



County of Lake
Planning Commission
Meeting Minutes – Final
Board of Supervisors Chambers
January 11, 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 9:06 a.m. by Chair Chavez. Community Development Director Mireya Turner, Associate Planner Eric Porter, Principal Planner Michelle Irace, and Office Assistant III Ruby Mitts were present along with the following Commissioners:

Present: Commissioners Chair Chavez, Brown, Price, and Field

Absent: Vice-Chair Hess

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 December 14, 2023, Planning Commission Meeting

On the motion of Commissioner Price, seconded by Commissioner Field, approved the December 14, 2023, Planning Commission Meeting Minutes.

The motion carried by the following votes:

Ayes – Commissioners Chair Chavez, Brown, Price, and Field

Noes - None

5. Public Input

There was no one present wishing to speak.

Chair Chavez called a 5-minute recess due to technical issues at 9:20 a.m. The meeting was reconvened at 9:28 a.m.

6. Timed Items – Public Hearings

6a. – PUBLIC HEARING – Presentation from County Counsel regarding Policies regarding Gratuities

County Counsel Carlos Torrez presented.

This item was informational only, no action was taken.

6b. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-71), and Mitigated Negative Declaration (IS 20-86), for Cultivation of 130,680-sf of Outdoor Cannabis Canopy; and one Distributor Transport Only, Self-Distribution License; Applicant: Cruz Family Farm, LLC; Located: 8300 Old Dirt Road, Kelseyville (APN: 007-023-05)

Associate Planner Eric Porter presented the staff report.

Chair Chavez called a 5-minute recess at 9:46 a.m. The meeting was reconvened at 9:53 a.m.

Applicants Vanessa and Armando Cruz spoke regarding the project.

Chair Chavez opened public comment. The following people spoke: Clare Ensenat, Michelle Wright, Eric Ensenat, Marci Long, Norma Hodges, Scott Bennett, Patrick Ridgel, Elizabeth Larson, Owen Williams, Janet Rykert, Mark Lipps, Paul Rykert, Jason Berger, Steven Berger, Christopher Veach, Kyle Geitner, John Jensen, Judy Bennett, Kristin Brown. No one else wished to speak, and public comment was closed.

Staff requested a continuance to a future meeting of a time and date uncertain.

Commissioner Field motioned, seconded by Commissioner Brown to continue the item to a future meeting, to a time and date uncertain.

The motion carried by the following vote:

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

Noes – None

Chair Chavez called a 5-minute recess at 11:10 a.m. The meeting was reconvened at 11:17 a.m.

6c. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-40), and Mitigated Negative Declaration (IS 20-50), for Cultivation of 22,000-sf Cannabis Canopy inside eight greenhouses within a fenced 47,040-sf enclosure; and one Type 13 Cannabis Distributor Transport Only, Self-Distributor License; Applicant: Higher Ground Farms/John Oliver; Located: 3545 Finley East Road, Kelseyville (APN: 008-026-07)

Associate Planner Eric Porter presented the staff report.

Applicant John Oliver spoke regarding the project.

Chair Chavez opened public comment. The following people spoke: Elizabeth Larson, Owen Williams, Robert Gollause, Mark Lipps, Mary Borjon, John Jensen, Toni Scully, Marilyn Hendrich. No one else wished to speak, and public comment was closed.

On the motion of Commissioner Field, seconded by Commissioner Price, denied Major Use Permit (UP 20-40), and Mitigated Negative Declaration (IS 20-50) for Higher Ground Farms/John Oliver; property located at 3545 Finley East Road, Kelseyville (APN: 008-026-07), based on the findings, and subject to the conditions listed in the staff report dated January 11, 2024.

The motion carried by the following vote:

Ayes- Commissioner's Brown, Price, and Field

Noes- Chair Chavez

7. Non-Timed Items

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

Quorum was not met, the Election of Chair and Vice Chair of the Lake County Planning Commission was continued until the next Planning Commission meeting on January 25, 2024.

8. Department Update

Director Turner spoke regarding the collaboration of the City of Lakeport and the City of Clearlake, between the contractors and staff. Data collection for the support of the climate vulnerability analysis in the county wide evacuation plan required information for the safety element update.

The Board of Supervisors approved the formation of the General Plan Advisory Committee, GPAC. The committee will consist of no more than 15 members, as well as types of memberships to be included. Community Development Department is preparing a press release, working with Administrative office, sending a notification list, soliciting varied numbers of applications for the various categories.

A scoping meeting has been scheduled for the environmental impact report on January 24, 2024, from 10 a.m. to 12 p.m., in Board of Supervisors Chambers and on zoom. The purpose is for individuals to come together to express their interests in the environmental review; the environmental review will operate according to CEQA guidelines.

The kick-off for the Local Area Plan Update should begin this spring. The various town halls around the county will be utilized as municipal councils. Kelseyville is currently forming a town hall to participate in the Local Area Plan.

9. Adjournment

There being no further business, the Lake County Planning Commission adjourned at 12:31 p.m.

Lake County Planning Commission
Everardo Chavez Perez



Office Assistant III
Ruby Mitts

