

LAKE COUNTY PLANNING COMMISSION
MINUTES
REGULAR MEETING

July 24, 2025

Commission Members

P Monica Rosenthal, District I
P Everardo Chavez, Chair District II
P Batsulwin Brown, District III
P Maile Field, District IV
P Sharron Zoller, Vice Chair 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
P Pamela Miles, Office Assistant III

9:00 a.m. CALL TO ORDER

Pledge of Allegiance was led by Commissioner Everardo Chavez.

VERIFICATION OF LEGAL NOTICE(S)

The clerk reported the item was properly noticed.

CONSENT AGENDA

Action on minutes from July 10, 2025, Planning Commission Meeting.

Comm Zoller moved, 2nd by Comm. Field to approve the minutes of July 10, 2025, Planning Commission Meeting.

APPROVAL OF MINUTES 5 AYES 0 NOES

CITIZEN'S INPUT

No one present wished to speak.

6a. 9:05 a.m. **PUBLIC HEARING – Consideration of Planned Development Project¹ at the following locations: 22671, 22901, 23534, 23573, 24221, 24566, 24783, 25111 Grange Rd; 22500, 23597, 24563, 26753 Jerusalem Grade Rd; 22900, 23510, 25470, 23450 Guenoc Valley Road; 23790, 23120, 24245, 24355, 24385, 24425, 24275, 24683, 24733 Bohn Valley Rd; 19506, 19862, 21323, 21423, 21423, 21523, 21665, 22000, 22110, 22725, 22880, 23150, 23351, 23250, 23350, 23375, 23400, 23650, 24150, 24305, 24350, 24090 Butts Canyon Road; 23501 Oat Hill Road; 21000 Santa Clara Road; and 20740, 20830 State Highway 29 (APNs: 013-015-59 & 60; 013-016-04, 06, 08, 10, 12, 13, 15, 16, 17, 18 & 19; 013-019-22, 23, 24 & 25; 013-021-05, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26; 013-022-08, 09, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23 & 24; 013-023-06, 09, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25; 013-024-29, 30, 31, 33, 34, 35, 36, 37, 38, 39 & 40; 013-053-01; 014-004-25; 014-310-07 & 09; 014-320-08 & 10; 014-330-09; 014-340-04, and 014-380-09). Applicant: Lotusland Investment Holdings, Inc.**

¹ PL-25-112 also includes the following Tentative Subdivision Maps (SD) that will seek entitlement in a future hearing: 24-01, SD 24-02, SD 24-03, SD 24-04, SD 24-05

Senior Planner Laura Hall and Project Manager Annalee Sandborn presented the staff report and power point.

9:57 a.m. Break

10:06 a.m. Back to Order

Director Mireya G. Turner added a proposed additional condition:

There shall not be any wells created or operated by the permit hold in the Callayomi Valley Groundwater Basin except for the following:

- 1. On-site wells within the approved Guenoc Valley Project site; and*
- 2. One well within the Off-site Well site if the Callayomi Valley Water District does not build and operate a well on the site.*

10:10 a.m. Opened Public Hearing

The following people spoke: Julia Bono, Carlos Bono, Kate Schmidt-Hopper, Amanda Martin, Maximilian Hopkins, Greg Folsom, Lisa Kaplan, Charles Morse, Katherine Vanderwall, Margaux Kambara, Tom Lajcik, Branden McDonald, Weston Seifert, Robert Hodil, Don Smith, Bill Waite, Shannon Sanders, Rebecca Harper, Angela Amaral, Richard Derum, Jim Comstock, Ralph Huddle, Fletcher Thornton, Loren Chase, Shel Ottawa and Alyssa Mooreland,

11:14 a.m. Closed Public Hearing

Commissioners Field and Rosenthal disclosed that they conducted site visits to the Guenoc Valley Mixed Use Planned Development.

11:32 a.m. Reopened Public Hearing

CalFire Assistant Chief – Pre-Fire Division Mike Wink spoke regarding egress in case of fire.

The following people spoke: Tom Lajcik, Julia Bono, Lisa Kaplan, Angela Amaral, Margaux Kambara, Charles Moore, Carlos Bono and Jim Comstock.

12:00 p.m. Break for Lunch

1:00 p.m. Back to Order

The following people spoke: Julia Bono.

1:03 p.m. Closed Public Hearing

Commissioners all agreed that there was not enough time to review the material and Commissioner Brown and Zoller announced that they would like to conduct site visits.

Applicants Ralph Huddle and Kevin Case spoke.

Director Turner suggested alternate dates for a Special Planning Commission Meeting.

Comm. Field moved, 2nd by Comm. Zoller to continue this item to a Special Planning Commission meeting on August 8, 2025, at 9:05 a.m.

SPECIAL PLANNING COMMISSION MEETING 5 AYES 0 NOES

NON-TIMED ITEMS - None

DEPARTMENT UPDATE - None

2:08 p.m. ADJOURNED

Respectfully submitted,

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

**Danae LoDolce,
Planning Commission Assistant**