

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, NOVEMBER 17, 2022
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

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

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.

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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. Consideration of the adoption of Assembly Bill 361 Findings Authorizing Teleconference Meetings during a State of Emergency

Memo: [22-1239](#)

- 4b. Approval of October 27, 2022 Planning Commission Minutes

Memo: [22-1203](#)

Attachments: [Draft Minutes PC 10-27-22](#)

5. Citizens' Input

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6. Timed Items - Public Hearings

- 6a.** 9:05 a.m. – PUBLIC HEARING – Consideration of Proposed Use Permit Extension UPX 22-03 for Use Permit UP 93-16 (Previously Use Permit UP 92-8); and Categorical Exemption CE 22-41; Applicant: Geysers Power Company, LLC; Location: 9010 Socrates Mine Road, Middletown (APN 013-004-15)

Memo: [22-1205](#)

Attachments: [Aerial Map](#)
[Amended Use Permit 93-16](#)
[Calistoga Steamfield Unit-19 Fieldwide Wellmap](#)
[Site Photos](#)
[Staff Report UPX 22-03](#)
[Proof of Pub UPX 22-03 \(Geysers Power Company\)](#)

6b. 9:10 a.m. – PUBLIC HEARING – (Continued from 10-27-22)
 Consideration of proposed Major Use Permit (UP 21-09), and Mitigated Negative Declaration based on Initial Study (IS 21-09) for outdoor commercial cannabis cultivation; Applicant: (Loco Farms, Inc.); Project location: 21080 Loconomi Rd., Middletown (APN: 014-140-12)

Memo: [22-1206](#)

Attachments: [Property Management Plan](#)
[Site Plans](#)
[Conditions of Approval](#)
[Initial Study](#)
[Mitigation Monitoring and Reporting Program](#)
[Biological Resources Assessment](#)
[Hydrology Report](#)
[Drought Management Plan](#)
[Agency & Public Comments](#)
[Public Comment \(Fuller\)](#)
[Staff Report Loco Farms](#)

6c. 9:15 a.m. – PUBLIC HEARING – Consideration of Draft Ordinance Amending Chapter 21, Article 58 and Chapter 21, Article 68 68 of the Lake County Zoning Ordinance Pertaining to Appeals

Memo: [22-1207](#)

Attachments: [RES 2022-121](#)
[Draft Ord final](#)
[Proof of Pub UP 21-09 \(BOS Draft Ordinance\)](#)

6d. 9:20 a.m. – PUBLIC HEARING –Consideration of proposed Major Use Permit (UP 21-05), and Mitigated Negative Declaration based on Initial Study (IS 21-05), for outdoor commercial cannabis cultivation; Applicant: (RS GREENERY LLC); Project location: 6233 and 6243 Eickhoff Road, Lakeport (APNs: 003-046-02 and 003-046-78)

Memo: [22-1216](#)

Attachments: [Property Management Plan](#)
[Proposed Site Plans](#)
[Initial Study](#)
[DRAFT Conditions of Approval](#)
[Biological Assesment](#)
[Hydrology Report](#)
[Mitigation Monitoring Reporting Program](#)
[Agency & Public Comments](#)
[UP 21-05 RS Greenery Staff Report](#)
[Proof of Pub UP 21-05 \(RS Greenery LLC\)](#)

7. Department Update

7a Approval of Revised Lake County Planning Commission by-laws

Memo: [22-1208](#)

Attachments: [Draft 4 PC Bylaws](#)
[PC Existing Bylaws](#)

8. Adjournment