



COUNTY OF LAKE

255 North Forbes Street
Lakeport, CA 95453

Meeting Minutes - Final Planning Commission

Thursday, August 11, 2022

9:00 AM

Board Chambers

9:00 AM - Call To Order

The meeting was called to order at 9:00 a.m. by Chair Price. Deputy Community Development Director, Mireya Turner, Deputy County Counsel Nicole Smith, Cannabis Manger Andrew Amelung, Associate Planner Eric Porter and Office Assistant Jim Feenan were present along with following Commissioners:

Present: Commissioner Hess, Commissioner Chavez, Commissioner Brown and Chair Price.

Absent: Commissioner: Field

Pledge of Allegiance

Led by Commissioners.

Verification of Legal Notice

The Clerk acknowledged that all items on the agenda were property noticed.

The Clerk performed a verbal roll call.

Consent Agenda

1. Approval of Minutes from the July 14, 2022 & July 28, 2022 Planning Commission Meetings..

On the motion from Commissioner Hess that the Planning Commission approved the minutes from the July 14, 2022 & July 28, 2022. Planning Commission Hearing.

The motion was carried by the following vote:

Ayes - Commissioners: 4 - Hess, Chavez, Brown and Chair Price

Noes - None

Absent - Commissioners: 1 - Field

CITIZEN'S INPUT

No individuals stepped forward or raised their hand in the Zoom Room.

Timed Items: Public Hearings

1. 9:05 a.m. – (Continued from 7/14/22) - PUBLIC HEARING - Consideration of proposed Parcel Map to create three commercially-zoned lots (PM 21-31), and consider an inclusion under the original FEIR and Addendum; Applicant: VALLEY OAKS PARTNERS, LLC / KEITH GAPUSAN; located at 18196 and 18426 S. State Highway 29, Middletown (APNs 014-260-51, 36 & 24) (Staff requests this item be continued to August 25, 2022)

Deputy Director Mireya Turner requested a continuance to August 25, 2022.

On motion of Commissioner Hess, and by vote of the Commission the matter be continued to August 25, 2022.

Ayes- Commissioners: 4 - Hess, Chavez, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 - Field

2. 9:07 a.m. – Discussion and consideration of recommendations to the Board of Supervisors regarding amendments to the County Code pertaining to Early Activation (EA) Permit regulations

Cannabis Manager Andrew Amuelong presented the staff memorandum. Deputy Director Mireya Turner, Deputy County Counsel Nicole Johnson, Commissioner Hess, Commissioner Chavez and Chair Price spoke.

On motion of Commissioner Hess, and by vote of the Commission, find that the recommendations be presented to the Board of Supervisors regarding amendments to the County Code pertaining to Early Activation (EA) Permit regulations.

Ayes- Commissioners: 4 - Hess, Chavez, Brown and Chair Price

Noes - Commissioners: - 0

Absent- Commissioner: 1 - Field

3. 9:10 a.m. – PUBLIC HEARING - Consideration of Proposed Major Use Permit (UP 22-20) and Mitigated Negative Declaration based on Initial Study (IS 22-21); Applicant is COMSITES WEST; Located at 20226 E. Highway 20, Clearlake Oaks (APNs: 010-009-42 (tower site), 010-009-39, and 40 (access sites)) (Staff requests this item be continued to August 25, 2022)

Deputy Director Mireya Turner requested a continuance to August 25, 2022.

On motion of Commissioner Hess, and by vote of the Commission the matter be continued to August 25, 2022.

Ayes- Commissioners: 4 - Hess, Chavez, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 - Field

- 4. (Continued from 9:15 a.m. to 11:33 a.m.) - PUBLIC HEARING - Consideration of Proposed Major Use Permit (UP 20-51) and Mitigated Negative Declaration based on Initial Study (IS 20-75) for ten (10) A – Type 3 “Outdoor” cultivation permits with a total canopy area of 432,800 sq. ft.; Applicant is LAMPERTI FARMS; Located at 1111 Sulphur Bank Dr., 13405 Jensen Rd., 565 Sulphur Bank Dr., 1070 Sulphur Bank Dr., 14499 E State HWY 20, 1350 Sulphur Bank Dr., 1200 Sulphur Bank Dr., (APNs: 006-520-10; 006-520-11; 006-520-12; -006-540-02; 006-540-08; 010-002-37; 010-002-53)

LACO, Deputy Director of Planning, Byron Turner, presented the staff report. Deputy Director Mireya Turner spoke.

Matter passed to the end of the session, legal research is needed.

On motion of Commissioner Chavez and by vote of the Commission, find that the matter will be continued to a time later in this planning commission meeting..

The motion carried by the following vote:

Ayes- Commissioners: 3 -Hess, Brown, Chavez and Chair Price

Noes - Commissioner: - 0

Absent- Commissioner: 1 -Field

- 5. 9:20 a.m. – PUBLIC HEARING - Consideration of proposed Rezone (RZ 22-01) and General Plan Amendment (GPA 22-01); Applicant is VALERIE PENG; Project Located at 11377 Highway 29, Lower Lake (APN: 049-300-02)

Associate Planner Eric Porter presented the staff report. Commissioner Hess, Deputy Director Mireya Turner, Deputy County Counsel Nicole Johnson, Commissioner Brown and Applicant Valerie Peng spoke.

Chair Price Opened the public hearing and the following people spoke: Tony Lamperti,

No one else wished to speak and the public hearing was closed.

Commission went into a short recess.

Meeting Reconvened

Deputy Director Mireya Turner stated the changes to the project findings. Deputy County Counsel Nicole Johnson spoke.

On motion of Commissioner Hess, and by vote of the Commission recommend to the Board of Supervisors to adopt the Negative Declaration (IS 22-20) based on the findings set forth in the staff report dated August 11, 2022 and as amended here today..

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 -Field

On motion of Commissioner Hess, and by vote of the Commission, find that the General Plan Amendment (GPAP 22-01) be granted subject to the conditions of approval and with the findings listed in the staff report dated August 11, 2022 in regards to spot zoning, and as amended in the meeting today.

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 - Field

On motion of Commissioner Hess, and by vote of the Commission, find that the Rezone (RZ 22-01) be granted subject to the conditions of approval be presented to the Board of Supervisors, and with the findings listed in the staff report dated August 11, 2022, and as amended in the meeting today.

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner:: 1 - Field

- 6. 9:25 a.m. – PUBLIC HEARING - Consideration of an amendment (MMU 21-24) to a Major Use Permit (UP 18-32); and Mitigated Negative Declaration based on Initial Study (IS 21-37); to allow the conversion of one (1) acre of outdoor cannabis cultivation to 22,000 sq. ft. of mixed light cultivation; Applicant is JASON JONES ON BEHALF OF CENTER GROW; Project located at 26066 and 27084 Jerusalem Grade Road, Middletown (APNs: 013-017-62 and 66)

Associate Planner Eric Porter presented the staff report. Commissioner Brown and Deputy County Counsel Nicole Johnson spoke.

Chair Price Opened the public hearing and the following people spoke: Jason Jones, Kyle Gutner

No one else wished to speak and the public hearing was closed.

On motion of Commissioner Hess, and by vote of the Commission adopt the Negative Declaration (IS 21-37) based on the findings set forth in the staff report dated August 11, 2022.

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 -Field

On motion of Commissioner Hess, and by vote of the Commission, find that the Modification (MMU 21-24) be granted subject to the conditions of approval and with the findings listed in the staff report dated August 11, 2022..

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 - Field

- 7. 9:30 a.m. – PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 21-52) Mitigated Negative Declaration based on Initial Study and Addendum (IS 21-54); Applicant is KELSEYVILLE CHRISTIAN ACADEMY; Project located at 5805 Live Oak Drive, Kelseyville (APN: 008-061-72)

Associate Planner Eric Porter presented the staff report. Commissioner Hess, Chair Price, Commissioner Brown, Commissioner Chavez and Deputy County Counsel Nicole Johnson spoke.

Chair Price Opened the public hearing and the following people spoke: Martha Fiorito, and George MacDonald, Jonathan Bridges

No one else wished to speak and the public hearing was closed.

On motion of Commissioner Chavez, and by vote of the Commission adopt the Negative Declaration (IS 21-54) and the two addendums based on the findings set forth in the staff report dated August 11, 2022 and amended here today.

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 -Field

On motion of Commissioner Chavez, and by vote of the Commission, find that the Use Permit (UP 21-52) be granted subject to the conditions of approval and with the findings listed in the staff report dated August 11, 2022 and as amended here today.

The motion carried by the following vote:

Ayes- Commissioners: 4 - Chavez, Hess, Brown and Chair Price

Noes - Commissioners: 0

Absent- Commissioner: 1 - Field

- 4. (Continued from 9:15 a.m. to 11:33 a.m.) - PUBLIC HEARING - Consideration of Proposed Major Use Permit (UP 20-51) and Mitigated Negative Declaration based on Initial Study (IS 20-75) for ten (10) A – Type 3 “Outdoor” cultivation permits with a total canopy area of 432,800 sq. ft.; Applicant is LAMPERTI FARMS; Located at 1111 Sulphur Bank Dr., 13405 Jensen Rd., 565 Sulphur Bank Dr., 1070 Sulphur Bank Dr., 14499 E State HWY 20, 1350 Sulphur Bank Dr., 1200 Sulphur Bank Dr., (APNs: 006-520-10; 006-520-11; 006-520-12; -006-540-02; 006-540-08; 010-002-37; 010-002-53)

Deputy County Counsel Nicole Johnson, Commissioner Chavez, Commissioner Brown, LACO, Deputy Director of Planning, Byron Turner spoke. Chair Price re-opened the public hearing and the following people spoke: Applicant representative Trey Sherrell, Chuck Lamb, Donna Markowitz, Ted Nosil, Dennis Pluth, Tony Lamperti, Randy Wilk, Holly Harris, Courtney Chamberlain, Lance Williams, Jennifer Smith,

No one else wished to speak and the public hearing was closed.

On motion of Commissioner Brown, and by vote of the Commission, find that the Mitigated Negative Declaration (IS 20-51) shall be approved with the findings listed in the staff report dated August 11, 2022..

The motion carried by the following vote:

Ayes- Commissioners: 3 -Hess, Brown and Chair Price

Noes - Commissioner: 1 - Chavez

Absent- Commissioner: 1 -Field

On motion of Commissioner Brown, and by vote of the Commission, find that the Major Use Permit (UP 20-51) be granted subject to the conditions of approval and with the findings listed in the staff report dated August 11, 2022 as amended here today.

The motion carried by the following vote:

Ayes- Commissioners: 3 - Hess, Brown and Price

Noes - Commissioner: 1 - Chavez

Absent- Commissioner: 1 - Field

A. Department Update

Deputy Director Mireya Turner gave a verbal report to the Commission.

Deputy County Counsel Nicole Johnson, Chair Price and Commissioner Brown spoke

Adjournment

There being no further business, the Lake County Planning Commission adjourned at 1:15 p.m.

MARY DARBY
Director of Community Development

By: *Jim Feenan*
Jim Feenan
Assistant to the Planning Commission

Christina Price
Chair - Lake County Planning Commission