

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 27, 2024

Commission Members

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

Staff Members

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

9:00 a.m. CALL TO ORDER

Pledge of Allegiance was led by Christina Price.

VERIFICATION OF LEGAL NOTICE(S)

The clerk reported items were properly noticed.

CONSENT AGENDA

Action on minutes from June 13, 2024, Planning Commission Meeting.

Chair Price noted a change in the date for the action on the minutes from March 14, 2024 to June 13, 2024.

Comm. Hess moved, 2nd by Comm. Chavez to approve the minutes as amended. Comm. Hess, Everado, Brown & Price were all in favor.

PUBLIC INPUT

Director Turner announced that Associate Planner Eric Porter is retiring and presented a Certificate of Appreciation for his years of service.

The following people acknowledged Eric Porters' years of service and provided public comment: Karen Mantelle, Rick Tooker, Mary Claybon, Michelle Irace, Trish Turner, Donna Mackiewicz, John Hess, Everado Chavez, Batsulwin Brown and Christina Price.

6a 9:16 a.m. PUBLIC HEARING – (Continued from May 23, 2024) - Consideration of a proposed Major Use Permit (UP 21-28), and Mitigated Negative Declaration (IS 21-29), for commercial cannabis cultivation including 29,500-sf mixed light cannabis canopy within fifteen greenhouses, and Type 13 Cannabis Distributor Transport Only, Self-Distribution license for cannabis transportation; Applicant: Green Handle Farms, LLC/Garth Markson; Location 3050 Big Valley Road, Kelseyville, APNs 008-037-01 & 008-035-14.

Associate Planner Mary Claybon presented the staff report.

Commissioners Brown, Hess and Chavez commented on the project application.

9:34 a.m. Opened Public Hearing

The following people spoke: Peter Windrem, Garth Markson, Matthew Schlegel, Karen Mantelle, Toni Brown and Susan Lozano.

9:55 a.m. Closed Public Hearing

Principal Planner Michelle Irace suggested the following language be included to the conditions under B AESTHETICS: All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a Blackout Film/Materials Plan to the community Development Department for review and approval prior to issuance of any permits. All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line (Mitigation Measure AES-2).

Comm. Chavez moved, 2nd by Comm. Hess that the Planning Commission adopted Mitigated Negative Declaration (IS 21-29) for Green Handle Farms on property located at 3050 Big Valley Road, Kelseyville (APNs: 008-037-01 and 008-035-14) with the findings listed in the staff report dated June 27, 2024, and as amended today.

MITIGATED NEGATIVE DECLARATION (IS 21-29) 4 AYES 0 NOES 1 VACANT

Comm. Chavez moved, 2nd by Comm. Hess that that the Planning Commission approved Major Use Permit (UP 21-28) for Green Handle Farms on property located at 3050 Big Valley Road, Kelseyville (APNs: 008-037-01 and 008-035- 14) with the findings listed in the Staff Report dated June 27, 2024, and as amended today.

MAJOR USE PERMIT (UP 21-28) 4 AYES 0 NOES 1 VACANT

6b 10:08 a.m. PUBLIC HEARING – Consideration of a proposed Subdivision Map Extension (SDX 24-01), to extend the Valley Oaks Subdivision Map (SD 06-01); Applicant Rick Tooker; Location 18196 & 18426 South State Highway 29 and 18765 Hartmann Road, Middletown; APNs 014-260-24, 36 & 51.

Assistant Planner Max Stockton presented the staff report.

10:13 a.m. Opened Public Hearing

The following people spoke: Rick Tooker

10:17- a.m. Closed Public Hearing

10:19 a.m. Break to review language for the motion and confirm the project requires approval by the Board of Supervisors.

10:25 a.m. Back to Order

Comm. Hess moved, 2nd by Comm. Chavez that the Planning Commission recommended that the Board of Supervisors approve a third and final extension of Subdivision (SD 06-01) for a period of two-years, with the findings listed in the Staff Report dated June 27, 2024.

TIME EXTENSION 4 AYES 0 NOES 1 VACANT

6c 10:27 a.m. PUBLIC HEARING – Consideration of a proposed Major Use Permit (UP 20-31), and Mitigated Negative Declaration (IS 20-38), for A-Type 3 “Medium Outdoor” commercial cannabis cultivation including 43,472-sf outdoor cannabis canopy and Type 13 Cannabis Distributor Transport Only, Self-distribution License for cannabis transportation; Applicant: Alexander Rashed; Location: 11540 Bachelor Valley Road, Upper Lake, APN 002-024-22.

Associate Planner Mary Claybon presented the staff report.

10:40 a.m. Opened Public Hearing

The following people spoke: Alexander Rashed and Donna Mackiewicz.

10:43 a.m. Closed Public Hearing

Comm. Chavez moved, 2nd by Comm. Brown that the Planning Commission found potential impacts associated with this project can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 20-38) submitted by Flying O, LLC (Alexander Rashed) for the property located at 11540 Bachelor Valley Road, Upper Lake (APN: 002-024-22) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (IS 20-38) with the findings listed in the staff report dated June 27, 2024.

MITIGATED NEGATIVE DECLARATION (IS 20-38) 4 AYES 0 NOES 1 VACANT

Comm. Chavez moved, 2nd by Comm. Brown that the Planning Commission found the Major Use Permit (UP 20-31) applied for by Flying O, LLC (Alexander Rashed) on property located at 11540 Bachelor Valley Road, Upper Lake (APN: 002-024-22) 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 June 27, 2024.

MAJOR USE PERMIT (UP 20-31) 4 AYES 0 NOES 1 VACANT

NON-TIMED ITEMS – None

DEPARTMENT UPDATE

Director Turner provided updates related to the approved Fiscal Year 2024-2025 budget for the Community Development Department, new Code Enforcement programs, Department staffing, as well as the 2050 General Plan Update and Local Area Plan Advisory Committees.

She announced that the July 11, 2024, meeting will be adjourned.

10:53 a.m. ADJOURNED

Respectfully submitted,

Christina Price, Chair
Lake County Planning Commission

Danae LoDolce
Planning Commission Assistant