



COUNTY OF LAKE

255 North Forbes Street
Lakeport, CA 95453

Meeting Minutes – Draft Planning Commission

Exhibit 5 Scotts Valley Energy Corp Appeal

Thursday, May 25, 2023

9:00 AM

Board Chambers

1. 9:00 AM - Call To Order

The meeting was called to order at 9:00 a.m. by Chair Everardo Chavez. Community Development Director Mireya Turner, Deputy County Counsel Nicole Johnson, Assistant Planner Trish Turner, and Office Assistant III Ruby Mitts were present along with the following Commissioners:

Present: Commissioners John Hess, Maile Field, and Chair Everardo Chavez

Absent: Commissioners Christina Price and Batsulwin Brown

2. Pledge of Allegiance

3. Verification of Legal Notice

Clerk reported timed items on the agenda as properly noticed.

4. Consent Agenda

There was no Consent Agenda.

5. Public Input

There was no one present wishing to speak.

6. Timed Items - Public Hearings

- 6a. 9:05 a.m. – PUBLIC HEARING –** Consideration of proposed Major Use Permit (UP 21-53) and Mitigated Negative Declaration based on Initial Study (IS 21-56) for Fire Mountain Ranch Lower Lake, LLC, for approval of a permit consisting of 130,680 sf of outdoor canopy area, 7,500 sf mixed light canopy area, within 147,340 sf of cultivation area located at 21506 Morgan Valley Road, Lower Lake (APN: 012-069-17)

Assistant Planner Trish Turner presented the staff report.

Chair Chavez opened the public hearing, and no one was present wishing to speak.

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission f o u n d that potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 21-56) for 21560 Morgan Valley Road, Ca, Applicant: Fire Mountain Ranch Lower Lake, LLC; for the property located at 21560 Morgan Valley Road, Lower Lake, Ca (APN: 012-069-17), and will not have a significant effect on the environment, and adopted Initial Study (IS 21-56) based on the findings listed in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission found that the approved Major Use Permit (UP 21-53) for 21560 Morgan Valley Road, Lower Lake, Ca (Fire Mountain Ranch, Lower Lake, LLC) for the property located at 21560 Morgan Valley Road, Lower Lake, Ca (APN: 012-069-17), based on the findings and subject to the conditions included in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

- 6b.** 9:15 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-95) and Mitigated Negative Declaration based on Initial Study (IS 20-15); Applicant: Artemis Farmz, LLC for a current proposal of 179,803 sf of outdoor commercial cannabis canopy, with the specified cultivation area, located at 5200, 5500, 4960, and 4970 Bartlett Springs Road, and 7197 15N 11 Road, Lucerne, Ca (APNs: 004-018-33, 004-018-34, 004-028-21, 004-018-36, 004-018-07, 004-018-35, 004-028-22, 004-018-19, 004-018-20, 004-018-22).

Cannabis Program Manager Andrew Amelung presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Sarah Bodnar, James Anderson, and Autumn Carsey. No one else present wishing to speak and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission found recommendation for continuance to date certain June 8, 2023.

Ayes: Commissioners: Hess, Field, and Chavez

Noes: None

Absent: Commissioners: Brown and Price

- 6c.** 9:15 a.m. – PUBLIC HEARING – Consideration of General Plan Conformity Determination (GPC 23-01), and Categorical Exemption (CE 23-13), for Acquisition of Property for a Future Public Park located at 16540 State Highway 175, Cobb (APN: 013-056-04); Applicant: County of Lake – Public Services Department.

Director Mireya Turner requested a motion to continue item until 6/8/2023 at 10:00 a.m.

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission found a continuation on the following item, carry over to June 8, 2023, at 10:00 a.m.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

- 6d.** 9:20 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-26) and Mitigated Negative Declaration based on Initial Study (IS 20-29); Applicant: CC Ranch Enterprises, for approval of one (1) A-Type 3 Outdoor commercial cannabis cultivation permit and one (1) Type 13 Self-Distribution: Transport Only permit; consisting of 14,756 sf of canopy area within 17,116 sf of cultivation area located at 2507 and 2515 Clover Valley Road, Upper Lake, Ca (APNs: 004-017-07 and 004-017-10)

Assistant Planner Mary Claybon presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Forest Ellie and Anne Bauer. No one else was present wishing to speak and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission found that potential impacts associated with this project can be mitigated to ‘less than significant’ through the implementation of the Mitigated Negative Declaration (IS 20-29) for CC Ranch Enterprises for the property located at 2507 and 2515 Clover Valley Road, Upper Lake, Ca (APNs: 004-017-07 and 004-017-10), will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 20-29) based on the findings listed in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission approved the Major Use Permit (UP 20-26) applied for by CC Ranch Enterprises on property located at 2507 and 2515 Clover Valley Road, Upper Lake, Ca (APNs: 004-017-07 and 004-017-17), based on the findings and subject to the conditions included in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

- 6e.** 9:25 a.m. – PUBLIC HEARING – Consideration of proposed Tentative Parcel Map (PM 22-02) and Initial Study (IS 22-39) to divide one (1) ±34-acre lot into four (4) ±five-acre parcels and one (1) ±14-acre remainder lot; Applicant; Scotts Valley Energy Corporation; Project Location: 7130 Red Hills Road, Kelseyville, Ca (APN: 009-021-07)

Associate Planner Eric Porter presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Tom Jordan. No one else was present wishing to speak and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission move to adopt the Initial Study (IS 22-39) the Tentative Parcel Map for the property located at 7130 Red Hills Road, Kelseyville Ca (APN: 009-021-07), based on the findings listed in the staff

report dated May 11, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission move to approve Tentative Parcel Map (PM 22-02) submitted by the Scotts Valley Energy Corp for property located at 7130 Red Hills Road, Kelseyville Ca (APN: 009-021-07), based on the findings and subject to the conditions listed in the staff report dated May 11, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

7. Non-Timed Items

There were no Timed Items.

8. Department Update

Director Mireya Turner introduced the new Code Enforcement Office Assistant, Gina Weese, and spoke of the General Plan update this coming summer.

9. Adjournment

There being no further business, the Lake County Planning Commission adjourned at 11:22 A.M.

MIREYA G. TURNER

Director of Community Development