



**County of Lake
Planning Commission
Meeting Minutes – Final
Board of Supervisor Chambers
May 25, 2023, 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 Everardo Chavez. Community Development Director Mireya Turner, Deputy County Counsel Nicole Johnson, Assistant Planner Trish Turner, and Office Assistant III Ruby Mitts were present along with the following Commissioners:

Present: Commissioners Hess, Field, and Chair Chavez

Absent: Commissioners Price and Brown

2. Pledge of Allegiance

3. Verification of Legal Notice

Clerk reported items on the agenda as properly noticed.

4. Consent Agenda

There was no Consent Agenda.

5. Public Input

There was no one present wishing to speak.

6. Timed Items - Public Hearings

6a. 9:05 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-53) and Mitigated Negative Declaration based on Initial Study (IS 21-56) for approval of 130,680-sf of outdoor canopy area, 7,500-sf mixed light canopy area, within 147,340-sf of cultivation area; Applicant: Fire Mountain Ranch, LLC, Located: 21506 Morgan Valley Road, Lower Lake (APN: 012-069-17)

Assistant Planner Trish Turner presented the staff report.

Chair Chavez opened the public hearing. No one was present wishing to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, found that potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 21-56), for Fire Mountain Ranch Lower Lake, LLC, located at 21560 Morgan Valley Road, Lower Lake (APN: 012-069-17), will not have a significant effect on the environment, and adopted Initial Study (IS 21-56) based on the findings listed in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

On motion of Commissioner Hess, seconded by Commissioner Field, approved Major Use Permit (UP 21-53), for Fire Mountain Ranch, Lower Lake, LLC, located at 21560 Morgan Valley Road, Lower Lake (APN: 012-069-17), based on the findings, and subject to the conditions included in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

6b. 9:15 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-95) and Mitigated Negative Declaration based on Initial Study (IS 20-15) for a current proposal of 179,803-sf of outdoor commercial cannabis canopy, with the specified cultivation area; Applicant: Artemis Farmz, LLC, Located: 5200, 5500, 4960, and 4970 Bartlett Springs Road, and 7197 15N 11 Road, Lucerne (APNs: 004-018-33, 004-018-34, 004-028-21, 004-018-36, 004-018-07, 004-018-35, 004-028-22, 004-018-19, 004-018-20, 004-018-22)

Cannabis Program Manager Andrew Amelung presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Sarah Bodnar, James Anderson, and Autumn Carsey. No one else was present wishing to speak, and Chair Chavez closed the public hearing.

Chair Chavez declared a 5-minute recess at 10:00 a.m. The Commission reconvened at 10:05 a.m.

On motion of Commissioner Hess, seconded by Commissioner Field, continued this item to June 8, 2023, at 9:35 a.m.

Ayes: Commissioners: Hess, Field, and Chavez

Noes: None

Absent: Commissioners: Brown and Price

6c. 9:15 a.m. – PUBLIC HEARING – Consideration of General Plan Conformity Determination (GPC 23-01), and Categorical Exemption (CE 23-13) for Acquisition of Property for a Future Public Park, Applicant: County of Lake – Public Service Department, Located: 16540 State Highway 175, Cobb (APN: 013-056-04)

Director Turner requested a motion to continue item until 6/8/2023 at 10:00 a.m.

On motion of Commissioner Hess, seconded by Commissioner Field, continued this item to June 8, 2023, at 10:00 a.m.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

6d. 9:20 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-26) and Mitigated Negative Declaration based on Initial Study (IS 20-29) for approval of one (1) A-Type 3 Outdoor commercial cannabis cultivation permit and one (1) Type 13 Self-Distribution: Transport Only permit; consisting of 14,756-sf of canopy area within 17,116-sf of cultivation area; Applicant: CC Ranch Enterprises; Located: 2507 and 2515 Clover Valley Road, Upper Lake (APNs: 004-017-07 and 004-017-10)

Assistant Planner Mary Claybon presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Forest Ellie and Anne Bauer. No one else was present wishing to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Field, seconded by Commissioner Hess, found that potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 20-29) for CC Ranch Enterprises, located at 2507 and 2515 Clover Valley Road, Upper Lake (APNs: 004-017-07 and 004-017-10), will not have a significant effect on the environment, and adopt Initial Study (IS 20-29) based on the findings listed in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

On motion of Commissioner Field, seconded by Commissioner Hess, approved the Major Use Permit (UP 20-26) for CC Ranch Enterprises, located at 2507 and 2515 Clover Valley Road, Upper Lake (APNs: 004-017-07 and 004-017-17), based on the findings, and subject to the conditions listed in the staff report dated May 25, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

6e. 9:25 a.m. – PUBLIC HEARING – Consideration of proposed Tentative Parcel Map (PM 22-02) and Initial Study (IS 22-39) to divide one (1) ±34-acre lot into four (4) ±five-acre parcels and one (1) ±14-acre remainder lot; Applicant; Scotts Valley Energy Corporation; Location: 7130 Red Hills Road, Kelseyville (APN: 009-021-07)

Associate Planner Eric Porter presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Tom Jordan. No one else was present wishing to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, adopted the Initial Study (IS 22-39) the Tentative Parcel Map (PM 22-02), located at 7130 Red Hills Road, Kelseyville (APN: 009-021-07), based on the findings listed in the staff report dated May 11, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

On motion of Commissioner Hess, seconded by Commissioner Field, approved Tentative Parcel Map (PM 22-02) for the Scotts Valley Energy Corp, located at 7130 Red Hills Road, Kelseyville (APN: 009-021-07), based on the findings, and subject to the conditions listed in the staff report dated May 11, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

7. Non-Timed Items

There were no Timed Items

8. Department Update

Director Turner introduced the new Code Enforcement Office Assistant, Gina Weese, and spoke of the General Plan update this coming summer.

9. Adjournment

There being no further business, the Lake County Planning Commission adjourned at 11:22 a.m.

Director of Community Development
Mireya Turner

Office Assistant III
Ruby Mitts
