

Major Use Permit

Lake County Board Of Supervisors

August 04, 2026



Presented by
Trish Turner, Associate Planner

Appeal PL-26-357 of Major Use Permit PL-26-115 (UP 21-17; IS 21-18)

Seigler Springs North/ Forest Elie

11615 and 11625 Seigler Springs North Road, Kelseyville
(APNs 115-007-03 and 115-007-06)



Major Use Permit
Commercial Cannabis
Cultivation

Address
11615 and 11625 Seigler
Spring North Road
(APNs 115-007-03 and 115-
007-06)

Applicant
Forest Elie

Property Owner
Seigler Springs Holdings, LLC

Application Submitted
April 21, 2021

Basis for the Appeal

2-2

Planning Commission Hearing
June 11, 2026

-  **Hearing & Attendance:** At the June 11, 2026, Planning Commission hearing, four Commissioners were in attendance (Commissioner Fields was absent).
-  **Majority Requirement:** Pursuant to Commission By-Laws, an affirmative majority vote of the total commission is required to either approve or deny a project.
-  **Vote:** The vote resulted in a 2-2 tie, preventing any majority action from being taken.
-  **Automatic Appeal Triggered:** Under Section 58.40 of the Lake County Zoning Ordinance, a tie vote prevents formal action and automatically elevates the matter to the Board of Supervisors.
-  **Current Status:** The item is now before the Board as an automatic appeal under **Record Number PL-26-357**.



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Permit Request





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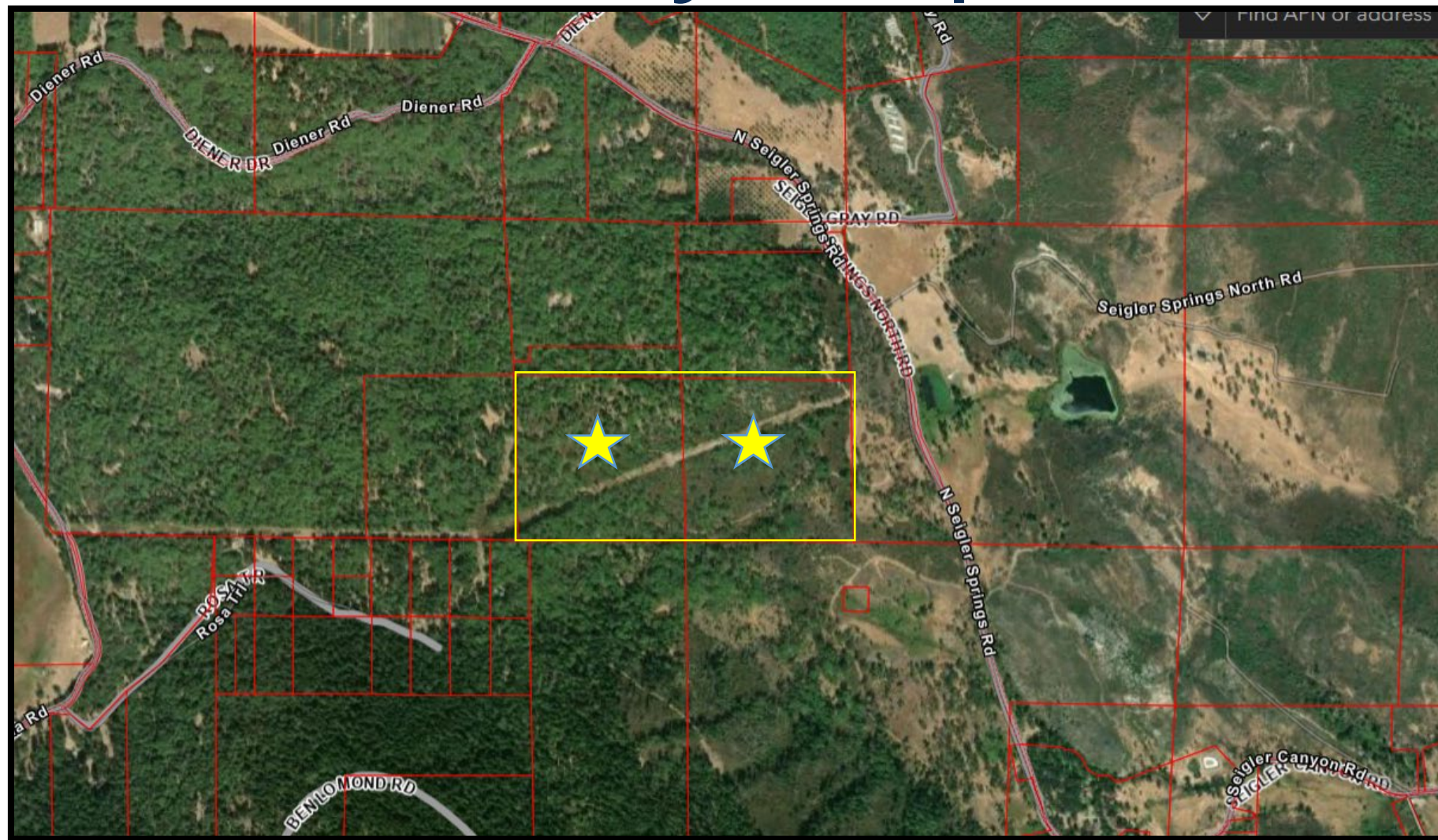
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Vicinity Map





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Zoning Map





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Site Description





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Existing Uses





Project Scope

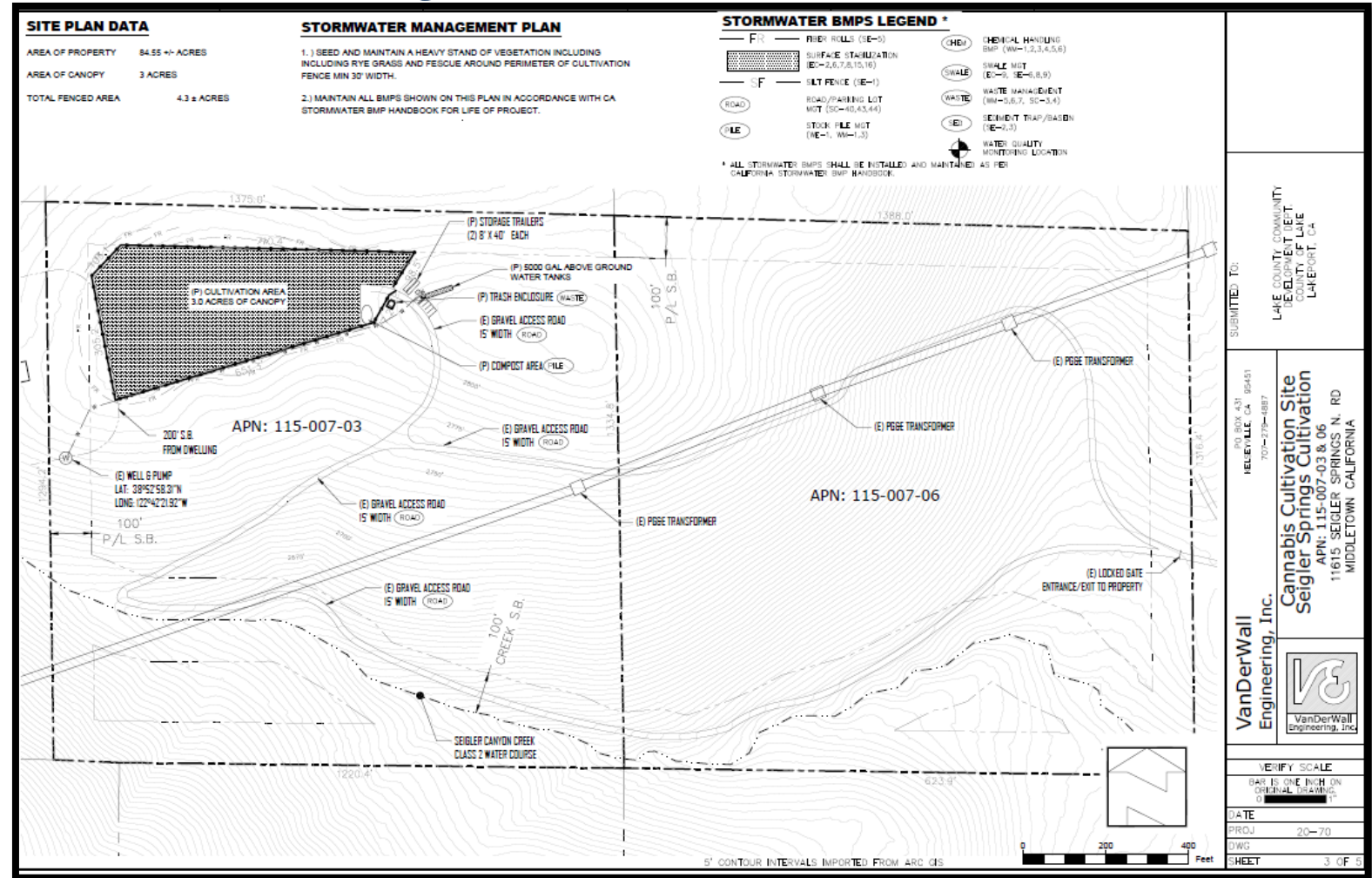
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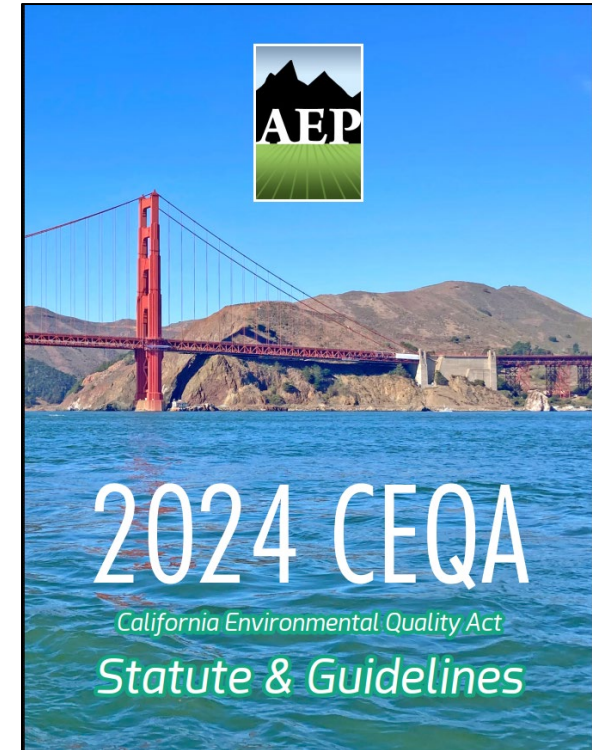
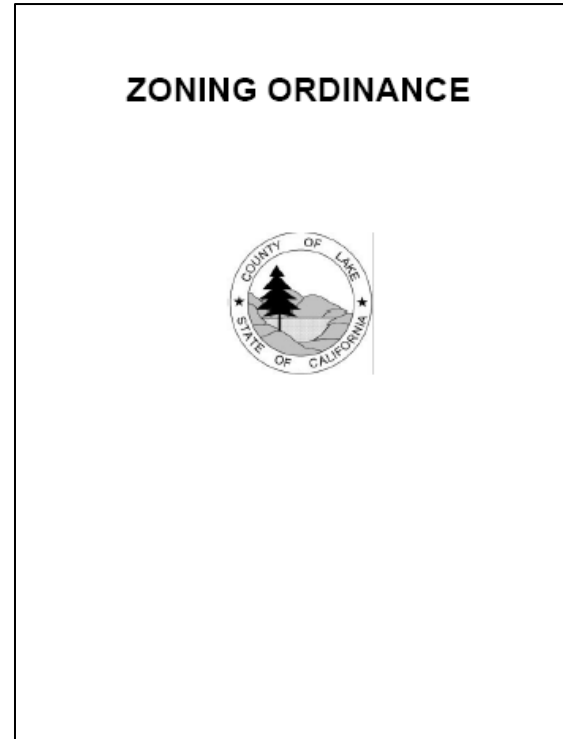
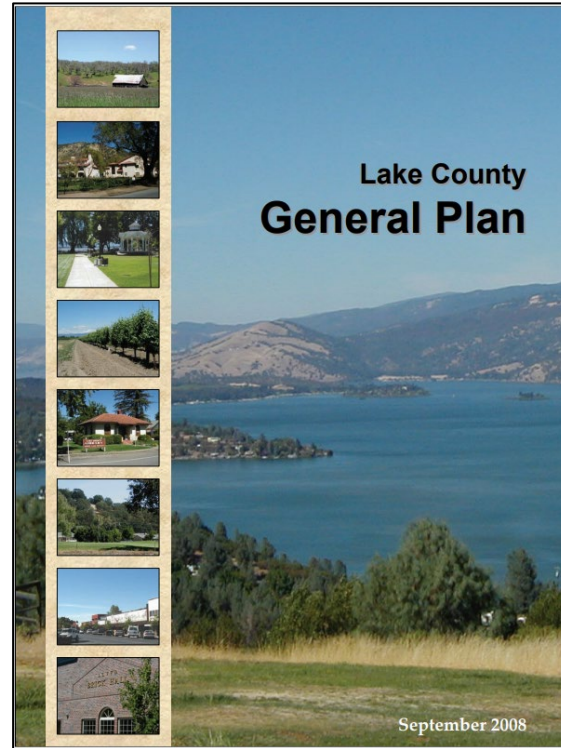
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Project Analysis



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AB 52 Tribal Notification

Notification of the Project was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation on November 08, 2022. After the Planning Commission on October 26, 2023, a second notice was sent out on January 26, 2024.



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Point of Interest Water Usage





Point of Interest

Tree Removal & Dead and Dying Trees

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Point of Interest

Five Large Black Oaks

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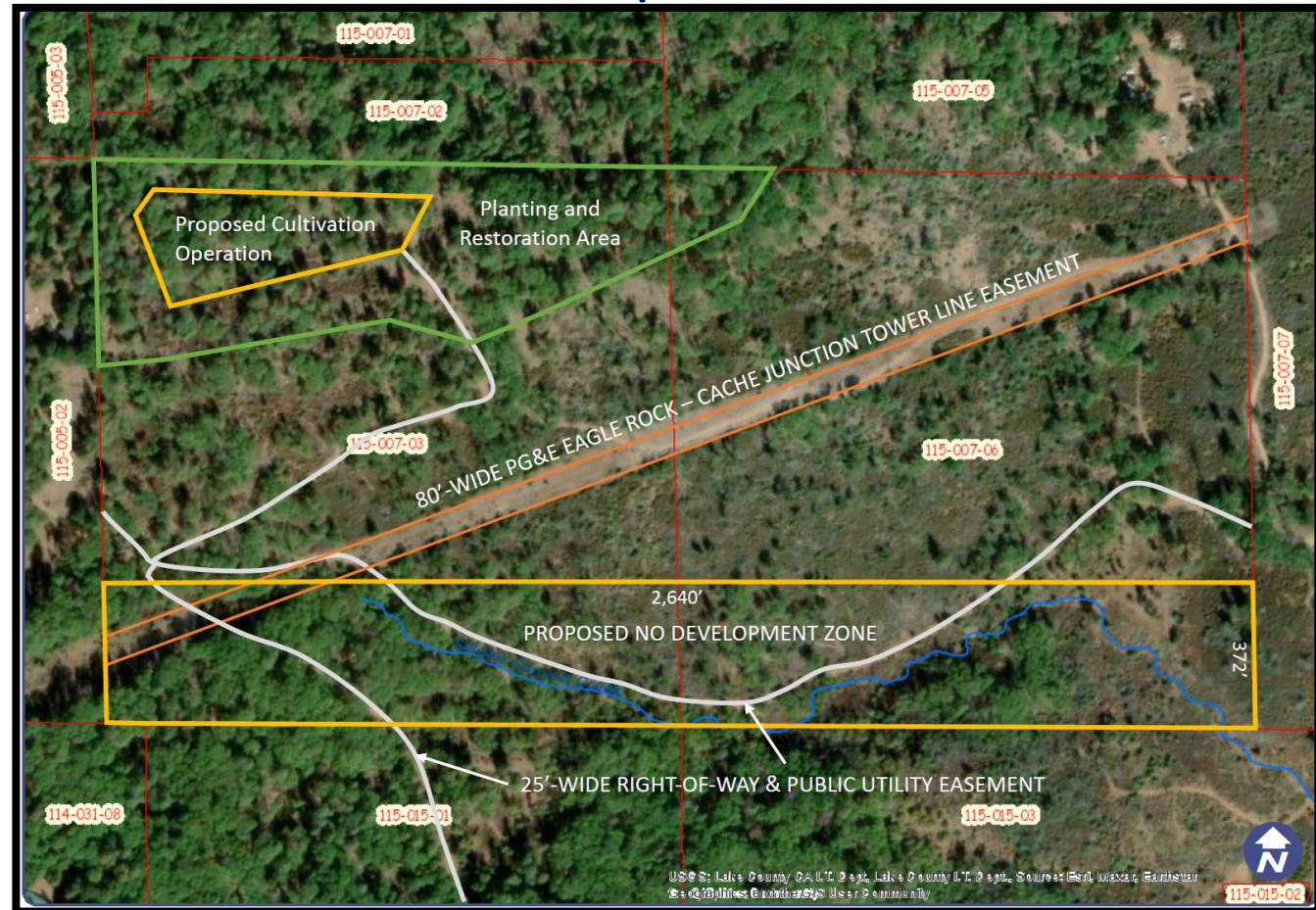
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Point of Interest No Development Zone





Point of Interest

Approved Projects Within Three Miles

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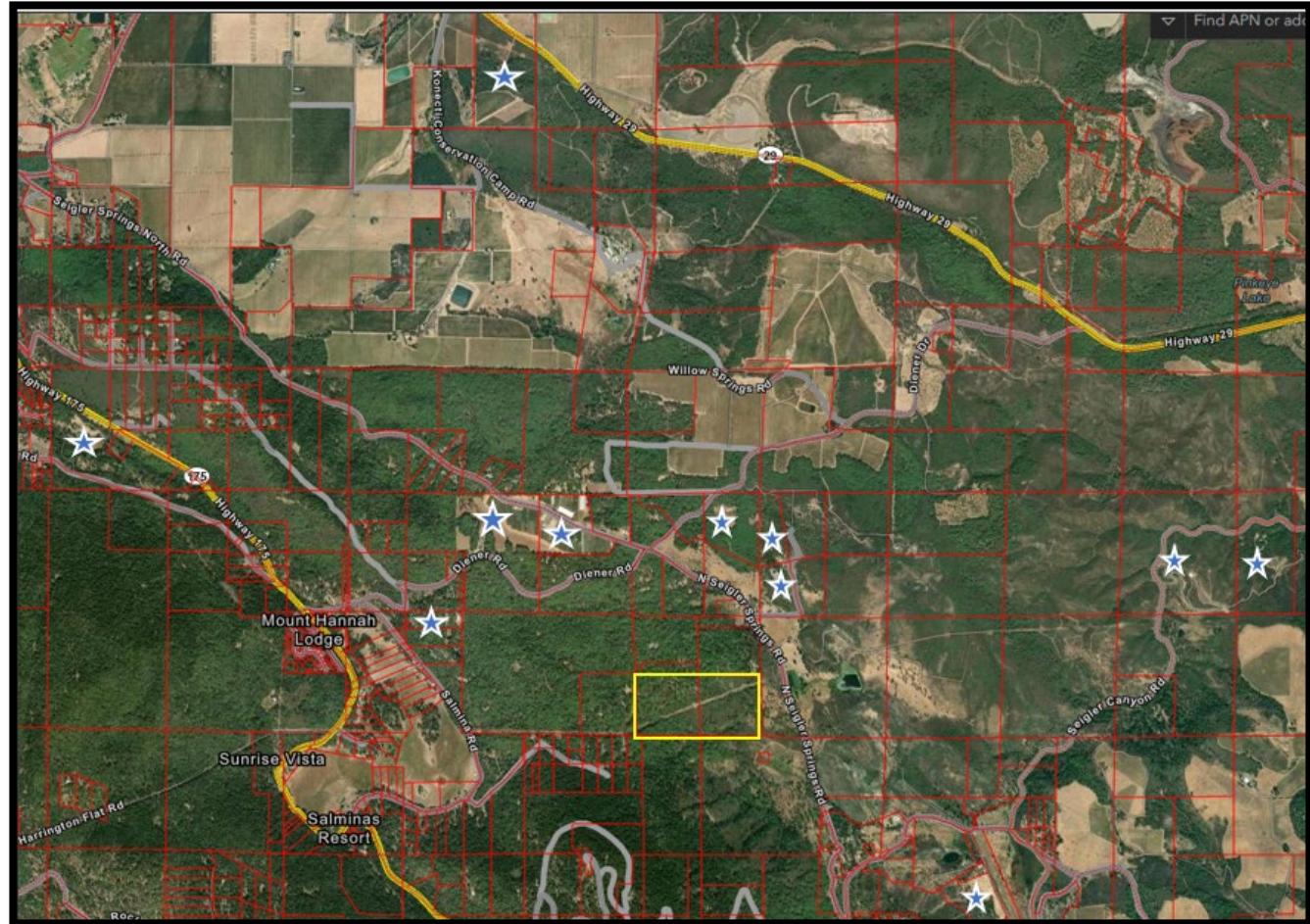
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Appeal Recommendations

Staff Recommends:

Uphold the appeal (PL-26-357), reversing the Planning Commission's denial of Major Use Permit (PL-26-115/ UP 21-17) and Initial Study (PL-26-115/ IS 21-18) for Seigler Springs North/ Forest Elie for Commercial Cannabis Cultivation for no more than three acres of outdoor cannabis canopy located at 11615 & 11625 Seigler Springs North Road, Kelseyville (APNs 115-007-03 & 115-007-06)

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Questions & Comments