

## LAKE COUNTY PLANNING COMMISSION

### MINUTES

### REGULAR MEETING

March 28, 2024

#### Commission Members

P John Hess, District I  
P Everardo Chavez, District II (VChair)  
A Batsulwin Brown, District III  
P Christina Price, District IV (Chair)  
P Maile Field, District V

#### Staff Members

P Mireya G. Turner, Director  
P Michelle Irace, Principal Planner  
P Nicole Johnson, Deputy County Counsel  
P Ruby Mitts, Office Assistant III  
P Danae LoDolce, EH OA III

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#### 9:00 a.m. CALL TO ORDER

Pledge of Allegiance was led by Comm. Price.

#### VERIFICATION OF LEGAL NOTICES(S)

The clerk reported items were properly noticed.

#### CONSENT AGENDA

Action on Minutes from March 14, 2024, Planning Commission Hearing.

Comm. Hess moved, 2<sup>nd</sup> by Comm. Field, to approve the minutes from March 14, 2024. Comm. Price, Chavez, Hess, and Field were all in favor. Comm. Brown was absent.

#### CITIZEN'S INPUT

No one present wished to speak.

#### 9:05 a.m. TIMED ITEMS – PUBLIC HEARING

- 6a. 9:05 a.m. - Public Hearing on consideration of Major Use Permit (UP 22-23), and Mitigated Negative Declaration (IS 22-42), for commercial cannabis cultivation including 40,500-sf outdoor light deprivation cannabis canopy inside fifteen green houses and Type 13 Cannabis Distributor Transport Only, Self-Distribution License for cannabis transportation; Applicant: Canna Factory/Avetis Manjikian and Mavs Group; Located: 17900 Cantwell Ranch Road, Lower Lake (APN: 049-290-01)

Assistant Planner II Mary Claybon presented the staff report.

Principal Planner Michelle Irace spoke, regarding corrections to Conditions of Approval (corrected text is underlined), should read as follows:

- Title reads VALID UNTIL: MARCH 28, 20234; title should read VALID UNTIL: March 28, 2034.
- General Condition A1 c – ‘support documentation provided by the applicant’, should read: ‘Application materials provided by the applicant and attachments to the Staff Report dated, March 28, 2024’.

**9:28 a.m. Opened Public Hearing**

The following people spoke: Consultant Mike Mitzel, Applicant Avetis Manjikian, Maria Kann, and Michael Wagner.

No one else present wished to speak.

**9:37 a.m. Closed Public Hearing**

Comm. Hess moved, 2<sup>nd</sup> by Comm. Field, that the Planning Commission find that potential impacts associated with this project can be mitigated to ‘less than significant’ through the implementation of the Mitigated Negative Declaration (IS 22-42), submitted by Canna Factory (Avetis Manjikian and MAVS Group), for the property located at 17900 Cantwell Ranch Road, Lower Lake (APN: 049-290-01), will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 22-42), with the findings listed in the staff report dated March 28, 2024.

**MITIGATED NEGATIVE DECLARATION (IS 22-42) 4 AYES 0 NOES 1 Absent (Comm. Brown)**

Comm. Hess moved, 2<sup>nd</sup> by Comm. Field, that the Planning Commission find that the Major Use Permit (UP 22-23), applied for by Avetis Manjikian and MAVS Group for the property located at 17900 Cantwell Ranch Road, Lower Lake (APN: 049-290-01), does meet the requirements of Section 51.4 and Article 27 of the Lake County Zoning Ordinance, and that the Major Use Permit be granted based on the findings, and subject to the conditions included in the staff report dated March 28, 2024, as amended.

**MAJOR USE PERMIT (UP 22-23) 4 AYES 0 NOES 1 Absent (Comm. Brown)**

**6b. 9:20 a.m. - Public Hearing on consideration of proposed Major Use Permit (UP 20-23), and Mitigated Negative Declaration (IS 20-26), for five A-Type 3 “Medium Outdoor” Licenses, one A-Type 4 “Nursery” License, and one A-Type 13 Self-Distribution License for up to 193,800-sf (4.45 acres) of cannabis canopy; Applicant: Vann Ranch/Omar Malfavon; Located: 15095, 15365, 15187, 15525, and 17247 Elk Mountain Road, Upper Lake (APN: 002-021-04, 15, 16, 17, and 23)**

Assistant Planner II Mary Claybon presented the staff report.

**10:02 a.m. Opened Public Hearing**

The following people spoke: Consultant Trey Sherrell, Applicant Omar Malfavon, Joe Diaz, Michael Wagner, and Maria Kann.

**10:17 a.m.** Comm. Price called a recess.

**10:31 a.m.** Comm. Price reconvened the hearing.

Director Turner spoke regarding a modification to Conditions of Approval, adding the following as Condition 2, under General Requirements:

- ***‘Prior to connection to PG&E power operation shall be limited to power from solar array with generator use in the event of emergencies beyond the applicant’s control.’***

No one else present wished to speak.

**10:41 a.m. Closed Public Hearing**

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Hess, that the Planning Commission find that potential impacts associated with this project can be mitigated to ‘less than significant’ through the implementation of the Mitigated Negative Declaration (IS 20-26), submitted by Vann Ranch (Omar Malfavon), for the property located at 15095, 15187, 15263, 15365 & 15525 Elk Mountain Road, Upper Lake (APNs: 002-021-04, 002-021-15, 002-021-16, and 002-021-17 and 002-021-23), will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 20-26), with the findings listed in the staff report dated March 28, 2024.

**MITIGATED NEGATIVE DECLARATION (IS 20-26) 4 AYES 0 NOES 1 Absent (Comm. Brown)**

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Hess, that the Planning Commission find that the Major Use Permit (UP 20-23), applied for by Vann Ranch (Omar Malfavon), on property located at 15095, 15187, 15263, 15365 & 15525 Elk Mountain Road, Upper Lake (APNs: 002-021-04, 002-021-15, 002-021-16, and 002-021-17 and 002-021-23), does meet the requirements of Section 51.4 and Article 27 of the Lake County Zoning Ordinance, and that the Major Use Permit be granted based on the findings, and subject to the conditions included in the staff report dated March 28, 2024, as amended.

**MAJOR USE PERMIT (UP 20-23) 4 AYES 0 NOES 1 Absent (Comm. Brown)**

**6c. 9:30 a.m. – Public Hearing – (Continuation from March 14, 2024, Planning Commission Hearing) consideration of proposed Major Use Permit (UP 20-33), and Mitigated Negative Declaration (IS 20-39), for cultivation of 304,710-sf of outdoor commercial canopy; Applicant: Meili Liu/Liu Farms; Located: 8531 High Valley Road, Clearlake Oaks (APN: 006-003-34)**

Staff requested a continuance to a time and date certain.

Comm. Hess moved, 2<sup>nd</sup> by Comm. Field, to continue the item to a time and date certain of April 25<sup>th</sup>, 2024, at 9:05 a.m.

**CONTINUANCE 4 AYES 0 NOES 1 Absent (Comm. Brown)**

**10:46 a.m. NON-TIMED ITEMS**

There were no Non-Timed Items.

**10:47 a.m. DEPARTMENT UPDATE**

Director Turner spoke regarding Cannabis Program Manager Andrew Amelung taking a position in a different jurisdiction, thanking him for his contribution to the department. The cannabis permits will now be handled by the current Planning Staff.

The Staff Service Analyst position is now open, which will provide support working with the various grant programs.

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There are several complex projects occurring, and a flex position has been posted for an Assistant Planner I, II, and Associate. The department is currently working with HR to see if there is an allotment for a Senior Planner, updates will be provided when available.

The Local General Area Plan has been launched. The website, [Lakecounty2050.org](http://Lakecounty2050.org), is active, and includes all the details for the Local Area Plan Meetings, starting in April. All members of the public are encouraged to participate.

**10:52 a.m.      ADJOURNED**

**Respectfully submitted,**

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**Christina Price, Chair  
Lake County Planning Commission**

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**Ruby Mitts,  
Planning Commission Assistant**