

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, AUGUST 25, 2022
9:00 AM
AGENDA - Final**

Commissioner John Hess
Commissioner Everardo Chavez Perez
Commissioner Batsulwin Brown
Commissioner Christina Price
Commissioner Maile Field

Mireya Turner, Interim Community
Development Director
Nicole Johnson, Deputy County Counsel
Jim Feenan, Office Assistant III

GENERAL INFORMATION

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting.

Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission, and is not already on today's agenda or scheduled for a future public hearing. Total time allotted for Citizen's Input shall be fifteen minutes. Speakers are requested to complete a simple form (giving name, address and subject) available in the Community Development Department office, prior to 9:00 a.m.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, California

Request for Disability-Related Modification or Accommodation: A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meetings should be made in writing to the Planning Commission Assistant at least 48 hours prior to the meeting.

AGENDA AVAILABLE ONLINE AT www.co.lake.ca.us

Due to the COVID-19 crisis, meetings of the Lake County Planning Commission will be available for participation virtually via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8) , and online, at :

Please click this URL to join:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. [https://lakecounty.zoom.us/j/95414041238?](https://lakecounty.zoom.us/j/95414041238?pwd=K0VHZHFxNSt5UWd3b21FSkl6VEMrdz09)

Passcode: 573447

Or One tap mobile:

+16694449171,,95414041238#,,,,*573447# US

+16699006833,,95414041238#,,,,*573447# US (San Jose)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 6833 or +1 346 248 7799 or +1 719 359 4580 or +1 253 215 8782 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325

Webinar ID: 954 1404 1238

Passcode: 573447

International numbers available: <https://lakecounty.zoom.us/u/abtnJowiQe>

Or an H.323/SIP room system:

H.323: 162.255.37.11 (US West) or 162.255.36.11 (US East)

Webinar ID: 954 1404 1238

Passcode: 573447

SIP: 95414041238@zoomcrc.com

Passcode: 573447

To submit a written comment on any agenda item please visit:

<https://countyoflake.legistar.com/Calendar.aspx>

and click on the eComment feature linked to the meeting date.

Thank you for your interest in this meeting.

1. 9:00 AM - Call To Order

2. Pledge of Allegiance

3. Verification of Legal Notice

Clerk deems all timed items on the agenda as properly noticed

4. Approval of the Consent Agenda

- 4a. Approve Continuation of Resolution Authorizing Teleconferenced Meetings during a State of Emergency Continue to Exist

Memo: [22-887](#)

- 4b. Approval of Minutes from the August 11, 2022 Planning Commission Meetings..

Memo: [22-888](#)

5. Citizen Input

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6. Timed Items - Public Hearings

- 6a. 9:05 a.m. – (Continued from July 15, 2022). PUBLIC HEARING -Consideration of proposed twenty-year extension for a mine (UPX 19-04) for Use Permit (UPM 10-01) and Categorical Exemption (CE 19-98); Applicant: CLEARLAKE REDI-MIX ; Project location: 12572 White Rock Canyon Road; Upper Lake (APN: 022-009-06)

Memo: [22-889](#)

Attachments: [Vicinity Map](#)

[2010 COAs](#)

[COAs](#)

[Site Plan](#)

[Clearlake Redi-Mix \(Staff Report\)](#)

- 6b.** 9:10 a.m. – (Continued from July 15, 2022) PUBLIC HEARING - Consideration of proposed one-year subdivision extension (SDX 22-01)for Valley Oaks subdivision; and consider its inclusion under the original FEIR and Addendum; Applicant: VALLEY OAKS PARTNERS, LLC / KEITH GAPUSAN; located at 18196 and 18426 S. State Highway 29, Middletown (APNs 014-260-51, 36 & 24)

Memo: [22-890](#)

Attachments: [Vicinity Map](#)
[Original COAs](#)
[Extension COAs](#)
[Original Tentative Map](#)
[FEIR Placeholder](#)
[FEIR Addendum](#)
[Agency Comments](#)
[Valley Oaks - SDX 22-01 Staff Report\)](#)

- 6c.** 9:15 a.m. – (Continued from July 15, 2022) - PUBLIC HEARING - Consideration of proposed Parcel Map (PM 21-31), to create three commercially-zoned lots, and an inclusion under the original FEIR and Addendum; Applicant: VALLEY OAKS PARTNERS, LLC /KEITH GAPUSAN; located at 18196 and 18426 S. State Highway 29, Middletown (APNs 014-260-51, 36 & 24)

Memo: [22-891](#)

Attachments: [Agency Comments](#)
[Vicinity Map](#)
[COAs](#)
[Parcel Map](#)
[Subdivision Maps](#)
[FEIR Placeholder](#)
[FEIR Addendum](#)
[Emergency Access Easement](#)
[Emergency Access Map](#)
[Valley Oaks \(PM 21-31\) Staff Report](#)

- 6d.** 9:20 a.m. - (Continued from August 11, 2022) - – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 22-20) for a 170' tall lattice cell tower with a 20' tall whip antenna mounted on top, and support equipment within a 100' x 100' enclosed lease area and Mitigated Negative Declaration based on Initial Study (IS 22-21); Applicant: COMSITES WEST; Project location: 20226 E. Highway 20, Clearlake Oaks (APNs: 010-009-39, 40 & 42)

Memo: [22-892](#)

Attachments: [Vicinity Map](#)
[Site Plans Elevations](#)
[Overlay Zoning District Map](#)
[Letters of Support - Emergency Service](#)
[IS](#)
[Attachment 6A - Agency 2018](#)
[Attachment 6B Agency 2022](#)
[Attachment 7 - F&W Notice](#)
[Attachment 8 - National Policy Act Checklist Evaluation](#)
[Attachment 9 COAs](#)
[Attachment 10 five mile radius map](#)
[Cache Ck Tower \(UP 22-20\) \(Staff Report\)](#)

- 6e.** 9:25 a.m. – PUBLIC HEARING - Consideration of proposed Use Permit Extension (UPX 22-02) for a five year extension for an existing billboard; Categorical Exemption (CE 19-98); Applicant: LAMONICA OUTDOOR ADERTISING; Project location: 131 Soda Bay Road, Lakeport (APN 008-019-69)

Memo: [22-893](#)

Attachments: [Vicinity Map](#)
[Site Map](#)
[Attachment 3a 2001 COAs](#)
[Attachment 3b 2016 COAs](#)
[Attachment 4 Extension COAs](#)
[Attachment 5 Photo of Sign](#)
[Attachment 6 Agency Comment](#)
[LaMonica \(UPX 22-02\) Staff Report](#)

6f. 9:30 a.m. – PUBLIC HEARING - Consideration of proposed Use Permit (UP 22-06) for four (4) 197-foot tall temporary meteorological towers intended to measure wind speed; and Categorical Exemption (CE 22-12); Applicant: MORGAN VALLEY WIND TOWER LLC; Project location: 25650 Morgan Valley Road, Lower Lake (APNs: 012-014-02 & 08)

Memo: [22-894](#)

Attachments: [Vicinity Map](#)
[Site Map Elevations](#)
[Agency Comments](#)
[COAs](#)
[MET Tower \(UP 22-06\) \(Staff Report\)](#)

6g. 9:35 a.m. – PUBLIC HEARING - Consideration of proposed Use Permit (UP 18-34) to allow a 12-acre corn maze and 3.8-acre pumpkin patch seasonal event; Applicant: MICHAEL AND TANYA HAT; Project location: 4405 & 4410 Thomas Drive, Kelseyville (APNs 008-033-36 & 008-035-58)

Memo: [22-895](#)

Attachments: [Vicinity Map](#)
[Site Plan](#)
[Agency Comments](#)
[COAs](#)
[Hat Maze \(UP 18-34\) \(Staff Report\)](#)

7. Department Update

8. Adjournment