

**COUNTY OF LAKE
BOARD OF SUPERVISORS**



**TUESDAY, JULY 21, 2020
9:00 AM
AGENDA**

Mokey Simon, District 1
Bruno Sabatier, District 2
Eddie Crandell, District 3
Tina Scott, District 4
Rob Brown, District 5

Carol J. Huchingson,
County Administrative Officer
Anita L. Grant, County Counsel
Johanna Peelen, Asst. Clerk of the Board

GENERAL INFORMATION

The Board of Supervisors meets the first four Tuesdays 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 Board of Supervisors meeting should be made in writing to the Clerk of the Board at least 48 hours prior to the meeting.

This agenda is divided into four sections:

CONSENT ITEMS - These items are expected to be routine and non-controversial. They will be acted upon by the Board at one time without discussion. Any Board member may request that any item be removed from the Consent Agenda for later discussion.

TIMED ITEMS - These items are noticed hearings, work sessions and items with a previously set time.

NON-TIMED ITEMS - These items include significant policy and administrative actions and are listed alphabetically by department. These non-timed items may be taken up at any unspecified time during the meeting.

CLOSED SESSION - Pursuant to applicable Government Codes, the Board may consider certain matters in Closed Session. The Board will reconvene into Open Session to take any action on a Closed Session item.

The Lake County Board of Supervisors meets concurrently as the Board of Directors of Lake County Air Quality Management District, Board of Directors of Lake County Watershed Protection District, Board of Directors of Kelseyville County Waterworks District #3, Board of Directors of Lake County Sanitation District, Lake County Housing Commission, Lake County Board of Equalization and Board of Directors of Lake County In-Home Supportive Services Public Authority.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Board of Supervisors Office, First Floor, Room 109, 255 North Forbes Street, Lakeport, California.

Any person may speak for three (3) minutes on any agenda item; however, total public input per item is not to exceed 15 minutes, unless extended at the discretion of the Board. This rule does not apply to public hearings.

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

Due to the COVID-19 crisis, meetings of the Lake County Board of Supervisors will be available for participation virtually via Zoom and in the Board Chambers subject to social distancing requirements. Live video of all Board of Supervisors meetings are broadcast on Lake County PEG TV (TV8), and online, at: <https://countyoflake.legistar.com/Calendar.aspx>

To participate in real time, please join the Zoom Meeting, by clicking the link below at 9am:
<https://lakecounty.zoom.us/j/95428747464?pwd=OEZMQzU5Y05XZDZnQnZMQWtCUjZydz09>

Meeting ID: 954 2874 7464

Password: 431002

One tap mobile

+16699006833,,95428747464#,,,,0#,,431002# US (San Jose)

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. Call to Order

2. Moment of Silence

3. Pledge of Allegiance

4. Consideration of Extra Items Not Appearing on the Posted Agenda

5. Approval of the Consent Agenda

- 5.1 Approve (a) Ratification of County Administrative Officer's action to send letters to tenants of the Harbor Village Artist Cottages to offer relief of rent during the COVID-19 Health Emergency; (b) Ratification of County Administrative Officer's action to send a letter to the tenant of the Courthouse Coffee Kiosk to offer relief of rent during the COVID-19 Health Emergency; and (c) Authorization for County Administrative Officer to evaluate future needs of tenants on a continuing basis to offer rent relief when necessary

Sponsors: Administrative Office

Memo: [20-660](#)

- 5.2 Approve Agreement Between County of Lake and Cobb Area County Water District for Community Development Block Grant (CDBG) Project Fund Utilization under Agreement 18-CDBG-12872 between the County of Lake and Department of Housing and Community Development

Sponsors: Administrative Office

Memo: [20-682](#)

Attachments: [Subrecipient Agreement Accep - signed](#)
[CDBG Subrecipient Exhibit C \(003\)](#)

- 5.3** Adopt Resolution Approving County of Lake Health Services Department to submit a Renewal Application and Certification Statement for the Maternal, Child and Adolescent Health (MCAH) Grant with the State of California, Department of Public Health for Fiscal Year 2020 t h r o u g h 2021, in the amount of \$298,367.23 and Authorizing the Board Chair to sign said Certification, and Health Services Director to sign application.

Sponsors: Health Services

Memo: [20-677](#)

Attachments: [MCAH Certification Statement.pdf](#)
[MCAH Resolution FY20.21 \(2\).doc.pdf](#)
[202017 SOW.DOCX_MCAH_FY_20.21.pdf](#)

- 5.4** (a) Waive the formal bidding process, per Ordinance #2406, Purchasing Code 38.2, as it is not in the public interest due to the unique nature of goods or services; and (b) Approve Agreement between the County of Lake and A&P Helicopters for Fiscal Year 2020/21 in the amount of \$100,000 and authorize the Chair to sign

Sponsors: Sheriff

Memo: [20-648](#)

Attachments: [a&p 20200706110323](#)

- 5.5** Approve (a) Purchase of vehicle equipment from Precision Wireless in the amount of \$67,148.97 and installation costs in the amount of \$30,024.33 from the Sheriff/Pursuit Replacement Budget Unit 2217, Object Code 28.30; and (b) Authorize the Sheriff/Coroner or his designee to issue purchase orders for said purchases

Sponsors: Sheriff

Memo: [20-645](#)

Attachments: [lehr 20200706131006](#)
[precision 20200706130821](#)

- 5.6** Approve Contract Between County of Lake and North Coast Opportunities, Inc. for the Housing and Disability Advocacy Program, in the Amount of \$167,162 from April 1, 2020 to June 30, 2021, and Authorize the Chair to Sign.

Sponsors: Social Services

Memo: [20-657](#)

Attachments: [HDAP-Contract-20-21.pdf](#)

- 5.7** Approve Fourth Amendment to the Lease Agreement Between County of Lake and Ewing and Associates for the Child Welfare Services Parking Lot located on South Forbes Street in Lakeport, for the Amount of \$4,800 from July 1, 2020 to June 30, 2021, and Authorize the Chair to Sign.

Sponsors: Social Services

Memo: [20-658](#)

Attachments: [Ewing-Fourth Amendment-20-21.pdf](#)

- 5.8** Approve the Distribution of Excess Proceeds in the amount of \$365,125.41 from Tax Defaulted Land Sale #155 held on June 9, 2017 (Group 2) (per R&T §4675).

Sponsors: Treasurer-Tax Collector

Memo: [20-692](#)

Attachments: [TDLS Excess Proceeds-Group 2](#)

6. Timed Items

- 6.1** 9:01 A.M. - PUBLIC INPUT

Sponsors: BOARD OF SUPERVISORS

Memo: [20-673](#)

- 6.2** 9:02 A.M. - Consideration of Update on COVID-19

Sponsors: Health Services

Memo: [20-674](#)

- 6.3** 9:30 A.M. - PUBLIC HEARING - (Sitting concurrently as Clearlake Keys CSA#1, #2,#6,#7,#13, #16, #18, #20, #21, #22- Board of Supervisors, Kelseyville County Waterworks District #3 and Lake County Sanitation District - Board of Directors) -Consideration of (a) Resolution Confirming Collections of Annual Lighting Fees; (b) Resolution Confirming Collections of Delinquent Water Fees; (c) Resolution Confirming Collections of Delinquent Water and Sewer Fees; and (d) Resolution of Delinquent Sewer Fees for Lake County Sanitation District.

Sponsors: Special Districts

Memo: [20-652](#)

Attachments: [RES_lighting_with_protests.doc](#)
[Resolution_water.doc](#)
[Resolution_sewer_with_protest_\(1\).doc](#)
[Resolution_KV.DOC](#)

- 6.4** 10:00 A.M. - PUBLIC HEARING - Consideration of Resolution Declaring Certain Real Property Owned By the County of Lake as Surplus and Authorizing the Sale and Disposition of Portions of Said Property for the Benefit of the Public, and (b) Authorize the County Administrative Officer to Execute the Vacant Land Purchase Agreement with the Lake Transit Authority for a Sale Price of \$200,000 and to Carry Out All Necessary Actions to Complete the Sale

Sponsors: Administrative Office

Memo: [20-670](#)

Attachments: [Transit Hub Resolution](#)
[LTA Benefits \(002\)](#)
[Transit Hub Vacant Land Purchase Agreement](#)

6.5 10:30 A.M. - PUBLIC HEARING - Continued from July, 7 2020 - Consider and Approve Guenoc Valley Mixed Use Planned Development Project (AM 18-04; DA 18-01, GPAP 18-01; RZ 18-01 & RZ 20-01; GPD 18-01; SD 18-01, SD 20-01, UP 18-49 and UP 20-02)

Sponsors: Community Development

Memo: [20-676](#)

Attachments: [Exhibit 2 Attachment B TDM Plan](#)
[Exhibit E Exhibit A GVD General Plan & Proposed Zoning Designations](#)
[Exhibit B 061820 PC Staff Report](#)
[Exhibit 1 Guenoc Ownership 05212020 PC 061820](#)
[Exhibit 1a Ownership Data PC 061820](#)
[Exhibit 2 Vicinity Map & EIR Exhibits Package PC 061820](#)
[Exhibit 3 Existing & Proposed Land Use Maps PC 061820](#)
[Exhibit 4 GVD General Plan Amendment Map Revised PC 061820](#)
[Exhibit 5 GVD RE-ZONE Map 060220 PC 061820](#)
[Exhibit 6 GVD Zoning Ordinance 200810 PC 061820](#)
[Exhibit 7 General Plan Vision Book 200602 PC 061820](#)
[Exhibit 8 Specific Plan of Development PC 061820](#)
[Exhibit 9 GVD Design Guidelines 061020 PC 061820](#)
[Exhibit 10A Tentative Map Subdivision BR PC 061820](#)
[Exhibit 10B Tentative Map Subdivision DG PC 061820](#)
[Exhibit 10C Tentative Map Subdivision EQ PC 061820](#)
[Exhibit 10D Tentative Map Subdivision MF PC 061820](#)
[Exhibit 10E Tentative Map Subdivision TF PC 061820](#)
[Exhibit 11 Santa Clara Tentative Map 200109 PC 061820](#)
[Exhibit 12 Santa Clara Concept Design 190821 PC 061820](#)
[Exhibit 13a Draft EIR PC 061820](#)
[Exhibit 13b Draft EIR Appendices I e PC 061820](#)
[Exhibit 13c Draft EIR Appendices II PC 061820](#)
[Exhibit 13d Draft EIR Appendices III m PC 061820](#)
[Exhibit 13e Draft EIR Appendices IV e PC 061820](#)
[Exhibit 13f Draft EIR Appendices V PC 061820](#)
[Exhibit 14a Final EIR Volume I Response to Comments PC 061820](#)
[Exhibit 14b Final EIR Volume II Revised EIR PC 061820](#)
[Exhibit 14c Final EIR Volume III Appendices PC 061820](#)
[Exhibit 15 Conditions of Approval PC 061820](#)
[Exhibit 16 Findings and Statement of Overrides Replacement PC 061820](#)
[Exhibit 17 Draft Development Agreement PC 061820](#)
[Exhibit C Staff Report Addendum PC 062220](#)
[Exhibit C Exhibit 1 Findings and Facts Guenoc PC 062220](#)
[Exhibit C Exhibit 2 Errata to the Draft EIR PC 062220](#)
[Exhibit Da 6-18-2020 PC SPECIAL MINUTES](#)
[Exhibit Db 6-25-2020 PC MINUTES](#)
[Exhibit F Draft Resolution GPAP Guenoc Valley Mixed Use Commercial Projec](#)
[Exhibit F Exhibit Aa List of Parcels](#)

[Exhibit F Exhibit Ab GVD General Plan Amendment Map Revised](#)
[Exhibit F Exhibit B Findings and Statement of Overrides Replacement](#)
[Exhibit G Exhibit A List of GVD Parcels& Map](#)
[Exhibit G Draft Ordinance Establishing GVD Development Stds uncodified](#)
[Exhibit H Draft Ordinance for GVD Zoning Map Rezone](#)
[Exhibit H Exhibit A GVD Rezone Map](#)
[Exhibit I Draft Resoltuion for Guenoc General & Specific Plan of Development I](#)
[Exhibit I Exhibit A Specific Plan of Development](#)
[Exhibit I Exhibit B GVD Zoning Ordinance 200810](#)
[Exhibit I Exhibit C GVD Design Guidelines](#)
[Exhibit J Draft Resolution for Guenoc Valley Tentaive Subdivion Maps for Phas](#)
[Exhibit J Exhibit Aa Tentative Map Subdivision Bohan Ridge](#)
[Exhibit J Exhibit Ab Tentative Map Subdivision Denniston Golf Estates](#)
[Exhibit J Exhibit Ac Tentative Map Subdivision Equestrian](#)
[Exhibit J Exhibit Ad Tentative Map Subdivision Maha Farms](#)
[Exhibit J Exhibit Ae Tentative Map Subdivision Trout Flat](#)
[Exhibit K Draft Ordinance Santa Clara Site Rezone](#)
[Exhibit K Exhibit A Santa Clara ReZone Map](#)
[Exhibit L Draft Resolution for Santa Clara Major Use Permit](#)
[Exhibit M Draft Resolution for Santa Clara Tentative Map](#)
[Exhibit M Exhibit A Santa Clara Tentative Map](#)
[Exhibit N Draft Conditions of Approval](#)
[Exhibit O Draft Resolution Guenoc Development Agreement](#)
[Exhibit O Exhibit A Final Development Agreement Draft 07.01.20](#)
[Exhibit O Exhibit B Specific Plan of Development](#)
[Exhibit P General Plan Amendment Policy LU 6.12](#)
[Exhibit Qa Draft EIR](#)
[Exhibit Qb Draft EIR Appendices I e](#)
[Exhibit Qc Draft EIR Appendices II](#)
[Exhibit Qd Draft EIR Appendices III m](#)
[Exhibit Qe Draft EIR Appendices IV e](#)
[Exhibit Qf Draft EIR Appendices V](#)
[Exhibit Ra Final EIR Volume I Response to Comments](#)
[Exhibit Rb Final EIR Volume II Revised EIR](#)
[Exhibit Rc Final EIR Volume III Appendices](#)
[Exhibit S Draft Resolution FEIR, CEQA Find SOC MMRP](#)
[Exhibit S Exhibit A Mitigation Monitoring & Reporting Program](#)
[Exhibit S Exhibit B Findings and Statement of Overrides Replacement](#)
[6.3 - comments on Guenoc Center for Biological Diversity 7.7.20](#)

[6.3 - Guenoc Center for Biological Diversity 7.7.20](#)
[6.3 - Guenoc Howell Karabel 7.7.20](#)
[6.3 - Guenoc Sierra Club 7.7.20](#)
[6.3 - Guenoc DOJ 7.7.20](#)
[6.3 - Guenoc Janina and Michael Hoskins 7.7.20](#)
[6.3 - Guenoc Ross Middlemiss 07.07.20](#)
[6.3 - Guenoc MAHA article Middlemiss 07.07.20](#)
[CDDguenoc Guenoc BOS Supplemental Staff Report](#)
[Guenoc Staff Report Addendum 071520](#)
[Exhibit 1 1-Responses to FEIR Comments 200716 Replacement](#)
[Exhibit 1 Attachment A Bracketed Comment Letters](#)
[Exhibit 1 Attachment B Exhibits from Applicant Replacement](#)
[Exhibit 2 1-Errata to Final EIR, dated July 15, 2020](#)
[Exhibit 2 Attachment A MMRP July 2020 Replacement](#)
[Exhibit 3 Findings and Facts](#)
[MAHA Response Letter to county 07 17-2020](#)
[MAHA Exhibit Package Part 1](#)
[MAHA Exhibit Package Part 2](#)
[MAHA Exhibit Package Part 3](#)
[MAHA Exhibit Package Part 4](#)
[MAHA Exhibit Package Part 5](#)
[AES Responses to CWF FEIR Comment 072020](#)
[7-21-2020 Public Comment](#)
[6.5 DOJ July 20 Letter to Lake County re Guenoc Valley Project FEIR 7.21.20](#)
[6.5 Letter from Denise Louie 7.21.20](#)
[6.5 GuenocValley CNPScomments 20July2020 7.21.20](#)
[6.5 HowellKarabel&TerryHoberg 7.21.20](#)
[6.5 2020-07-20 CBD Guenoc Valley EIR Supplemental Comments \(with exhibit](#)

7. Non-Timed Items

7.1 Supervisors' weekly calendar, travel and reports

7.2 Discussion and Consideration of Microenterprise Home Kitchen Operations

Sponsors: Sabatier and Crandell

Memo: [20-689](#)

Attachments: [Bill Text - AB-626 California Retail Food Code microenterprise home kitchen o 949-1](#)

7.3 Consideration of Updates to Return to Work Protocol

Sponsors: Administrative Office

Memo: [20-696](#)

Attachments: [COVID 19 Return to Work Protocol 072120 amendment](#)

7.4 Consideration of Letter of Opposition to SB 474 (Stern)

Sponsors: Administrative Office

Memo: [20-679](#)

Attachments: [SB474 Copy](#)
[SB474 Opposition Letter](#)

8. Closed Session

9. Adjournment