

**County of Lake
Planning Commission
Regular Meeting Minutes
April 9, 2026**

Commission Members

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

Staff Members

P Mireya G. Turner, Director
A Michelle Irace, Senior Planner
P Nicole Johnson, Deputy County Counsel
P Yolanda Claybon, Planning Technician

9:00 a.m. -Call to Order

Pledge of Allegiance was led by Chair Sharon Zoller.

Verification of Legal Notice(s)

The clerk reported that the item was properly noticed.

Consent Agenda

There was no consent agenda.

Citizen’s Input

There was no one present wishing to speak.

Timed Items- Public Hearings

6a 9:05 a.m. Public Works Director Lars Ewing Presentation– County Public Works Road Program

Chair Zoller opened the public hearing and the following people spoke: Tom Lajcik, Margaux Kambara, Angela Ameral and Donna Mackiewicz.

No one else wished to speak, and Chair Zoller closed the public hearing.

This item was informational only. No action was taken.

Commissioner Zoller announced a break at 10:05 a.m and reconvened at 10:15 a.m.

6b 9:20 a.m. Public Hearing – Consideration of Major Use Permit PL-25-354 (UP 24-06) Osprey Farm / Alfred Fontana and subsequent Mitigated Negative Declaration for approval of 89,620 sf (2.05 acres) of outdoor commercial cannabis canopy located at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007-021-16)

Senior Planner Mary Claybon presented the staff report.

Applicant, Al Fontana and applicant’s consultant Annje Dodd, delivered a presentation.

Chair Zoller opened the public hearing and the following people spoke: Kevin Boyd, CAL FIRE chief Paul Duncan, Dave Hughes, Joy Modecimio, Brian Ricebeck, Proje White and Donna Mackiewicz.

No one else wished to speak, and Chair Zoller closed the public hearing.

Senior Planner Claybon recommended amending the conditions of approval, adding condition J.4. within the hydrology and water quality section.

Mitigated Negative Declaration 3 Ayes, 2 Noes

On motion of Commissioner Chavez, and 2nd by Commissioner Brown found that potential impacts associated with Major Use Permit PL-25-354 (UP 24-06) for Osprey Farm, (Al Fontana) for the property located at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007021-16) can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration Initial Study (PL 25-354), and adopted Initial Study (PL-25-354) with the findings listed in the staff report, dated April 9, 2026.

Major Use Permit PL-25-354 (UP 24-06) 3 Ayes, 2 Noes

On motion of Commissioner Chavez, and 2nd by Commissioner Brown approved the Major Use Permit PL-25-354 (UP 24-06) as amended for Osprey Farm (Al Fontana) located at 7255 Boggs Lane & 7314 Adobe Creek Road, Kelseyville (APNs 007-021-21 & 007021-16) based on the findings and subject to the conditions included in the staff report, dated April 9, 2026.

Commissioner Zoller announced a break at 11:35 a.m. and reconvened at 11:45 a.m.

6c 11:45 a.m. Public Hearing – Consideration of Proposed Major Use Permit PL-25-492 (UP 23-10), Clearpath Canyon LLC/ Brian Pensack and Garrett Burdick and Mitigated Negative Declaration (IS 23-21), for the approval of 653,400 sf (15 acres) of outdoor commercial cannabis cultivation and a Type 13 distributor, Self Transport license located at 2050 and 2122 Ogulin Canyon Road, Clearlake (APNs 010-053-01 and 010-053-02)

Associate Planner Trish Turner presented the staff report.

Applicant's consultant, Annje Dodd, delivered a presentation.

Commissioner Zoller announced a lunch break at 12:30 p.m. and reconvened at 1:30 p.m.

Consultant Annje Dodd continued presentation.

Chair Zoller opened the public hearing, and the following people spoke Dave Hughes, Richard Knoll, and Commissioner Everardo Chavez read a public comment from Norman Grimm.

No one else wished to speak, and Chair Zoller closed the public hearing.

Associate Planner Turner stated that the wildfire section 1 through 6 within the conditions of approval were inadvertently omitted and requested to amend the conditions of approval to include the wildfire mitigations.

Mitigated Negative Declaration 5 Ayes, 0 Noes

On motion of Commissioner Chavez, and 2nd by Commissioner Brown found that potential impacts associated with Major Use Permit PL-25-492 (UP 23-10) for Clearpath Canyon LLC (Brian Pensack and Garrett Burdick) located at 2050 and 2122 Ogulin Canyon Road, Clearlake (APNs 010-053-01 and 010-053-02) can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 23-21) and adopted Initial Study (IS 23-21) with the findings listed in the staff report, dated April 9, 2026.

Major Use Permit PL-25-492 (UP 23-10) 5 Ayes, 0 Noes

On motion of Commissioner Chavez, and 2nd by Commissioner Brown approved Major Use Permit PL-25-59 (UP 23-10) as amended, for Clearpath Canyon LLC (Brian Pensack and Garrett Burdick) located at 2050 and 2122 Ogulin Canyon Road, Clearlake (APNs 010-053-01 and 010-053-02) based on the findings and subject to the conditions included in the staff report, dated April 9, 2026.

Non-Timed Items

There were no non-timed items.

Department Update

Director Turner provided an update on Lake County 2050, and an update from the recent Board of Supervisors meeting regarding commercial cannabis regulations.

There being no further business, Chair Zoller adjourned at 2:38 p.m.

Respectfully submitted,

Sharron Zoller, Chair
Lake County Planning Commission