

**LAKE COUNTY PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING**

**October 10, 2024**

**Commission Members**

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

**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, Office Assistant III

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**9:00 a.m. CALL TO ORDER**

Pledge of Allegiance was led by Christina Price.

**VERIFICATION OF LEGAL NOTICE(S)**

The clerk reported items were properly noticed.

**CONSENT AGENDA**

Action on minutes from August 22, 2024, Planning Commission Meeting.

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Price to approve the minutes from August 22, 2024.

Comm. Chavez, Brown, Price & Zoller were all in favor (1) Absent (Comm. Hess)

**CITIZEN'S INPUT**

No one present wished to speak.

6a 9:05 a.m. **PUBLIC HEARING – Consideration of proposed Revocation of Major Use Permit (UP 20-50), including cultivation of up to 124,270sf of outdoor canopy (3 A-Type 3 Medium state licenses) and one Type 13 Distributor Transport Only – Self-distribution license, due to violations of the Conditions of approval, Permittee: John Evans, Pillsbury Family Farms; Location: 26102 19N6 Road, Lake Pillsbury (APN 001-030-36). (STAFF INTENDS TO REQUEST A CONTINUANCE TO A FUTURE MEETING).**

Director Mireya Turner requested a continuance of this item. She said it will be brought back to the Planning Commission in the future and will be re-noticed.

Comm. Everardo moved, 2<sup>nd</sup> by Comm. Price to continue this item to a date uncertain.

**CONTINUANCE TO A DATE UNCERTAIN 5 Ayes 0 Noes**

6b 9:20 am **PUBLIC HEARING – Consideration of a proposed Parcel Map (PM 24-01), and Categorical Exemption (CE 24-10), for separating one legal lot into two separate legal lots of record; Applicants: Michael Lucchetti and Tamara Lucchetti; Location: 3636 & 3790 Hill Road, Lakeport (APNs 015-003-02 & 05).**

Assistant Planner Max Stockton presented the staff report and noted proposed modifications to the Conditions of Approval.

Principal Planner Michelle Irace clarified that the Tentative Parcel Map does not require approval by the Board of Supervisors.

**9:27 a.m. Opened Public Hearing**

No one present wished to speak.

**9:27 a.m. Closed Public Hearing**

Comm. Chavez moved 2<sup>nd</sup> by Comm. Hess that the Planning Commission found that the Parcel Map (PM 24-01) categorically exempt from CEQA, approving CE 24-10, in accordance with CEQA Guidelines Section 15315 "small land divisions", with the findings listed in the staff report dated October 10, 2024, as amended today.

**CATEGORICAL EXEMPTION (CE 24-10) 5 Ayes 0 Noes**

Comm. Chavez moved 2<sup>nd</sup> by Comm. Hess that the Planning Commission found that the Tentative Parcel Map, PM 24-01 as applied for by Michael and Tamara Lucchetti on property located at 3636 and 3790 Hill Road, Lakeport, and APNs: 015-003-02 and 015-003-05 is in conformance with the provisions of the Subdivision Map Act and Chapter 17 of the Lake County Code and the Lake County Zoning Ordinance, and upon that basis approve said map subject to the conditions and with the findings listed in the Staff Report October 10, 2024, as amended today.

**PARCEL MAP (PM 24-01) 5 Ayes 0 Noes**

**9:30 a.m. Break**

**9:35 a.m. Back to Order**

**6c 9:35 am PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 22-15), and Mitigated Negative Declaration (IS 22-14), for commercial cannabis cultivation including 25 acres of outdoor canopy (Stage 1), then converting to 12.6 acres of greenhouse canopy (Stage II), Type 6 Non-Volatile Processing License, and a Type 13 Cannabis Distributor Transport Only, Self-distribution License for cannabis transportation; Applicant: Joel Michaely Grow, LLC and Nicolas Taix. Location: 17425, 17445, 17475, Morgan Valley Road & 10800, 10850, 11450, 11474, 11480, 11486, 11490 Spruce Grove Road, Lower Lake (APNs 012-045-39, 40, 41, 42, & 43 and 012-059-10, 11, 12, 13 & 14).**

Assistant Planner Trish Turner presented the staff report.

Consultant for the applicant Angie Dodd spoke to the project application and the hydrology report.

**9:51 a.m. Opened Public Hearing**

No one present wished to speak.

**9:51 a.m. Closed Public Hearing**

Comm. Hess moved 2<sup>nd</sup> by Comm. Zoller that the Planning Commission found that potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration IS 22-14) for Joel Michaely Grow on property located at 17425 Morgan Valley Road, 10800 Clayton Creek Drive, 10850 Clayton Creek Drive, 17445 Morgan Valley Road, 17475 Morgan Valley Road, 11450 Spruce Grove Road, 11474 Spruce Grove Road, 11480 Spruce Grove Road, 11486 Spruce Grove Road and 11490 Spruce Grove Road, Lower Lake (APNs: 012-045-39, 40, 41, 42, 43; 012-059-10, 11, 12, 13, 14) with the findings listed in the staff report dated October 10, 2024.

**MITIGATED NEGATIVE DECLARATION 5 Ayes 0 Noes**

Comm. Hess moved 2<sup>nd</sup> by Comm. Chavez that the Planning Commission approved Major Use Permit (UP 22-15) for Joel Michaely Grow on property located at 17425 Morgan Valley Road, 10800 Clayton Creek Drive, 10850 Clayton Creek

Drive, 17445 Morgan Valley Road, 17475 Morgan Valley Road, 11450 Spruce Grove Road, 11474 Spruce Grove Road, 11480 Spruce Grove Road, 11486 Spruce Grove Road and 11490 Spruce Grove Road, Lower Lake (APNs: 012-045-39, 40, 41, 42, 43; 012-059-10, 11, 12, 13, 14) subject to the findings and based on the conditions in the Staff Report dated October 10, 2024.

**MAJOR USE PERMIT (UP 22-15) 4 Ayes 1 No (Comm. Zoller)**

**10:09 a.m. Break**

**10:16 a.m. Back to Order**

**6d 10:16 am PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 21-07) and Mitigated Negative Declaration (IS 21-07) for commercial cannabis cultivation including two (2) A-Type 3 “Outdoor” commercial cannabis cultivation licenses and one (1) Type 13 Self-Distribution, Transport Only License. Applicant: 17870 Little High Valley, LLC/Mark McDonald; Location: 17870 Little High Valley Road, Lower Lake (APN 012-061-03).**

Associate Planner Mary Claybon presented the staff report.

**10:30 a.m. Opened Public Hearing**

The following people spoke: Applicant Mark McDonald, Consultant to the Applicant Trey Sherrill, Joannie Henderson, Odell Landers, James Wright, and Travis Liseribee,

**10:55 a.m. Closed Public Hearing**

Director Mireya Turner provided information on county-maintained roads.

Commissioner concerns with this project were: The hydrology report, neighboring wells going dry and road conditions. Comm. Hess asked his colleagues to consider a continuance instead of denial, so more clarity can be offered about the water and the road conditions and suggested Commissioner site visits to get a better hands-on sense of things.

**Comm. Hess moved, 2<sup>nd</sup> by Comm. Price to continue Item 6d to December 12, 2024, at 9:05 a.m.**

**CONTINUANCE OF ITEM 6d 5 Ayes 0 Noes**

**6e 11:09 am PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 22-24) and Initial Study (IS 22-29) for a private special event venue with 16 campsites for gatherings and weddings: Applicants: Juan & Amy Novoa; Location: 5690 Blue Lake Road, Upper Lake (APN 003-007-03).**

Principal Planner Michelle Irace presented the staff report.

The Applicant Amy Novoa spoke.

**11:38 a.m. Opened Public Hearing**

The following people spoke: Angie Carter, Nick Sommerfield, Cynthia Engstrom, Jim Morada, Zeb Henricks, Cheryl Tennison, Brooke Engstrom, Valerie Rosetti, Maria Novoa, Monte Hill, Tim Engstrom, Gary Pierce, and Kay Sommerfield.

**12:30 a.m. Closed Public Hearing**

**12:30 p.m. Break for lunch**

**1:30 p.m. Back to Order**

The applicant Juan Novoa spoke.

Commissioner concerns with this project were: Road conditions, traffic, noise pollution/levels, amplified music, special events, and some incompatible uses to the area.

**Comm. Chavez moved 2<sup>nd</sup> by Comm. Brown that the Planning Commission Deny without prejudice Mitigated Negative Declaration (IS 22-29) for the Rancho Novoa Major Use Permit (UP 22-24) for the property located at 5680 Blue Lakes Road, Upper Lake (APN: 003-007-03) based on the findings in the staff report dated October 10, 2024.**

**DENY WITHOUT PREJUDICE MITIGATED NEGATIVE DECLARATION 4 Ayes 1 No (Comm. Hess)**

**Comm. Chavez moved 2<sup>nd</sup> by Comm. Brown that the Planning Commission Deny without prejudice Major Use Permit (UP 22-24) for Rancho Novoa for the property located at 5680 Blue Lakes Road, Upper Lake (APN: 003-007-03) based on the findings and subject to the conditions in the staff report dated October 10, 2024**

**DENY WITHOUT PREDJUDICE MAJOR USE PERMIT (UP 22-24) 4 Ayes 1 No (Comm. Hess)**

**DEPARTMENT UPDATE**

Director Turner updated the Commission on the Local Area Plan Advisory Committee (LAPAC) and reviewed the meeting schedule.

Director Turner announced that today is Chief Building Official Bill Collins last day and he is leaving to work for the City of Vallejo. She announced Plans Examiner Jack Smalley will be filling in as Interim Chief Building Official.

**ADJOURNED 2:34 p.m.**



**Christina Price, Chair  
Lake County Planning Commission**

Respectfully submitted,



**Danae LoDolce,  
Planning Commission Assistant**