

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, JANUARY 26, 2023**

**9:00 AM**

**AGENDA - Final**

Commissioner John Hess  
Commissioner Everardo Chavez Perez  
Commissioner Batsulwin Brown  
Commissioner Christina Price  
Commissioner Maile Field

Mireya G. Turner, Community  
Development Director  
Nicole Johnson, Deputy County Counsel  
Jim Feenan, Office Assistant III

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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. Total time allotted for Citizen's Input shall be fifteen minutes. Speakers are requested to complete a simple form (giving name, address and subject) available in the Community Development Department office, prior to 9:00 a.m.

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](http://www.co.lake.ca.us)**

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Due to the COVID-19 crisis, 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.

*Join from a PC, Mac, iPad, iPhone or Android device:*

*Please click this URL to join. [https://lakecounty.zoom.us/j/96185643562?](https://lakecounty.zoom.us/j/96185643562?pwd=TzBvT201STBxY045dFNwbW5BRnJ6QT09)  
[pwd=TzBvT201STBxY045dFNwbW5BRnJ6QT09](https://lakecounty.zoom.us/j/96185643562?pwd=TzBvT201STBxY045dFNwbW5BRnJ6QT09)  
Passcode: 618732*

*Or join by phone:*

*Dial(for higher quality, dial a number based on your current location):*

*US: +1 669 444 9171 or +1 669 900 6833 or +1 346 248 7799 or +1 719 359 4580  
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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: 961 8564 3562*

*Passcode: 618732*

*International numbers available: <https://lakecounty.zoom.us/u/ad7VvoT9oe>*

*Or an H.323/SIP room system:*

*H.323: 162.255.37.11 (US West) or 162.255.36.11 (US East)*

*Webinar ID: 961 8564 3562*

*Passcode: 618732*

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.

Thank you for your interest in this meeting.

## 1. 9:00 AM - Call To Order

## 2. Pledge of Allegiance

## 3. Verification of Legal Notice

## 4. Consent Agenda

### 4a. Approval of January 12, 2023 Planning Commission Minutes

Memo: [23-57](#)

Attachments: [MeetingMinutes 1-12-23](#)

## 5. Timed Items - Planning Commission New Business

### 5a. 9:01 a.m. Election of Chair of the Planning Commission and Vice-Chair of the Planning Commission (Outgoing Chair to conduct election)

Memo: [23-51](#)

## 6. Public Input

*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*

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*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 Secretary at least 48 hours prior to the meeting.*

## 7. Timed Items - Public Hearings

- 7a.** 9:05 a.m. – PUBLIC HEARING – Consideration of proposed General Plan Conformity Determination (GPC 22-13) to vacate a portion of Roberts Road, Middletown; Applicant: RICH AND SHERRI LACY; Project location: 24357 State Highway 29, Middletown (APN: 013-054-02)

**Memo:** [23-53](#)

**Attachments:** [Vicinity Map](#)  
[Plat of Road to be Vacated](#)  
[Plat of Road to be Offered for Dedication](#)  
[New Easement Legal Description \(Draft\)](#)  
[Department of Public Works Application](#)  
[Photos of road to be vacated](#)  
[Agency Comments](#)  
[Proof of Pub GPC 22-13 \(Lacy\)](#)  
[Staff Report](#)

- 7b.** 9:10 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-46) and Design Review (DR 22-10) for a new Community Club Building and Two Dwellings; Applicant: DAN ZAMBERLIN; Project location: 12395 State Highway 175, Loch Lomond (APN: 011-067-48)

**Memo:** [23-54](#)

**Attachments:** [Vicinity Map](#)  
[Conditions of Approval](#)  
[Site and Building Plans](#)  
[Agency Comments](#)  
[Proof of Pub UP 21-46 \(Zamberlin\)](#)  
[Staff Report](#)

**7c.** 9:15 a.m. - PUBLIC HEARING – Consideration of Proposed Major Use Permit (UP 20-88) and Mitigated Negative Declaration (IS 20-104) for 51,564 sf of Outdoor and Mixed Light Commercial Cannabis Cultivation and Associated Ancillary Facilities; Applicant: LEVENTHAL REALTY LAKE COUNTY, LLC/WILDCAT FARMZ LLC; Project location: 9275 Antler Hill Dr. Kelseyville (APNs: 011-019-01, 09, 14 & 15, 011-020-03, 011-020-26, 27 & 28)

**Memo:** [23-55](#)

**Attachments:** [Site Plans](#)  
[Conditions of Approval](#)  
[Property Management Plan](#)  
[Initial Study](#)  
[MMRP](#)  
[Hydrology Report](#)  
[Drought Management Plan](#)  
[Water Availability Analysis](#)  
[Agency Comments](#)  
[Public Comments](#)  
[Proof of Pub UP 20-88 \(Wildcat Farmz\)](#)  
[Staff Report](#)

**7d.** 9:20 a.m. – PUBLIC HEARING – Consideration of Proposed Major Use Permit (UP 20-32) and Mitigated Negative Declaration (IS 20-38) for 72,309.6 sf of outdoor commercial cannabis cultivation; Applicant: J-GRADE ORGANICS; Project location: 22052 and 22066 Jerusalem Grade Road, Lower Lake (APNs: 013-013-29 & 39)

**Memo:** [23-56](#)

**Attachments:** [Site Plans](#)  
[Conditions of Approval](#)  
[Property Management Plan](#)  
[Initial Study](#)  
[Mitigation Monitoring and Reporting Program](#)  
[Hydrology Report & Drought Management Plan](#)  
[Agency Comments](#)  
[Proof of Pub UP 20-32 \(J-Grade Organics\)](#)  
[Staff Report](#)

**8. Department Update**

**9. Adjournment**