



**County of Lake
Planning Commission
Meeting Minutes – Draft
Board of Supervisors Chambers
January 25, 2024, 9:00 a.m.**

255 North Forbes Street
Lakeport CA 95453

1. 9:00 a.m. – Call to Order

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

Present: Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Absent: None

2. Pledge of Allegiance

3. Verification of Legal Notice

The clerk reported all items were properly noticed.

4. Consent Agenda

4a. Consideration of Minutes from January 11, 2024, Planning Commission Meeting

An amendment was made to the January 11, 2024, Planning Commission Meeting Minutes. Commissioner Field spoke and stated there is a typographical error in the Public Comment portion under section 6c.; a correction is needed on name Marilyn Hendrich; changing last name to Holdenreid.

On the motion of Commissioner Field, seconded by Commissioner Price, approved, as amended, the January 11, 2024, Planning Commission Meeting Minutes.

The motion carried by the following votes:

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

(7. Non-Timed Items - Election of Chair and Vice Chair of the Lake County Planning Commission was heard – reference section 7a.)

5. Public Input

There was no one present wishing to speak.

6. 9:05 AM - Timed Items – Public Hearings

6a. – PUBLIC HEARING – Consideration of Administrative Appeal (22-01), of Lakeshore Associates Inc. Lakebed Encroachment Permit 2022-25; Appellant: Richard and Lana Schieder; Located: 11380 North Shore Drive, Lakeport (APN: 036-091-06)

Vice-Chair Chavez recused himself from hearing item 6a. and exited the Chambers.

Public Works Director Scott DeLeon presented the staff report.

Appellant Representative Andrew Ross spoke.

Appellant Richard Schieder spoke.

Chair Price opened public comment. The following people spoke: President of Lakeshore Associates, Edward Mercier, and Tje Kostj. No one wished to speak, and public comment was closed.

On the motion of Commissioner Hess, seconded by Commissioner Field, denied the Administrative Appeal (22-01), and found the Lakebed Encroachment Permit 2022-25, does meet the requirements of Chapter 23, Shoreline Ordinance; for Appellant Richard and Lana Schieder, property located at 11380 North Shore Drive, Lakeport (APN: 036-091-06).

The motion carried by the following votes:

Ayes – Commissioners Chair Price, Hess, and Field

Noes – Commissioner Brown

Recuses – Commissioner Vice-Chair Chavez

6b. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-27), and Mitigated Negative Declaration (IS 27-27), for approval of 21,600-sf mixed-light commercial cannabis cultivation; Applicant: Sky High Farms/Kathy Crist; Located: 10788 Sky High Road, Lower Lake (APN: 122-340-02)

Vice-Chair Chavez re-entered the Chambers for item 6b.

Assistant Planner Mary Claybon presented the staff report.

Applicant Representative Michael Wagner spoke.

Chair Price opened public comment. The following people spoke: Robert Geary, Teresa Harborth, Erin McCarrick, and Richard Derum. No one else wished to speak, and public comment was closed.

On the motion of Commissioner Hess, seconded by Commissioner Field, found that the potential impacts associated with this project can be mitigated as 'less than significant' through

implementation of Mitigated Negative Declaration (IS 27-27), for Sky High Farms/Kathy Crist, property located 10788 Sky High Road, Lower Lake (APN: 122-340-02), will not have a significant effect on the environment, and adopt Initial Study (IS 27-27), based on the findings included in the staff report, dated January 25, 2024.

The motion carried by the following vote:

Ayes- Commissioner's Chair Price, Vice-Chair Chavez, Hess, Brown, and Field

Noes – None

On the motion of Commissioner Hess, seconded by Commissioner Field, approved, Major Use Permit (UP 21-27), for Sky High Farms/Kathy Crist, located 10788 Sky High Road, Lower Lake (APN: 122-340-02), based on the findings, and subject to the conditions included in the staff report, dated January 25, 2024.

The motion carried by the following vote:

Ayes- Commissioner's Chair Price, Vice-Chair Chavez, Hess, Brown, and Field

Noes – None

Chair Price called a 10-minute recess at 10:27 a.m. The meeting was reconvened at 10:37 a.m.

6c. – PUBLIC HEARING – Consideration of a proposed one-year extension (UPX 23-02), to Major Use Permit (UP 21-18); Applicant: Sunrise Shore Mutual Water Company/Brelje Engineering; Located: 6030 Sunrise Court and 6200 Sunrise Drive, Lower Lake (APNs: 043-302-04 and 043-310-05)

Assistant Planner Max Stockton presented the staff report.

An amendment was made to the Conditions of Approval. Assistant Planner Max Stockton noted the Conditions of Approval has a typographical error; the expiration date needs to be changed from January 25, 2026, to January 25, 2025.

Chair Price opened public comment. The following people spoke: Bob Bission, Justin Wick, and Robert Geary. No one else wished to speak, and public comment was closed.

On the motion of Commissioner Field, seconded by Vice-Chair Chavez, approved, as amended, the one-year extension for (UPX 23-02) to Major Use Permit (UP 21-18), based on the findings, and subject to the conditions included in the staff report, dated January 25, 2024.

The motion carried by the following vote:

Ayes- Commissioner's Chair Price, Vice-Chair Chavez, Hess, Brown, and Field

Noes- None

6d. – PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 22-07), and Mitigated Negative Declaration (IS 22-09), for approval of 348,480-sf outdoor cannabis cultivation and 39,936-sf mixed-light cannabis cultivation areas; Applicant: Dezel Ranch/Simon Whetzel; Located: 500, 700, and 770 CA State Highway 53, and 550, and 660 Junction Plaza, Clearlake (APNs: 010-055-28, 29, 33, 37, and 38)

Assistant Planner Mary Claybon presented the staff report.

Consultant Trey Sherrell spoke.

Applicant Simon Whetzel spoke.

Commissioner Field had to leave the meeting at 11:45 AM.

Chair Price opened public comment. No one wished to speak, and public comment was closed.

On the motion of Commissioner Hess, seconded by Vice-Chair Chavez, found that potential impacts associated with this project can be mitigated as 'less than significant' through implementation of Mitigated Negative Declaration (IS 22-09), for Dezel Ranch/Simon Whetzel, property located 500, 700, and 770 CA State Highway 53, and 550, and 660 Junction Plaza, Clearlake (APNs: 010-055-28, 29, 33, 37, and 38), will not have a significant effect on the environment, and adopt Initial Study (IS 22-09), based on the findings listed in the staff report dated January 25, 2024.

The motion carried by the following vote:

Ayes- Commissioner's Chair Price, Vice-Chair Chavez, Hess, and Brown

Absent – Commissioner Field

Noes – None

On the motion of Commissioner Hess, seconded by Vice-Chair Chavez, approved Major Use Permit (UP 22-07), for Dezel Ranch/Simon Whetzel, located 500, 700, and 770 CA State Highway 53, and 550, and 660 Junction Plaza, Clearlake (APNs: 010-055-28, 29, 33, 37, and 38), based on the findings, and subject to the conditions listed in the staff report dated January 25, 2024.

The motion carried by the following vote:

Ayes – Commissioner's Chair Price, Vice-Chair Chavez, Hess, and Brown

Absent – Commissioner Field

Noes - None

6e. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 22-24), and Mitigated Negative Declaration (IS 22-29), for a private campground and special event venue; Applicant: Rancho Novoa; Located: 5680 Blue Lakes Road, Upper Lake (APN: 003-007-03) – STAFF INTENDS TO REQUEST A CONTINUANCE TO A FUTURE MEETING)

Principal Planner Michelle Irace requested a continuation of the item to a time and date uncertain.

Chair Price opened public comment. The following people spoke: Donald Bulah, Angie Carter, Tamera Ogram, Amy Novoa, Tom Engstrom, Juan Novoa, and Gary Pierce. No one else wished to speak, and public comment was closed.

On the motion of Commissioner Hess, seconded by Vice-Chair Chavez, to continue the item to a time and date uncertain.

The motion carried by the following vote:

Ayes- Commissioner's Chair Price, Vice-Chair Chavez, Hess, and Brown

Absent – Commissioner Field

Noes- None

7. Non-Timed Items

7a. Election of Chair and Vice Chair of the Lake County Planning Commission

On the motion of Commissioner Hess, seconded by Commissioner Field, nominated Commissioner Christina Price as Elected Chair to the Planning Commission.

The motion carried by the following vote:

Ayes- Commissioner's Hess, Chavez, Brown, and Field

Noes- None

On the motion of Commissioner Field, seconded by Commissioner Hess, nominated Commissioner Everardo Chavez as Elected Vice-Chair to the Planning Commission.

The motion carried by the following vote:

Ayes- Commissioner's Price, Hess, Brown, and Field

Noes- None

8. Department Update

Director Mireya G. Turner spoke; the Environmental Impact Report Scoping Meeting was successfully held on January 24th, 2024, for Lake County General Plan and Local Area Plan Updates. The General Plan Advisory Committee (GPAC) was approved for 15 members of various areas of expertise. Applications are available online at lakecounty.ca.gov.

9. Adjournment

There being no further business, the Lake County Planning Commission adjourned at 12:34 p.m.

Community Development Director
Mireya Turner

Office Assistant III
Ruby Mitts
