

LAKE COUNTY PLANNING COMMISSION
MINUTES

REGULAR MEETING

February 13, 2025

Commission Members

- V VACANT District I
- P Everardo Chavez, District II
- P Batsulwin Brown, District III
- V VACANT District IV
- P Sharron Zoller, District V

Staff Members

- P Mireya Turner, Director
- P VACANT, Principal Planner
- P Nicole Johnson, Deputy County Counsel
- P Danae LoDolce, Office Assistant III

9:00 a.m. CALL TO ORDER

Pledge of Allegiance was led by Everardo Chavez.

VERIFICATION OF LEGAL NOTICE(S)

The clerk reported items were properly noticed.

CONSENT AGENDA

Action on minutes from January 23, 2025, Planning Commission Meeting.

Comm. Zoller moved, 2nd by Comm. Brown to approve the minutes from January 23, 2025, Planning Commission Meeting. Comm. Chavez, Brown & Zoller all were in favor.

CITIZEN’S INPUT

Donna Mackiewicz spoke.

Director Mireya G. Turner presented a plaque to former Commissioner Price for her years of service to the Planning Commission.

**6a 9:11 a.m. Public Hearing – (Continued from 10-10-2024 & 12-12-2024)
Consideration of a proposed Major Use Permit (UP 21-07), and Mitigated Negative Declaration (IS 21-07), for commercial cannabis cultivation including two (2) A-Type 3”Outdoor” commercial cannabis cultivation licenses and one (1) Type 13 Self-Distribution, Transport Only License; Applicant: Little High Valley, LLC/Mark McDonald; Location: 17870 Little High Valley Road, Lower Lake (APN 012-061-03).**

Senior Planner Mary Claybon presented the staff report.

9:24 a.m. Opened Public Hearing

The following people spoke: Applicant Mark McDonald, Consultant Trey Sherrill, Elaine Brown, Joanie Henderson, Maria Kann, Donna Mackiewicz, Bill Landers, Project Manager Travis Lisenbee, Jesse Cude and Will Peterson.

Applicant’s consultant Trey Sherill requested a continuance to allow the applicant an opportunity for further review.

10:29 a.m. Closed Public Hearing

10:30 a.m. Break

10:40 a.m. Back to Order

Comm. Zoller moved, 2nd by Comm. Brown to continue this item to March 27, 2025, at 9:05 a.m.

MOTION FOR CONTINANCE 3 AYES 0 NOES 2 VACANT

6b 10:46 a.m. Public Hearing – Consideration of Major Use Permit (UP 24-14) Morgan Valley Temporary Met Towers to amend Major Use Permit (UP 22-06) Morgan Valley Temporary Met Towers to allow for a 6-year extension beginning August 25, 2024, and ending August 25, 2030. Applicant: Morgan Valley Wind Farm, LLC; Location: 25650 Morgan Valley Road and 10888 Rocky Creek Road, Lower Lake (APNs: 012-014-02 and 012-014-08).

Senior Planner Laura Hall presented the staff report.

10:52 a.m. Opened Public Hearing

The following people spoke: Project Developer Brandon Walter, Wayne Daugherty, Libby Forten and Calli Campbell

11:07 a.m. Closed Public Hearing

Comm. Brown moved, 2nd by Comm. Zoller that the Planning Commission found Major Use Permit UP 24-14, amending UP 22-06, does meet the requirements of Sections 51.4 and 60.33 of the Lake County Zoning Ordinance and grant Major Use Permit UP 24-14 subject to the conditions and with the findings listed in the staff reports dated February 13, 2025, and August 25, 2022.

MAJOR USE PERMIT (UP 24-14) 3 AYES 0 NOES 2 VACANT

11:10 a.m. Break

11:15 a.m. Back to Order

6c11:15a.m. Public Hearing - Consideration of General Plan Conformity Determination (GPC 24-01) and CEQA Categorical Exemption (CE 24-41) to remodel the National Guard Armory to the Sheriff Administration Facility; located at 1431 Hoyt Ave., Lakeport (APN 003-046-75).

Assistant Planner Pablo Guerrero presented the staff report.

11:21 a.m. Opened Public Hearing

The following people spoke: Tom Horton, Public Services Project Manager Joe Cooper.

11:23 a.m. Closed Public Hearing

Comm. Brown moved, 2nd by Comm. Zoller that the Planning Commission determined the proposed remodel/ expansion of the National Guard Armory into the Sheriff Administration Facility is exempt from CEQA under the California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 “Existing Facilities”, Class 1 (e)(1) with the findings in the staff report dated February 13, 2025.

ENVIRONMENTAL REVIEW 3 AYES 0 NOES 2 VACANT

Comm. Brown moved, 2nd by Comm. Zoller that the Planning Commission found that the remodel/ expansion of the National Guard Armory to the Sheriff Administration Facility, as proposed by the Lake County Public Services, Facilities Maintenance Division is in conformity with the Lake County General Plan as required under the California Code of Regulations Section 65402 with the findings in the staff report dated February 13, 2025.

GENERAL PLAN CONFORMITY REPORT 3 AYES 0 NOES 2 VACANT

NON-TIMED ITEMS – None

DEPARTMENT UPDATE

Director Mireya G. Turner gave a department update.

11:29 a.m. ADJOURNED

Respectfully submitted,

**Everardo Chavez, Chair
Lake County Planning Commission**

**Danae LoDolce,
Planning Commission Assistant**