

LAKE COUNTY PLANNING COMMISSION
MINUTES
REGULAR MEETING
MAY 23, 2024

Commission Members

P John Hess, District I
P Everado Chavez, District II (VChair)
A Batsulwin Brown, District III
P Christina Price, District IV (Chair)
V District V - Vacant

Staff Members

P Mireya Turner, Director
P Michelle Irace, Principal Planner
P Nicole Johnson, Deputy County Counsel
P Ruby Mitts, Office Assistant III
P Danae LoDolce, EH OA III

9:00 a.m. CALL TO ORDER

The Pledge of Allegiance was led by Commissioner Christina Price.

VERIFICATION OF LEGAL NOTICE(S)

The clerk reported items were properly noticed.

CONSENT AGENDA

Action on minutes from March 28, 2024, Planning Commission Meeting.

Comm. Hess moved, 2nd by Comm. Chavez to approve the minutes from March 14, 2024. Comm. Hess, Chavez & Price were all in favor.

CITIZEN’S INPUT

The following person spoke: Margaux Kambara.

Director Mireya G. Turner announced that Commissioner Maile Field has resigned, and District V seat is now vacant.

Commissioner Christina Price sadly announced the passing of former Commissioner Robert Malley on May 10, 2024.

6a 9:05 a.m. PUBLIC HEARING – Consideration of a proposed General Plan Conformity (GPC 23-04) to vacate to portion of Collier Avenue adjacent to 2685 Lakeshore Blvd., Nice; Applicant: Diane DeMichele; Location: 2685 Lakeshore Blvd., Nice, APN 031-071-09.

Assistant Planner Max Stockton presented the staff report.

9:13 a.m. Opened Public Hearing

The following people spoke: Jim Magliulo and Diane DeMichele.

No one else wished to speak.

9:17 a.m. Closed Public Hearing

Comm. Hess moved 2nd by Comm. Chavez that the Planning Commission found the General Plan Conformity (GPC 23-04) applied for by Diane DeMichele on the shoreline of Collier Avenue, Nice, does meet those findings of the Lake County General Plan and the Planning Commission reviewed and considered the Lake County General Plan for this project to grant the road vacation of this portion of Collier Avenue subject to the findings listed in the staff report dated May 23, 2024.

GENERAL PLAN CONFORMITY (GPC 23-04) 3 AYES 0 NOES 1 Absent (Comm. Brown) (1) Vacant (District V)

6b 9:21 a.m. PUBLIC HEARING – Consideration of a proposed Minor Map Modification (MMM 24-02), to modify the current subdivision map portion of 9710 Broadmoor, Kelseyville; Applicant: Lakeview Village Properties; Location 9710 Broadmoor, Kelseyville, APN 043-551-49.

Assistant Planner Max Stockton presented the staff report.

9:29 a.m. Opened Public Hearing

The following people spoke: Jim Magliulo and County Surveyor Vance Ricks.

No one else wished to speak.

9:34 a.m. Closed Public Hearing

Comm. Price noted a minor correction on Page 2 of the staff report, regarding the redline identification of the parcels.

Comm. Chavez moved 2nd by Comm. Hess that the Planning Commission approved the Minor Modification (MMM 24-02) to the Clear Lake Riviera Unit No.4 subdivision map by reducing the front yard setbacks along Broadmoor Way, for the original lots 15 and 16, from 80 feet to 20 feet at the current 9710 Broadmoor Way, Kelseyville and identified as, APN 043-551-49, with the findings listed in the staff report dated May 23, 2024.

Minor Modification of an Approved Subdivision Map 3 AYES 0 NOES 1 Absent (Comm. Brown) (1) Vacant (District V)

6c 9:37 a.m. PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-96) and Mitigated Negative Declaration (IS 20-116), for commercial cannabis cultivation including nineteen (19) A-Type 3 acres of outdoor commercial cannabis canopy, two (2) Type 3B mixed light commercial cannabis canopy consisting of 34,404-sf, Type 4 Nursery, and Type 13 B&C Distribution licenses for cannabis transportation; Applicant: Highland Farms/Autumn Karcey; Location: 7508, 7533, 7634 & 7746 Highland Springs Road and 7257 & 7357 Amber Ridge Road, Lakeport, APNs 007-006-27, 34, 35, 40, 41 and 007-057-01.

Associate Planner Mary Claybon presented the staff report.

10:11 a.m. Opened Public Hearing

The following people spoke: Autumn Karcey, Tom Lajcik, Sarah Botner, Dough Kerzog, Sandra Vielma, Margaux Kambara, William Konistras, Donna Mackiewicz, Ginia Giacone, Nora Dahlbacka and Maria Kann.

No one else wished to speak.

10:44 a.m. Closed Public Hearing

Comm. Hess moved, 2nd by Comm. Chavez that the Planning Commission found potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 20-116) submitted by Highland Farms, LP (Autumn Karcey) for the property located at 7508, 7522, 7634, & 7746 Highland Springs Road and 7257 & 7357 Amber Ridge Road in Lakeport, CA., APNs 007-006-27, 34, 35, 40, 41, and 007-057-02, will not have a significant effect on the

environment, and that the Planning Commission adopt Initial Study (IS 20-116) with the findings listed in the staff report dated May 23, 2024.

MITIGATED NEGATIVE DECLARATION (IS 20-116) 3 AYES 0 NOES 1 Absent (Comm. Brown) (1) Vacant (District V)

Comm. Hess moved, 2nd by Comm. Chavez that the Planning Commission found the Major Use Permit (UP 20-96) applied for by Highland Farms, LP (Autumn Karcey) for the property located at 7508, 7522, 7634, & 7746 Highland Springs Road and 7257 & 7357 Amber Ridge Road in Lakeport, CA., APNs 007-006-27, 34, 35, 40, 41, and 007-057-02, does meet the requirements of Section 51.4 and Article 27 of the Lake County Zoning Ordinance and that the Major Use Permit be granted based on the findings and subject to the conditions included in the staff report dated May 23, 2024.

MAJOR USE PERMIT (UP 20-96) 3 AYES 0 NOES 1 Absent (Comm. Brown) (1) Vacant (District V)

10:45 a.m. Chair Price called for a recess.

10:52 a.m. Chair Price reconvened the meeting.

6d 11:04 a.m. PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 21-28) and Mitigated Negative Declaration (IS 21-29) for commercial cannabis cultivation including 29,500-sf mixed light cannabis canopy withing fifteen greenhouses, and Type 13 Cannabis Distributor Transport only, Self-distribution License for cannabis transportation; Applicant: Green Handle Farms, LLC/Garth Markson; Location 3050 Big Valley Road, Kelseyville, APNs 008-037-01 & 008-035-14.

Principal Planner Michelle Irace requested a continuance for this item to June 27, 2024, at 9:05 a.m.

Comm. Chavez moved, 2nd by Comm. Hess for a continuance of this item to June 27, 2024, at 9:05 a.m.

11:04 a.m. Chair Price called for a recess.

11:11 a.m. Chair Price reconvened the meeting.

6e 11:11 a.m. PUBLIC HEARING – (Rescheduled from April 25 and May 9, 2024) - Consideration of a proposed Major Use Permit (UP 20-60), and Mitigated Negative Declaration (IS 20-74) for commercial cannabis cultivation including 43,000-sf of outdoor cannabis canopy, 42,864-sf mixed light canopy within nineteen greenhouses and type 13 Cannabis Distributor Transport Only, Self-Distribution, license for cannabis transportation; Applicant Ricardo DeMello; Location 3681 Benmore Valley Road, Lakeport, APN 007-002-27.

Associate Planner Mary Claybon Presented the staff report.

11:25 a.m. Opened Public Hearing

The following people spoke: Maria Kann and Donna Mackiewicz.

No one else wished to speak.

11:39 a.m. Closed Public Hearing

Comm. Chavez moved, 2nd by Comm. Hess that the Planning Commission found potential impacts associated with this project can be mitigated to 'less than significant'

through the implementation of the Mitigated Negative Declaration (IS 20-74), for use permit (UP 20-60) submitted by Lakeport Farm (Ricardo DeMello) for the property located at 3681 Benmore Valley Road, Lakeport, APN 007-002-27, will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 20-74), with the findings listed in the staff report dated May 23, 2024.

MITIGATED NEGATIVE DECLARATION (IS 20-74) 3 AYES 0 NOES 1 Absent (Comm. Brown) (1) Vacant (District V)

Comm. Chavez moved, 2nd by Comm. Hess that the Planning Commission found the Major Use Permit (UP 20-60), applied for by Lakeport Farm (Ricardo de Mello) for the property located at 3681 Benmore Valley Road, Lakeport, APN: 007-002-27, does meet the requirements of Section 51.4 and Article 27 of the Lake County Zoning Ordinance and that the Major Use Permit be granted based on the findings and subject to the conditions included in the staff report dated May 23, 2024.

MAJOR USE PERMIT 3 AYES 0 NOES 1 Absent (Comm. Brown) (1) Vacant (District V)

NON-TIMED ITEMS:

Director Mireya G. Turner updated the Commission on Lake County 2050 scheduling.

11:49 a.m. ADJOURNED

Respectfully submitted,

Christina Price, Chair
Lake County Planning Commission

Danae LoDolce,
Planning Commission Assistant