



COUNTY OF LAKE

255 North Forbes Street
Lakeport, CA 95453

Meeting Minutes - Final Planning Commission

Thursday, January 26, 2023

9:00 AM

Board Chambers

1. 9:00 AM - Call To Order

The meeting was called to order at 9:00 a.m. by Chair Christina Price. Community Development Director Mireya Turner, Deputy County Counsel Nicole Johnson, and Office Assistant III Jim Feenan were present along with the following Commissioners:

Present: Commissioners John Hess, Everado Chavez, Batsulwin Brown, Maile Field and Chair Christina Price

2. Pledge of Allegiance

3. Verification of Legal Notice

Clerk reported timed items on the agenda as properly noticed

4. Consent Agenda

4a. Approval of January 12, 2023 Planning Commission Minutes

On motion of Commissioner Hess seconded by Commissioner Chavez and by vote of the Commission, approved Consent Agenda Items 4a

The motion carried by the following vote:

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

Absent - None

5. Timed Items - Planning Commission New Business

5a. 9:01 a.m. Election of Chair of the Planning Commission and Vice-Chair of the Planning Commission (Outgoing Chair to conduct election)

On motion of Commissioner Hess, seconded by Chair Price and by vote of the Commission, approved the appointment of Commissioner Everardo Chavez Perez to Chair and Commissioner John Hess to Vice Chair.

The motion carried by the following vote:

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

The gavel was passed to Commissioner Chavez and the Commissioners changed their seating positions.

6. Public Input

There was no one present wishing to speak.

7. Timed Items - Public Hearings

- 7a.** 9:05 a.m. – PUBLIC HEARING – Consideration of proposed General Plan Conformity Determination (GPC 22-13) to vacate a portion of Roberts Road, Middletown; Applicant: RICH AND SHERRI LACY; Project location: 24357 State Highway 29, Middletown (APN: 013-054-02)

Assistant Planner Trish Turner presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Bob Hall, Sherri Lacy and Rich Lacy. No one else was present wishing to speak and the public hearing was closed.

On motion of Commissioner Field, seconded by Commissioner Hess, and by vote of the Commission found that the General Plan Conformity Determination is exempt from CEQA because it falls within the Categorical Exemption (CE 22-66) Section 15061 (b) (3): The activity is covered by the common sense exemption that CEQA applies only projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Ayes- Commissioners: Hess, Brown, Price, Field and Chair Chavez

Noes: None

Absent- None

On motion of Commissioner Hess, seconded by Commissioner Field, and by vote of the Commission found that the General Plan of Conformity (GPC 22-13) for the vacation of a portion of Roberts Road as proposed by the applicant is in conformity with the Lake County General Plan.

Ayes- Commissioners: Hess, Brown, Price, Field and Chair Chavez

Noes: None

Absent- None

7b. 9:10 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-46) and Design Review (DR 22-10) for a new Community Club Building and Two Dwellings; Applicant: DAN ZAMBERLIN; Project location: 12395 State Highway 175, Loch Lomond (APN: 011-067-48)

Associate Planner Eric Porter presented the staff report.

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

9:45 a.m.- Meeting went into Recess

10:00 a.m. - Meeting Reconvened

It was brought to staff's attention that the underground tank was not located on the project property The requirement of the tanks removal in the Conditions of Approval was removed.

On motion of Commissioner Hess, seconded by Commissioner Price, and by vote of the 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 21-49) submitted by Dan Zamberlin for the property located at 12395 Highway 175, Loch Lomond (APN: 011-067-48) will not have a significant impact on the environment, and that the Planning Commission adopt Initial Study (IS 21-49) with the findings set forth in the Staff Report dated January 26, 2023, and as amended

Ayes- Commissioners: Hess, Brown, Price and Chair Chavez

Noes: Field

Absent- None

On motion of Commissioner Hess, seconded by Commissioner Price, and by vote of the Commission approve the Major Use Permit (UP 21-46) applied for by Dan Zamberlin on property located at 12395 Highway 175, Loch Lomond (APN: 011-067-48) based on the findings and subject to conditions included in the staff report dated January 26, 2023, as amended.

Ayes- Commissioners: Hess, Brown, Price and Chair Chavez

Noes: Field

Absent- None

On motion of Commissioner Hess, seconded by Commissioner Price, and by vote of the Commission approve the Development Review (DR 22-10) applied for by Dan Zamberlin on property located at 12395 Highway 175, Loch Lomond (APN: 011-067-48) based on the findings and subject to the conditions included in the Staff Report dated January 26, 2023, as amended.

Ayes- Commissioners: Hess, Brown, Price and Chair Chavez

Noes: Field

Absent- None

7c. 9:15 a.m. - PUBLIC HEARING – Consideration of Proposed Major Use Permit (UP 20-88) and Mitigated Negative Declaration (IS 20-104) for 51,564 sf of Outdoor and Mixed Light Commercial Cannabis Cultivation and Associated Ancillary Facilities; Applicant: LEVENTHAL REALTY LAKE COUNTY, LLC/WILDCAT FARMZ LLC; Project location: 9275 Antler Hill Dr. Kelseyville (APNs: 011-019-01, 09, 14 & 15, 011-020-03, 011-020-26, 27 & 28)

Byron Turner Senior Planner for LACO presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Autumn Karcey, Lawrence Jones, Erin McCarrick, Bobby Dutcher, Alicia Russell, Scott Barney and Sarah Bodnar.. No one else was present wishing to speak and the public hearing was closed.

On motion of Commissioner Price, seconded by Commissioner Hess, and by vote of the Commission finds that potential impacts associated with this project can be mitigated to ‘less than significant’ through the implementation of the mitigations within the Mitigated Negative Declaration (IS 20-104), for Wildcat Farmz (Wildcat Farmz, Inc.) for the property located at 9275 Antler Hill Dr., and 7648, 7644, 7640, 7638, 7636, 7606, 7616, 7626 Harrington Flat Rd., Kelseyville, (APNs: 011-019-23, 011-019-01, 011-019-09, 011-019-14, 011-019-15, 011-020-03, 011-020-26, 011-020-27, 011-020-28), and will not have a significant effect on the environment, and adopted Initial Study (IS 20-104) with the findings listed in the staff report, dated January 26, 2023.

Ayes- Commissioners: Hess, Brown, Price, Field and Chair Chavez

Noes: None

Absent- None

On motion of Commissioner Price, seconded by Commissioner Chavez, and by vote of the Commission approved the Major Use Permit (UP 20-88) applied for by Wildcat Farmz LLC on property located at 9275 Antler Hill Dr. and 7648, 7644, 7640, 7638, 7636, 7606, 7616, 7626 Harrington Flat Rd., Kelseyville, (APNs: 011-019-23, 011-019-01, 011-019-09, 011-019-14, 011-019-15, 011-020-03, 011-020-26, 011-020-27, 011-020-28) based on the findings and subject to the conditions included in the staff report dated January 26, 2023.

Ayes- Commissioners: Hess, Brown, Price, Field and Chair Chavez

Noes: None

Absent- None

7d. 9:20 a.m. – PUBLIC HEARING – Consideration of Proposed Major Use Permit (UP 20-32) and Mitigated Negative Declaration (IS 20-38) for 72,309.6 sf of outdoor commercial cannabis cultivation; Applicant: J-GRADE ORGANICS; Project location: 22052 and 22066 Jerusalem Grade Road, Lower Lake (APNs: 013-013-29 & 39)

Byron Turner Senior Planner for LACO presented the staff report.

Chair Chavez opened the public hearing, and the following people spoke: Anthony Herrera, Erin McCarrick, and Jennifer Smith. No one else was present wishing to speak and the public hearing was closed.

On motion of Commissioner Hess, seconded by Commissioner Price, and by vote of the Commission finds that potential impacts associated with this project can be mitigated to ‘less than significant’ through the implementation of the mitigations included in the Mitigated Negative Declaration (IS 20-38) for J Grade Organics for the property located at 22052 and 22066 Jerusalem Grade Road, Middletown, (APNs: 013-013-29 and 013-013-39), and will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 20-38) based on the findings and subject to the conditions included in the staff report dated January 26, 2023.

Ayes- Commissioners: Hess, Brown, Price, Field and Chair Chavez

Noes: None

Absent- None

On motion of Commissioner Hess, seconded by Commissioner Price, and by vote of the Commission approved the Major Use Permit (UP 20-32) for J Grade Organics on property located at 22052 and 22066 Jerusalem Grade Road, Middletown, (APNs: 013-013-29 and 013-013-39); based on the findings and subject to the conditions included in the staff report dated January 26, 2023.

Ayes- Commissioners: Hess, Brown, Price, Field and Chair Chavez

Noes: None

Absent- None

8. Department Update

Director Turner updated the Commission regarding mileage claims.

Director Turner presented a Powerpoint presentation regarding 2022/23 Accomplishments & Goals. She stated that this presentation will be given to the Board of Supervisors on Tuesday January 31st.

9. Adjournment

There being no further business, the Lake County Planning Commission adjourned at 11:23 a.m.

MIREYA G. TURNER
Director of Community Development

By: *Jim Feenan*

Jim Feenan
Assistant to the Planning Commission

Everardo Chavez Perez
Chair - Lake County Planning Commission