

LAKE COUNTY PLANNING COMMISSION
MINUTES
REGULAR MEETING

March 27, 2025

Commission Members

P Monica Rosenthal, District I
P Everardo Chavez, District II
A Batsulwin Brown, District III
P Maile Field, District IV
P Sharron Zoller, District V

Staff Members

P Mireya G.Turner, Director
V VACANT, Principal Planner
P Nicole Johnson, Deputy County Counsel
P Danae LoDolce, Office Assistant III

9:00 a.m. CALL TO ORDER

The pledge of Allegiance was led by Commissioner Everado Chavez.

VERIFICATION OF LEGAL NOTICE(S)

The clerk reported items were properly noticed.

CONSENT AGENDA

Action on minutes from February 27, 2025, Planning Commission Meeting.

Comm. Field moved, 2nd by Comm. Rosenthal to approve the minutes from February 27, 2025, Planning Commission Meeting.

APPROVAL OF MINUTES 4 AYES 0 NOES 1 ABSENT (BROWN)

CITIZEN’S INPUT

The following people spoke: Tom Lajick, Donna Mackiewicz, Joannie Henderson.

TIMED ITEMS

6a. 9:05 a.m. PUBLIC HEARING – 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)

Senior Planner Mary Claybon presented the staff report.

9:18 a.m. Break

9:23 a.m. Back to Order

9:44 a.m. Opened Public Hearing

The following people spoke: Consultant Trey Sherrill, Applicant Travis Lissenbee, Tom Lajcik, Joannie Henderson, Bill Landers, James Wright, Michael Green, Donna Mackiewicz and Maria Kahn.

11:01 a.m. Break

11:07 a.m. Back to Order

11:15 a.m. Closed Public Hearing

The cannabis processing in the existing structure was removed from the project. Commissions deliberations included: Road Conditions, Public Safety, Fire Safety, and Water Issues.

Comm. Zoller moved, 2nd by Comm. Field that the Planning Commission found that potential impacts associated with this project cannot be mitigated to 'less than significant', and denied the project submitted by Little High Valley / 17870 Little High Valley, LLC for the property located at 17870 Little High Valley Road, Lower Lake (APN 012-061-03).

DENIAL MAJOR USE PERMIT (UP 21-07) 3 AYES 1 NO (CHAVEZ) 1 ABSENT (BROWN)

6b 11:38 a.m. PUBLIC HEARING - Consideration of Deviation (DV 24-01) to allow a reduction in road standards (improvement of an existing minor road.) Applicant: Alexander Johnson; Location: 9100 Rocky Creek Road, Lower Lake, (APN: 122-251-08)

Director Mireya G. Turner requested a continuance of this item to a future meeting. She said there are details that need to be clarified in the staff memorandum.

Comm. Field moved, 2nd by Comm. Zoller to continue this item to a date uncertain.

CONTINUATION OF DEVIATION TO A DATE UNCERTAIN 4 AYES 0 NOES 1 ABSENT (BROWN)

6c 11:39 a.m. PUBLIC HEARING – Consideration of Director's Recommendation of Revocation of Major Use Permit (UP 20-50), Pillsbury Farms; located at 26102 19N16 Road, Lake Pillsbury (APN 001-030-36)

Director Mireya G. Turner presented the staff report.

11:50 a.m. Opened Public Hearing

The following people spoke: Skeila Laiwa, John Phillips, Justin Quayle, Donna Mackiewicz and Cameron Rogers.

12:31 a.m. Closed Public Hearing

Commissions deliberations included: Cultivation without a state license in 2022, and background check disqualification for Justin Quayle.

Comm. Field moved, 2nd by Comm. Zoller revoking Major Use Permit (UP 20-50); for outdoor cannabis cultivation of up to 110,000 sf; located at 26102 19N16 Road, Lake Pillsbury (APN 001-030-36), due to cultivation without a state license in 2022 and background check disqualification of Permittee Justin Quayle

REVOCATION 4 AYES 0 NOES 1 ABSENT (BROWN)

NON-TIMED ITEMS

7a a) Discussion regarding Off-site Outdoor Advertising (Billboards) Regulations and Current Permits; and b) consideration of Recommendation to Board of Supervisors regarding Off-site Outdoor Advertising.

The Commission agreed that the Lake County 2050 process would be a better place for this discussion.

Director Turner said currently they are drafting local area plans and county wide elements and in the Middletown Area Plan there is a discouragement of billboards.

DEPARTMENT UPDATE

Director Turner discussed County email activation for Commissioners.

12:35 p.m. ADJOURNED

Respectfully submitted,

**Everardo Chavez, Chair
Lake County Planning Commission**

**Danae LoDolce,
Planning Commission Assistant**