

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, OCTOBER 10, 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
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=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

1. 9:00 AM - Call To Order
2. Pledge of Allegiance
3. Verification of Legal Notice
4. Consent Agenda

4a Approve minutes from August 22, 2024, Planning Commission Meeting

Memo: [24-1055](#)

Attachments: [8-22-2024 PC MINUTES](#)

5. Public Input
6. Timed Items - Public Hearings

6a 9:05 am PUBLIC HEARING – for consideration of proposed Revocation of Major Use Permit (UP 20-50), including cultivation of up to 124,270 sf of outdoor canopy (3 A-Type 3 Medium state licenses), and one Type 13 Distributor Transport Only – Self-distribution license, due to violations of the Conditions of approval; Permittee: John Evans, Pillsbury Family Farms; Location: 26102 19N6 Road, Lake Pillsbury (APN 001-030-36). (STAFF INTENDS TO REQUEST A CONTINUANCE TO A FUTURE MEETING)

Memo: [24-1056](#)

Attachments: [Pillsbury Revocation - continuance memo](#)

6b 9:20 am PUBLIC HEARING – for consideration of a proposed Parcel Map (PM 24-01), and Categorical Exemption (CE 24-10), for separating one legal lot into two separate legal lots of record; Applicants: Michael Lucchetti and Tamara Lucchetti; Location: 3636 & 3790 Hill Road, Lakeport (APNs 015-003-02 & 05)

Memo: [24-1057](#)

Attachments: [Vicinity Map](#)
[Tentative Parcel Map](#)
[Condition of Approval](#)
[Agency Comments](#)
[PM 24-01 Staff Report](#)

6c 9:35 am PUBLIC HEARING – for consideration of proposed Major Use Permit (UP 22-15), and Mitigated Negative Declaration (IS 22-14), for commercial cannabis cultivation including 25 acres of outdoor canopy (Stage 1), then converting to 12.6 acres of greenhouse canopy (Stage II), Type 6 Non-Volatile Processing License, and a Type 13 Cannabis Distributor Transport Only, Self-distribution License for cannabis transportation; Applicant: Joel Michaely Grow, LLC, and Nicolas Taix. Location: 17425, 17445, 17475, Morgan Valley Road & 10800, 10850, 11450, 11474, 11480, 11486, 11490 Spruce Grove Road, Lower Lake (APNs 012-045-39, 40, 41, 42, & 43 and 012-059-10, 11, 12, 13 & 14)

Memo: [24-1058](#)

Attachments: [Site plan](#)
[Grading plan](#)
[Conditions of Approval](#)
[Property Management Plan](#)
[Draft Initial Study Mitigated Negative Declaration](#)
[Biology Report](#)
[Hydrology Report & Drought Management Plan](#)
[Agency Comments](#)
[Tribal Comments](#)
[Public Comments](#)
[Staff Report](#)

6d 9:50 am PUBLIC HEARING – for consideration of a proposed Major Use Permit (UP 21-07) and Mitigated Negative Declaration (IS 21-07) for commercial cannabis cultivation including two (2) A-Type 3 “Outdoor” commercial cannabis cultivation licenses and one (1) Type 13 Self-Distribution, Transport Only License. Applicant: 17870 Little High Valley, LLC/Mark McDonald; Location: 17870 Little High Valley Road, Lower Lake (APN 012-061-03).

Memo: [24-1059](#)

Attachments: [Site Plans](#)
[Conditions of Approval](#)
[Property Management Plan](#)
[Draft Initial Study](#)
[Hydrology and Drought Management Plan](#)
[Agency Comment](#)
[Tribal Comment](#)
[Biological Assessment](#)
[Branch Road Easement](#)
[Staff Report](#)

- 6e** 10:05 am PUBLIC HEARING – for consideration of a proposed Major Use Permit (UP 22-24) and Initial Study (IS 22-29) for a private special event venue with 16 campsites for gatherings and weddings: Applicants: Juan & Amy Novoa; Location: 5680 Blue Lakes Road, Upper Lake (APN 003-007-03).

Memo: [24-1060](#)

Attachments: [Site Plan \(revised 08.19.24\)](#)
[Draft Conditions of Approval](#)
[Public Comments Combined \(as of 10.2.24\) final](#)
[Biological Scoping Report \(updated 6.21.24\)](#)
[Noise Impact Study](#)
[Agency Comments](#)
[Draft Initial Study_Rancho Novoa\(updated 09.16.24\)](#)
[UP 22-24 Staff Report](#)

7. Non-Timed Items

8. Department Update

9. Adjournment