

**COUNTY OF LAKE
Planning Commission**



THURSDAY, JANUARY 25, 2024

9:00 AM

AGENDA - Draft

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 :

Please click this URL to join.

<https://lakecounty.zoom.us/j/99417602765>

Or join webinar with the following methods

Phone one-tap: US: +16699006833,,99417602765# or +16694449171,,99417602765#

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US : +1 669 900 6833 or +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 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 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

Webinar ID: 994 1760 2765

Passcode: 155982

International numbers

Join from an H.323/SIP room system

H.323: 162.255.37.11 (US West)

162.255.36.11 (US East)

Webinar ID: 994 1760 2765

Passcode: 155982

SIP: 99417602765@zoomcrc.com

Passcode: 155982

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 January 11, 2024, Planning Commission Meeting

Memo: [24-64](#)

Attachments: [PC Minutes Draft Jan 11, 2024](#)

5. Public Input

6. 9:05 AM - Timed Items - Public Hearings

6a. PUBLIC HEARING - Consideration of Administrative Appeal (22-01), of Lakeshore Associates Inc. Lakebed Encroachment Permit 2022-25; Appellant: Richard and Lana Schieder; Located: 11380 North Shore Drive, Lakeport (APN: 036-091-06)

Memo: [24-65](#)

Attachments: [Notice of Violation - Lakeshore Associates](#)

[Site Photos](#)

[Lakebed Encroachment Map](#)

[Appeal Package](#)

[Staff Report](#)

[Appellant Correspondence Ewing and Associates](#)

6b. PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 21-27), and Mitigated Negative Declaration (IS 21-27), for approval of 21,600-sf mixed-light commercial cannabis cultivation; Applicant: Sky High Farms/Kathy Crist; Located:10788 Sky High Ridge Road, Lower Lake (APN:122-340-02)

Memo: [24-66](#)

Attachments: [Site Plans](#)

[Draft Conditions of Approval](#)

[Property Management Plan](#)

[Initial Study](#)

[Hydrology and Drought Management Plan](#)

[Agency Comments](#)

[Tribal Comments](#)

[Staff Report](#)

6c. PUBLIC HEARING - Consideration of a proposed one-year extension (UPX 23-02), to Major Use Permit (UP 21-18), Applicant: Sunrise Shore Mutual Water Company / Brelje Engineering; Location: 6030 Sunrise Court and 6200 Sunrise Drive, Lower Lake (APNs: 043-302-04 and 043-310-05)

Memo: [24-67](#)

Attachments: [Approved Site Plans, Project Description and Existing Photographs](#)
[Draft Condition of Approval](#)
[Initial Study \(IS 21-19\)](#)
[Agency Comments](#)
[Staff Report](#)

6d. PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 22-07), and Mitigated Negative Declaration (IS 22-09), for approval of 348,480-sf outdoor cannabis cultivation and 39,936-sf mixed-light cannabis cultivation areas; Applicant: Dezel Ranch/Simon Whetzel; Located: 500, 700, and 770 CA State Highway 53, and 550, and 660 Junction Plaza, Clearlake (APNs: 010-055-28, 29, 33, 37, and 38)

Memo: [24-68](#)

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

6e. PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 22-24), and Mitigated Negative Declaration (IS 22-29), for a private campground and special event venue; Applicant: Rancho Novoa; Located: 5680 Blue Lakes Road, Upper Lake (APN: 003-007-03) - (STAFF INTENDS TO REQUEST A CONTINUANCE TO A FUTURE MEETING)

Memo: [24-69](#)

Attachments: [UP 22-24 Rancho Novoa Continuance Memo](#)

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