



# COUNTY OF LAKE

255 North Forbes Street  
Lakeport, CA 95453

## Meeting Minutes - Final Planning Commission

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Thursday, July 28, 2022

9:00 AM

Board Chambers

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**Please see agenda for public participation information and eComment submission on any agenda item.**

### 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, and Office Assistant Jim Feenan were present along with following Commissioners:

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

**Absent:** Commissioners Field and Brown

### Consent Agenda

1. Consideration of the adoption of Assembly Bill 361 Findings Authorizing Teleconference Meetings during a State of Emergency

*Chair Price presented the item to the Commission. Deputy County Counsel Nicole Johnson spoke.*

**On motion of Commissioner Chavez, and by vote of the commission, approved continuation of Assembly Bill 361 Findings Authorizing Teleconference Meetings during a State of Emergency. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Chavez, Hess and Price**

**Noes - None**

**Absent- Commissioners: 2 - Field and Brown**

2. Approval of Minutes from the July 14, 2022 Planning Commission Meeting.

**This item was pulled and continued to the August 11, 2022 meeting.**

### Pledge of Allegiance

Led by Commissioners.

### 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 June 23, 2022) Public Hearing on Consideration of Major Use Permit (UP 19-42) and a Mitigated Negative Declaration (19-61). The applicant, BOTTLE ROCK FARMS FJA TRUST is proposing two (2) acres of medicinal commercial cannabis canopy area and two (2) acres of adult-use commercial cannabis canopy, for a total of four (4) acres of outdoor canopy area. The project includes, one (1) 4,750 square foot processing building and a 1,000 square foot immature plant area. The project is located at 9900 and 10030 Bottle Rock Road, Kelseyville, CA; and further described as APNs: 011-057-22 and 011-057-23.

*Cannabis Manager Andrew Amelung presented the item to the Commission. Code Enforcement Manager Marcus Beltramo was sworn in by the clerk. Applicant Jennifer Berg spoke.*

*Chair Price Opened the public hearing and the following people spoke: Fred Freedlund, Amiel Needham, Karen Mantellie, Jennifer Smith. The following people spoke via Zoom: Richard Derum, Tao Klaurenburch, Lee Hurvitz, Trey Sherill. No one else wished to speak and the public hearing was closed.*

**On motion of Commissioner Hess, and by vote of the Commission, find that the Mitigated Negative Declaration (19-61) shall be approved with the findings listed in the staff report dated July 28, 2022. The motion carried by the following vote:**

**Ayes- Commissioners: 3 -Hess, Chavez and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 -Field and Brown**

**On motion of Commissioner Hess, and by vote of the Commission, find that the Major Use Permit (UP 19-42) be granted subject to the conditions of approval and with the findings listed in the staff report dated July 28, 2022. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Hess, Chavez and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 - Field and Brown**

- 2. 9:10 a.m. – (Continued from June 23, 2022) Public Hearing on Consideration of Major Use Permit (UP 21-06) and that a determination has been made that this project required a Mitigated Negative Declaration to consider the adoption of an and to adoption of an Initial Study (IS 21-06) The applicant, AKWAABA, LLC is proposing a major use permit two (2) A-Type 3 “Medium Outdoor” licenses with a total combined outdoor canopy area of 73,560 square feet , and an A-Type 2B “Small Mixed-Light” license with a total combined mixed-light canopy area of 9,720 square feet. The project is located at 11795 North Drive, Clearlake Park, CA; further described as APN’s: 010-019-15 and 010-019-10.

*LACO, Deputy Director of Planning, Byron Turner, presented the staff report. Trey Sherill, advocate for applicant spoke.*

*Chair Price Opened the public hearing and the following people spoke: Quincy Jackson, Jennifer Smith, Erin McCarrick, Richard Derum, Lee Hurvitz . No one else wished to speak and the public hearing was closed.*

**On motion of Commissioner Chavez, and by vote of the Commission, find that the Mitigated Negative Declaration (IS 21-06) shall be approved with the findings listed in the staff report dated July 28, 2022. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Chavez, Hess and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 -Field and Brown**

**On motion of Commissioner Chavez, and by vote of the Commission, find that the Major Use Permit (UP 21-06) be granted subject to the conditions of approval and with the findings listed in the staff report dated July 28, 2022. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Chavez, Hess and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 - Field and Brown**

3. 9:15 a.m. Public Hearing on Consideration of a General Plan Conformity GPC 22-03, and adoption of CEQA Exemption CE 22-17, for the determination of whether the vacation of Forest Lake Drive is in conformity with the Lake County General Plan. The applicant and property owner is DAVID WIGNALL has requested the Department of Public Works (DPW) to vacate a portion of Forest Lake Drive, which is approximately 0.27 miles in length and intersects State Highway 175 and Brookside Drive. However, before the DPW can recommend the vacation, California Streets and Highways Code, Section 8320, et seq. requires the Planning Commission first determine whether the road vacation conforms to the Lake County General Plan. The proposed project is located at 16671 Forest Lake Drive, Cobb, CA 95426 (primary address) and APN 013-056-13.

*Senior Planner, Laura Hall presented the staff report.*

*Chair Price Opened the public hearing and the following people spoke David Wignall . No one else wished to speak and the public hearing was closed.*

**On motion of Commissioner Hess, and by vote of the Commission find that the analysis of consistency of the road vacation with the Lake County General Plan is not subject to CEQA because it falls within Section 15060(c)(2) of the State CEQA Guidelines (Division 6 of Chapter 3 of Title 14 of the California Code of Regulations).The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Hess, Chavez and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 -Field and Brown**

**On motion of Commissioner Hess, and by vote of the Commission, find that the vacation of Forest Lake Drive, as proposed by David Wignall, is in conformity with the Lake County General Plan. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Hess, Chavez and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 -Field and Brown**

4. 9:20 a.m. Public Hearing on Consideration of a MAJOR USE PERMIT (UP 20-97) and adoption of a Categorical Exemption (CE 22-58) to satisfy the California Environmental Quality Act (CEQA) requirements related to potential environmental impacts. The applicant ALCHEMY is proposing a major use permit for One (1) Type 6: “Non-Volatile Cannabis Manufacturing License”: the manufacturing of cannabis products for medicinal and adult cannabis use using nonvolatile solvents, or no solvents, as defined by the Business and Professions Code, Section 40100. One (1) Type P: “Cannabis Manufacturing License”: Manufacturers that only package or repackage cannabis products or label or relabel the cannabis product container or wrapper. One (1) Type 11: “Cannabis Distributor License”: The project is located at 12762 S State Highway 29, Lower Lake, CA 95457; Assessor Parcel Numbers: 012-023-25.

*LACO, Deputy Director of Planning, Byron Turner, presented the staff report. Trey Sherill, advocate for applicant spoke.*

*Chair Price Opened the public hearing and the following people spoke: e: Sarah Bochner, Jennifer Smith, Erin McCarrick, Pamela Hampster, Alicia Russell, Richard Derum. 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 Categorical Exemption (CE 22-58) based on the findings listed in the staff report dated July 28, 2022. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Hess, Chavez and Price**

**Noes -Commissioners: 0**

**Absent- Commissioners: 2 -Field and Brown**

**On motion of Commissioner Hess, and by vote of the Commission, approve Major Use Permit (UP 20-97) (subject to the conditions of approval) and based on the findings listed in the staff report dated July 28, 2022. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Hess, Chavez and Price**

**Commissioners: 0**

**Absent- Commissioners: 2 - Field and Brown**

5. 9:25 a.m. - Discussion RE: September 22, 2022 Planning Commission Meeting Conflict

*Deputy Director Mireya Turner presented the item to the Commission. Deputy County Counsel spoke.*

**On motion of Commissioner Price, and by vote of the Commission adjourned the September 22, 2022 Planning Commission Meeting. The motion carried by the following vote:**

**Ayes- Commissioners: 3 - Hess, Chavez and Price**

**Noes - Commissioners: 0**

**Absent- Commissioners: 2 - Field, Brown**

**A. Department Update**

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

**Adjournment**

There being no further business, the Lake County Planning Commission adjourned at 11:51 a.m.

**MARY DARBY**  
Director of Community Development

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

*Christina Price*  
Chair - Lake County Planning Commission