenses for 19.6 acres of outdoor canopy; Applicant: Rancho Lake, Inc.; Location: 19955 Grange Road, Middletown (APNs 014-290-08; 014-300-02, 03, and 04)

**Memo:** [24-532](#)

**Attachments:** [Project Site Plans](#)  
[Draft Conditions of Approval](#)  
[Property Management Plan](#)  
[Pest Management Plan](#)  
[Hydro geological Analysis](#)  
[Drought Management Plan](#)  
[Biological Resource Assessment](#)  
[Draft Initial Study/Mitigated Negative Declaration](#)  
[Agency Comments](#)  
[Tribal Comments](#)  
[Public Comments](#)  
[Staff Report](#)

- 6c.** 9:35 AM- PUBLIC HEARING – (Continued from March 14, March 28, and Rescheduled from April 25, 2024) Consideration of a proposed Major Use Permit (UP 20-33), and Mitigated Negative Declaration (IS 20-39), for commercial cannabis cultivation including 304,710-sf of outdoor cannabis canopy and a Type 13 Cannabis Distributor Transport Only, Self-Distribution license for cannabis transportation; Applicant: Meili Liu; Location: 8531 High Valley Road, Clearlake Oaks (APN 006-003-34).

**Memo:** [24-531](#)

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

**6d.** 9:50 AM - PUBLIC HEARING - (Rescheduled from April 25, 2024)  
 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: Richard De Mello; Location: 3681 Benmore Valley Road, Lakeport (APN 007-002-27)

**Memo:** [24-533](#)

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

**6e.** 10:05 AM - PUBLIC HEARING - (Rescheduled from April 25, 2024)  
 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 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:** [24-534](#)

- 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**