

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, FEBRUARY 13, 2025  
9:00 AM  
AGENDA**

Vacant District I  
Commissioner Everardo Chavez District II  
Commissioner Batsulwin Brown District III  
Vacant District IV  
Commissioner Sharron Zoller District V

Director Mireya G. Turner  
Principal Planner Vacant  
Deputy County Counsel Nicole Johnson  
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.lakecountycalifornia.gov](http://www.lakecountycalifornia.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=aEdsUWtFMVJEQWFDRHNtT3V6cStSQ09>

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

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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 January 23, 2025 Planning Commission Meeting

Sponsors: Community Development

Memo: [25-118](#)

Attachments: [JANUARY 23, 2025 PC MINUTES](#)

## 5. Public Input

## 6. Timed Items - Public Hearings

6a 9:05 a.m. Public Hearing - (Continued from 10/10/2024 & 12/12/2024)  
Consideration of proposed Major Use Permit (UP 21-07), Little High Valley / 17870 Little High Valley, LLC and Mitigated Negative Declaration (IS 21-07) for approval of two (2) A-Type 3 "Outdoor" commercial cannabis cultivation licenses and one (1) Type 13 Self-Distribution, transport only license located at 17870 Little High Valley Road, Lower Lake (APN: 012-061-03)

Sponsors: Community Development

Memo: [25-119](#)

Attachments: [Site Plans](#)  
[Conditions of Approval](#)  
[Property Management Plan](#)  
[Draft Initial Study](#)  
[Hydrology and Drought Mgmt Plan](#)  
[Agency Comment](#)  
[Tribal Comment](#)  
[Biological Assessment](#)  
[Documented Easement](#)  
[Public Comment as of 11-14-24](#)  
[Report of Grading and Stormwater Inspector](#)  
[Staff Report](#)

- 6b** 9:20 a.m. Public Hearing – Consideration of Major Use Permit (UP 24-14) Morgan Valley Temporary Met Towers to amend Major Use Permit (UP 22-06) Morgan Valley Temporary Met Towers to allow for a 6-year extension beginning August 25, 2024, and ending August 25, 2030. Applicant: Morgan Valley Wind Farm, LLC; Location: 25650 Morgan Valley Road and 10888 Rocky Creek Road, Lower Lake (APNs: 012-014-02 and 012-014-08).

**Sponsors:** Community Development

**Memo:** [25-120](#)

**Attachments:** [August 25, 2022 Staff Report and Approved Site Plans, and Photos](#)  
[Draft Conditions of Approval](#)  
[Agency Comments](#)  
[Public Comments](#)  
[Staff Report UP 24-14 Met Towers](#)

- 6c** 9:35 a.m. Public Hearing - Consideration of General Plan Conformity Determination (GPC 24-01) and CEQA Categorical Exemption (CE 24-41) to remodel the National Guard Armory to the Sheriff Administration Facility; located at 1431 Hoyt Ave., Lakeport (APN 003-045-75).

**Sponsors:** Community Development

**Memo:** [25-121](#)

**Attachments:** [Agency Comments](#)  
[Site Visit Photos](#)  
[Staff Report\\_GPC 24-01](#)

## 7. Non-Timed Items

## 8. Department Update

## 9. Adjournment