

## LAKE COUNTY PLANNING COMMISSION

### MINUTES

#### REGULAR MEETING

February 22, 2024

#### Commission Members

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

#### Staff Members

P Mireya Turner, Director (via Zoom)  
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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#### 9:01 a.m. CALL TO ORDER

Pledge of Allegiance was led by Chair Christina Price

#### PUBLIC INPUT

No one present wished to speak.

#### VERIFICATION OF LEGAL NOTICE(S)

The clerk reported all items were properly noticed.

#### ACTION ON MINUTES

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Brown to approve the minutes from January 25, 2024. Comm. Field abstained from the vote due to absence at the January 25, 2024, hearing.

**9:05 a.m. Public Hearing on consideration of proposed Major Use Permit (UP 20-77), and Mitigated Negative Declaration (IS 20-92), for a two-staged commercial cannabis operation with up to four acres of outdoor and mixed-light cultivation, and one self-distribution license. Applicant: Raphael S. Knapp; Located: 4379 & 4457 New Long Valley Road, Clearlake Oaks (APNs: 006-009-23 & 53)**

Cannabis Program Manager Andrew Amelung presented the staff report and spoke to the projects points of interest.

Principal Planner Michelle Irace spoke to the eComment received on the biological report. She noted that the biological report completed in 2019/2020 did cover the entire project area that would be impacted or developed with the project. The biological report occurred after the fire, and no other conditions on site have been altered. The biological report remains sufficient for the project.

#### 9:21 a.m. Opened Public Comment

The Applicant Raphael Knapp spoke.

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

Comm. Chavez noted a typographic error on the date in the staff report. He pointed out that the date showed February 8, 2024, and should be February 22, 2024.

Comm. Chavez moved 2<sup>nd</sup> by Comm. Field, that the Planning 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 20-77), submitted by Knapp Farms (Raphael S. Knapp), for the property located at 4379 and 4457 New Long Valley Road, Clearlake Oaks (APNs: 006-009-23 and 006-009-53), will not have a significant effect on the environment and that the Planning Commission adopt Initial Study (IS 20-92), with the findings listed in the staff report dated February 22, 2024.

#### **MITIGATED NEGATIVE DECLARATION 4 AYES 0 NOES 1 Absent (Comm. Hess)**

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Field, that the Planning Commission found that the Major Use Permit (UP 20-77), applied for by Knapp Farms (Raphel S. Knapp), on property located at 4379 and 4457 New Long Valley Road, Clearlake Oaks (APNs: 006-009-23 and 006-009-53), 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 February 22, 2024.

**MAJOR USE PERMIT (UP 20-77) 4 AYES 0 NOES 1 Absent (Comm. Hess)**

**9:37 a.m. Public Hearing on consideration of proposed Major Use Permit (UP 20-20), and Mitigated Negative Declaration (IS 20-23), allowing one A-Type 3 Outdoor commercial cannabis cultivation license and one Type 13 Self-distribution Transport-Only license. Applicant: Green Lake Exotics; Located: 9658 East Road, Lower Lake (APN: 012-049-19)**

Assistant Planner Mary Claybon presented the staff report and spoke to the projects' points of interest.

Comm. Field spoke in response to the eComment received and noted that the questions and issues raised related to the code will need to be addressed by the Board of Supervisors.

The projects Applicant Nicholas Rosales and Co-Applicant Sergio Ochoa spoke.

The project Consultant Karen Manntele spoke.

**9:54 a.m. Opened Public Comment**

The following people spoke: Carole Ginesi and Milton Contreas.  
No one else present wished to speak and the public comment was closed.

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Price that the Planning Commission found that potential impacts associated with this project can be mitigated to less than significant through the implantation of the Mitigated Negative Declaration (IS 20-23), submitted by Green Lake Exotics (Nicholas Rosales), for the property located at 19658 East Road, Lower Lake (APN: 012-049-19), will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 20-23), with the findings listed in the staff report dated February 22, 2024.

**MITIGATED NEGATIVE DECLARATION 4 AYES 0 NOES 1 Absent (Comm. Hess)**

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Field that the Planning Commission found that the Major Use Permit (UP 20-20), applied for by Green Lake Exotics (Nicholas Rosales), on property located at 19658 East Road, Lower Lake (APN: 012-049-19), meets 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 February 22, 2024.

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

**DEPARTMENT UPDATE**

Community Development Director Mireya Turner updated the Commission on upcoming meetings for the General Plan Update and Area Plan Update meetings.

**10:07 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**