

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, MAY 23, 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  
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=aEdsUWtFMVJEQWFDRHNtT3V6cStSQOT09>

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

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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 March 28, 2024, Planning Commission Hearing

Memo: [24-588](#)

Attachments: [3.28.24 Draft Mins](#)

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

- 6a. 9:05 AM - PUBLIC HEARING - Consideration of a proposed General Plan Conformity (GPC 23-04), to vacate portion of Collier Avenue adjacent to 2685 Lakeshore Blvd., Nice; Applicant: Diane DeMichele; Location: 2685 Lakeshore Blvd., Nice (APN 031-071-09)

Memo: [24-589](#)

Attachments: [Vicinity](#)  
[Clear Lake Villas Subdivision](#)  
[Application Materials](#)  
[June 14, 1922 Minutes](#)  
[Staff Report](#)

- 6b. 9:20 AM - PUBLIC HEARING – Consideration of a proposed Minor Map Modification (MMM 24-02), to approved Clear Lake Riviera Unit No. 4 subdivision map for a setback reduction along Broadmoor Way from 80 feet to 20 feet; Location: 9710 Broadmoor Way, Kelseyville (APN 043-551-49); Applicant: Lake Village Properties

Memo: [24-590](#)

Attachments: [Subdivision Map](#)  
[Certificate of Correction](#)  
[Agency Comment](#)  
[Staff Report](#)

- 6c.** 9:35 AM - PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-96), and Mitigated Negative Declaration (IS 20-116), for commercial cannabis cultivation including nineteen (19) A-Type 3 acres of outdoor commercial cannabis canopy, two (2) Type 3B mixed light commercial cannabis canopy, consisting of 34,404-sf, Type 4 Nursery, and Type 13 B&C Distribution licenses for cannabis transportation; Applicant: Highland Farms/Autumn Karcey; Location: 7508, 7533, 7634 & 7746 Highland Springs Road and 7257 & 7357 Amber Ridge Road, Lakeport (APNs: 007-006- 27, 34, 35, 40, 41 and 007-057-02).

**Memo:** [24-591](#)

**Attachments:** [Site Plans Security Redacted](#)  
[Conditions of Approval](#)  
[Farm Management Plan](#)  
[Draft Initial Study/Mitigated Negative Declaration](#)  
[Hydrology Report](#)  
[Drought Management Plan](#)  
[Water Availability Analysis](#)  
[Commercial Electrical Calculations](#)  
[Combined Road Work and Culvert Volumes](#)  
[Geotechnical Report](#)  
[Biological Assessment](#)  
[Air Quality and GHG models](#)  
[Agency Comment](#)  
[Tribal Comment](#)  
[Public Comment](#)  
[Staff Report](#)

- 6d.** 9:50 AM - PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 21-28), and Mitigated Negative Declaration (IS 21-29), for commercial cannabis cultivation including 29,500-sf mixed light cannabis canopy within fifteen greenhouses, and Type 13 Cannabis Distributor Transport Only, Self-Distribution license for cannabis transportation; Applicant: Green Handle Farms, LLC/Garth Markson; Location 3050 Big Valley Road, Kelseyville (APNs: 008-037-01 & 008-035-14)

**Memo:** [24-592](#)

**Attachments:** [Site Plans](#)  
[Conditions of Approval](#)  
[Property Management Plan](#)  
[Initial Study Mitigated Negative Declaration](#)  
[Hydrogeologic Assessment Drought Management Plan](#)  
[Agency Comments](#)  
[Tribal Comment](#)  
[Public Comment](#)  
[Staff Report](#)

- 6e.** 10:10 AM - PUBLIC HEARING – (Rescheduled from April 25 and May 9, 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 within 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:** [24-593](#)

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

## 7. Non-Timed Items

## 8. Department Update

## 9. Adjournment