



County of Lake  
Planning Commission  
Meeting Minutes – Final  
Board of Supervisors Chambers  
June 22, 2023, 9:00 a.m.

255 North Forbes Street  
Lakeport CA 95453

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**1. 9:00 a.m. - Call to Order**

The meeting was called to order at 9:38 a.m. by Chair Everardo Chavez. Community Development Director Mireya Turner, Deputy County Counsel Nicole Johnson, Assistant Planner Trish Turner, Office Assistant III Ruby Mitts, and Assistant Planner Eric Porter 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 22-28) and Initial Study (IS 22-34) to establish a campground; Applicant: Getaway House, LLC; Location: 18300 Morgan Valley Road, Lower Lake (APNs: 012-008-09, 42, 43, 44, 45, 52, 53)**

Associate Planner Eric Porter presented the staff report.

Chair Chavez opened the public hearing. The following people spoke: Scott Levid, Parag White, Gail Erasmey, Anjje Dodd, Ed Robey, James Erasmey, Judy Shaw, Margaret Colmar, Charlene Wignall, Jolene Wignall, Brian Fisher, Michael Santarelli, Laura McAndrew-Sammel, Gary Colmar, Zack Carpenter, Fletcher Thornton, Jennifer Marshall, Lynn Doran, Marjan Rotting, Richard Derum, Steve Smith, Archie Heilind, and Valerie Milburn. No one else was present wishing to speak, and Chair Chavez closed the public hearing.

An amendment was made to the Conditions of Approval, requiring an additional 15,000-gallon steel or fiberglass water tank with appropriate connections, be reserved exclusively for fire suppression.

On motion of Commissioner Hess, seconded by Commissioner Field, adopted, as amended,

Mitigated Negative Declaration (**IS 22-34**) for Getaway House, LLC, located at 18300 Morgan Valley Road, Lower Lake (APNs: 012-008-09, 42, 43, 44, 45, 52, 53), based on the findings listed in the staff report dated June 22, 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, as amended, Major Use Permit (UP 22-28) for Getaway House, LLC, located at 18300 Morgan Valley Road, Lower Lake (APNs: 012-008-09, 42, 43, 44, 45, 52, 53), based on the findings, and subject to the conditions included in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners Brown and Price

Chair Chavez declared a recess at 11:40 a.m. The Commission reconvened at 11:45 a.m.

**6b. 9:10 a.m. – PUBLIC HEARING – Consideration of Extension to approved Parcel Map (PM 18-01); Applicant: Van Eck Estates; Location: 3640 Lakeview Estates Drive, Kelseyville (APN: 009-008-10)**

Staff requested the item be continued to July 13, 2023, at 9:10 a.m.

On motion of Commissioner Hess, seconded by Commissioner Field, continued the item to July 13, 2023, at 9:10 a.m.

Ayes: Commissioners: Hess, Field, and Chavez

Noes: None

Absent: Commissioners: Brown and Price

**6c. 9:15 a.m. – PUBLIC HEARING – (The Applicant requests a Continuance to July 13, 2023) Consideration of an Administrative Appeal (AA 23-01) of department denial of a building permit for new residence on a parcel zoned Planned Development Commercial (PDC); Applicant: Jan and Cheryl Bezucha; Location: 12546 Foothill Blvd, Clearlake Oaks (APN: 035-141-33)**

Staff requested a continuance to July 13, 2023, at 9:40 a.m.

On motion of Commissioner Field, seconded by Commissioner Hess, continued item to July 13, 2023, at 9:40 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 20-92) and Mitigated Negative Declaration (IS 20-111) for permit approval of fifty-nine acres of outdoor commercial cannabis canopy, self-distribution, an on-site processing within a retrofitted 16,250-sf pole barn and a 60,000-sf commercial processing structure on a combined 1,594.6-acre cluster of parcels; Applicant: Bar X Farms, LLC; Location: 18655, 19395, 20103, 20333 State Highway 29, Middletown (APNs: 014-250-05, 07, 10, 14)**

Cannabis Program Manager Andrew Amelung presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Cody Price, Mike Mitzel, Anije Dodd, and Monica Rosenthal. No one else wished to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, found the potential impacts associated with this project can be mitigated to ‘less than significant’ through the implementation of the Mitigated Negative Declaration (IS 20-111), (APNs: 014-250-05, 07, 10, 14), based on the findings listed in the staff report dated June 22, 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 20-92) for Bar X Farms LLC, located at 18655, 19395, 20103, 20333 State Highway 29, Middletown (APNs: 014-250-05, 07, 10, 14), based on the findings, and subject to the conditions included in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

Chair Chaves adjourned the hearing at 12:32 p.m. The Commission reconvened at 1:32 p.m.

**6e. 9:25 a.m. – PUBLIC HEARING – Consideration of proposed Minor Modification to Parcel Map (MMM 22-01), Major Use Permit (UP 21-25), and Mitigated Negative Declaration (IS 21-25) for approval of 87,120-sf of outdoor cannabis cultivation canopy area, within 152,460-sf of cultivation area; Applicant: Subba Farms, LLC; Location: 12905 Bottle Rock Road, Cobb (APN: 011-065-32)**

Assistant Planner Trish Turner presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Subba Nadeau, Brian West, Charlene Wignall, Jolene Wignall, and Andrew Amelung. No one else wished to speak, and Chair Chavez closed the public hearing.

An amendment was made to the Conditions of Approval, requiring a fence around the perimeter of the 152,460-sf outdoor cultivation area, no less than six feet in height, and not to exceed eight feet in height.

On motion of Commissioner Field, seconded by Commissioner Hess, adopted, as amended, the Mitigated Negative Declaration (IS 21-25) for Subba Farms, LLC, located at 12905 Bottle Rock Road, Cobb (APN: 011-065-32), based on the findings listed in the staff report dated June 22, 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, as amended, Minor Modification (MMM 22-01) to Parcel Map (PM 04-07) for Subba Farms, LLC, located at 12905 Bottle Rock Road, Cobb (APN: 011-065-32), based on the findings, and subject to the conditions listed in the staff report dated June 22, 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, as amended, Major Use Permit (UP 21-25) for Subba Farms, LLC, located at 12905 Bottle Rock Road, Cobb

(APN: 011-065-32), based on the findings, and subject to the conditions listed in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

**6f. 9:30 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 20-62) and Initial Study (IS 20-64) for permit approval that would allow up to 43,560-sf of outdoor commercial canopy; Applicant: California Paradise LLC/Aharin Coke; Location: 9840 Rocky Creek Road, Lower Lake (APNs: 122-251-12 and 122-251-15)**

Assistant Planner Max Stockton presented the staff report.

Chair Chavez opened the public hearing. The following people spoke: Trey Sherrell, Cannabis Program Manager Andrew Amelung, and Aharin Coke. No one else wished to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, found the potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 20-64) for California Paradise/Aharin Coke, located at 9840 Rocky Creek Road, Lower Lake (APNs: 122-251-12 and 15), based on the findings listed in the staff report dated June 22, 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 20-62) for California, LLC/Aharin Coke, located at 9840 Rocky Creek Road, Lower Lake (APNs: 122-251-12 and 15), based on the findings, and subject to the conditions listed in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

**6h. 9:40 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 22-31)**

**and Mitigated Negative Declaration (IS 22-38) for approval of approximately nine acres of outdoor cannabis canopy, 392,000-sf and a 13,500-sf addition to an existing 22,000-sf processing building; Applicant: Pasta Farms II, LLC; Location: 10145, 10417, and 10750 Seigler Springs North Road, and 9864, 9954, 10800, 10833, and 11000 Deiner Drive, Kelseyville (APNs: 115-004-01, 05, 07, and 08; 115-001-21, 29; 115-006-18, 011-069-48, and 011-047-06)**

Associate Planner Eric Porter presented the staff report.

Chair Chavez opened the public hearing. The following people spoke: Peter Simon, Bren Henry, Sheila Henry, and Cannabis Program Manager Andrew Amelung. No one else wished to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, adopted Mitigated Negative Declaration (IS 22-38) for Pasta Farms II, LLC, located at 10145, 10417, and 10750 Seigler Springs North Road, and 9864, 9954, 10800, 10833, and 11000 Deiner Drive, Kelseyville (APNs: 115-004-01, 05, 07, 08; 115-001-21, 29; 115-006-18, 011-069-48, and 011-047-06), based on the findings listed in the staff report dated June 22, 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 22-31) for Pasta Farms II, LLC, located at 10145, 10417, and 10750 Seigler Springs North Road, and 9864, 9954, 10800, 10833, and 11000 Deiner Drive, Kelseyville (APNs: 115-004-01, 05, 07, 08; 115-001-21, 29; 115-006-18, 011-069-48, and 011-047-06), based on the findings, and subject to the conditions listed in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

**6i. 9:45 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-44) and Mitigated Negative Declaration (IS 21-47) for approval of two commercial cannabis cultivation sites consisting of 32,664-sf of commercial canopy area, an existing 36' by 46' agricultural building for cannabis drying and packaging, an existing 3,000-sf building for immature plants, a Type 13 Cannabis Distributor Transport Only, Self-Distribution License; Applicant: High Rock Ranch LLC, Anthony Rocco; Location: 8645 and 8475 Kelsey Creek Drive, Kelseyville (APNs: 007-038-07 and 007-037-08)**

Associate Planner Eric Porter presented the staff report.

Chair Chavez opened the public hearing. The following people spoke: Anthony Rocco. No one else wished to speak, and Chair Chavez closed the public hearing.

An amendment was made to the Conditions of Approval, removing Condition WDF-3, which states, prior to cultivation the applicant shall schedule a site visit with the building official, or designee, to verify that the roads, gates, and site are PRC-4290 and PRC-4291 compliant, also listed in the General Conditions, number five.

On motion of Commissioner Field, seconded by Commissioner Hess, adopted, as amended, Mitigated Negative Declaration (IS 21-47) for High Rock Ranch LLC/Anthony Rocco, located at 8645 and 8475 Kelsey Creek Drive, Kelseyville (APNs: 007-038-07 and 007-037-08), based on the findings listed in the staff report dated June 22, 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, as amended, Major Use Permit (UP 21-44) for High Rock Ranch, LLC/Anthony Rocco, located at 8645 and 8475 Kelsey Creek Road, Kelseyville (APNs: 007-038-07 and 007-037-08), based on the findings, and subject to the conditions listed in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

**6j. 9:50 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-41) for a commercial cannabis cultivation operation consisting of one acre, 43,560-sf of outdoor cannabis canopy within a 78,550-sf cultivation area; Applicant: Hunter Point Road/Scott Feil; Location: 1580 Hunter Point Road, Upper Lake (APN:022-001-03)**

Associate Planner Eric Porter presented the staff report.

Chair Chavez opened the public hearing. The following people spoke: Scott Feil. No one else wished to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Hess, seconded by Commissioner Field, adopted Mitigated Negative Declaration (IS 21-43) for Hunter Point Road/Scott Feil, located at 1580 Hunter Point Road, Upper Lake (APN: 022-001-03), based on the findings listed in the staff report dated June 22, 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 21-41) for Hunter Point Road/Scott Feil, located at 1580 Hunter Point Road, Upper Lake (APN: 022-001-03), based on the findings, and subject to the conditions listed in the staff report dated June 22, 2023.

Ayes: Commissioners: Hess, Field, and Chair Chavez

Noes: None

Absent: Commissioners: Brown and Price

**6k. 9:55 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-32) and Mitigated Negative Declaration (IS 21-33) for approval of commercial cannabis cultivation permit consisting of 204,336-sf of canopy area within 392,040-sf of cultivation area; Applicant Brush Ridge P1, LLC; Location: 21242, 21516, 21576, 21586 Morgan Valley Road, Lower Lake (APN: 012-069-08, 09 and 012-069-04, 05)**

Associate Planner Mary Claybon presented the staff report.

Chair Chavez opened the public hearing. The following people spoke: Cannabis Program Manager Andrew Amelung, Trey Sherrell, Perry. No one else wished to speak, and Chair Chavez closed the public hearing.

On motion of Commissioner Field, seconded by Commissioner Hess, adopted Mitigated Negative Declaration (IS 21-33) for Brush Ridge P1, LLC, located at 21242, 21516, 21576, 21586 Morgan Valley Road, Lower Lake (APNs: 012-069-08, 09, and 012-069-04, 05), based on the findings listed in the staff report dated June 22, 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 Major Use Permit (UP 21-32) for Brush Ridge P1, LLC, located at 21242, 21516, 21576, 21586 Morgan Valley Road, Lower Lake (APNs: 012-069-08, 09 and 012-069-04, 05), based on the findings, and subject to the conditions listed in the staff report dated June 22, 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**

There were no Department Updates.

**9. Adjournment**

There being no further business, the Lake County Planning Commission adjourned at 4:27 p.m.

Director of Community Development  
Mireya Turner

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Office Assistant III  
Ruby Mitts

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