

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, MAY 26, 2022
9:00 AM
AGENDA - Final**

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

Mary Darby, CDD 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 :

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

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[pwd=czJWQm9NeEQxVlhReW9COC91RzhpZz09](https://lakecounty.zoom.us/j/93782274389?pwd=czJWQm9NeEQxVlhReW9COC91RzhpZz09)

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SIP: 93782274389@zoomcrc.com

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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.

9:00 AM - Call To Order

Pledge of Allegiance

Consideration of the adoption of Assembly Bill 361 Findings Authorizing Teleconference Meetings during a State of Emergency.

Memo: [22-511](#)

Approval of Minutes from the May 12, 2022 Planning Commission Meeting.

Memo: [22-510](#)

Attachments: [May 12, 2022 Minutes \(DRAFT\)](#)

CITIZENS INPUT

1. 9:05 a.m. - Public Hearing on Consideration of Major Use Permit Extension (UPX 22 90-1), for a Billboard originally approved through MAJOR USE PERMIT (UP 93-31), and consider Categorical Exemption (CE 22-28), per CEQA* section 15301. The applicant, TRUDY LAMONICA (LAMONICA SIGNS), is proposing a five year extension for an existing billboard. The project is evaluated for being in accordance with Lake County General Plan, the Lakeport Area Plan, and the Lake County Zoning Ordinance Article 45, Part 45.22, Signs and Billboards; Article 20, C3 Service Commercial Zone; Article 60, Expiration, Revocation, or Modification of Permits and Reapplication, Part 60.1(b) and (c); 51.4, Major Use Permits – Required Findings for Approval. The project is located at 2595 S. Main Street, Lakeport, CA; and further described as APN: 005-053-20.

Memo: [22-512](#)

Attachments: [Attachment 1 vicinity map](#)
[Attachment 2 aerial photo](#)
[Attachment 3 COAs UP 11-03](#)
[Attachment 4 new COAs](#)
[Attachment 5 photo](#)
[Attachment 6 Staff Report](#)

2. 9:10 a.m. Public Hearing on Consideration of Major Use Permit UP 22-09 and that a determination has been made that this project required a Mitigated Negative Declaration to consider the adoption of an Initial Study IS 22-11. The applicant, NEW CINGULAR WIRELESS PCS, DBA AT&T MOBILITY – to consider to allow a 150' tall lattice cell tower and support equipment within a 40' x 45' enclosed lease area. The proposed project is located at 16200 E. Highway 20, Clearlake Oaks, CA; APN: 010-020-29, and further described as APN: 010-020-29.

Memo: [22-513](#)

Attachments: [Attachment 1 Vicinity Map](#)
[Attachment 2 site, access, grading plans](#)
[Attachment 3 agency comments](#)
[Attachment 4 COAs](#)
[Attachment 5 IS](#)
[Attachment 6 photo sims](#)
[Attachment 7 EMT ltr of support](#)
[Attachment 8 Staff Report](#)
[Public Comment \(Thorburn\)](#)
[Public Comment \(Thorburn\) #2](#)

3. 9:15 a.m. Public Hearing on Consideration of Major Use Permit (UP 22-13) and to consider Categorical Exemption (CE 22-22), per CEQA section 15303(c). The applicant, RIPE CHOICE FARM (MARK & TAMMY LIPPS) is proposing convert a portion of his 5+ acre lot to accommodate special events. The property contains a 116 year-old farmhouse, and a 100 year old barn that has been recently remodeled. The buildings are not on a historic registry. The application material submitted states that there will be between 1 and 2 events per month for up to 8 months per year; that the site can accommodate up to 75 cars and the events could have up to 100 people attending. The application states that there may be amplified music inside the barn for some events, and that the farmhouse, which contains a commercial kitchen, can supply food for the events (cater the events). The project is evaluated for being in accordance with Lake County General Plan, the Lakeport Area Plan, and the Lake County Zoning Ordinance Article 5, Agriculture Zoning District; Article 51.4, Major Use Permits – Required Findings for Approval, Article 41, Performance Standards, Lighting, and Article 46, Parking The project is located at The project is located at 1550 Soda Bay Road, Lakeport, CA; and further described as APN: 008-010-46.

Memo: [22-514](#)

Attachments: [Attachment 1 vicinity map](#)
[Attachment 2 site plan](#)
[Attachment 3 agency comments](#)
[Attachment 4 COAs](#)
[Attachment 5 photos](#)
[Attachment 6 Public Comments](#)
[Attachment 7 zoning permit ZP 22-12](#)
[Attachment 8 Staff Report Ripe Choice](#)
[Public Comment \(Pauly\)](#)
[Public Comment \(Vejar\)](#)
[Public Comment \(Foster\)](#)
[Public Comment \(Hopkins\)](#)
[Public Comment \(DeLeon & Burch\)](#)
[Public Comment \(DeLeon & Burch\) #2](#)
[Public Comment Castelero](#)
[Public Comment \(Gallagher\)](#)
[Public Comment \(Butcher\)](#)

4. 9:20 a.m. Public Hearing on Consideration of Major Use Permit UP 19-19 and adoption of an Initial Study (IS 20-15) to satisfy the California Environmental Quality Act (CEQA) requirements related to potential environmental impacts. The applicant, MOMBACHO MOUNTAIN ORGANICS, LLC (DAN WESTPHAL & KATHY MCGUIRE) to allow a major use permit for One (1) A-Type 3: "Outdoor" license: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size per license on one premise; and a Type 13 "Distributor Transport Only, Self-Transport Distribution" license: The transport of cannabis goods between entities licensed pursuant to California Code. The project is located at 9205 Mombacho Road, Kelseyville, CA and 9261 Wildcat Road, Kelseyville, CA; further described as Assessor Parcel Numbers: 011-044-17 and 011-044-18.

Memo: [22-515](#)

Attachments: [Attachment 1 Vicinity Map UP 19-19](#)
[Attachment 2 Property Management Plan](#)
[Attachment 3 Site Plans](#)
[Attachment 4 UP 19-19 - Conditions of Approval](#)
[Attachment 5 IS UP 19-19](#)
[Attachment 6 UP 19-19 MMRP](#)
[Attachment 7 Hydrology Report & DMP](#)
[Attachment 8 Agency & Tribal Comments](#)
[Attachment 9 Public Comment Received](#)
[Attachment 10 Staff Report](#)
[PublicComment \(Moss\)](#)
[Public Comment Lake County Environmental Health Wildcat Road](#)

5. 9:25 a.m. Public Hearing on Consideration of General Plan of Conformity (GPC 22-05) to satisfy for a property zoned "O-SC-FF-WW", Open Space – Scenic Combining – Floodway Fringe – Waterway. The Government Code Section 65402(b) requires that prior to the disposal of land, the County report the location, purpose, and extent of any proposed sale of county property to determine the conformity with the adopted General Plan. The purpose of the conformity would be to allow the accommodation of a homeless shelter. The project at 1111 Whalen Way, Lakeport, CA; further described as Assessor Parcel Number: 004-029-41.

Memo: [22-516](#)

Attachments: [Vicinity Map \(Attachment #1\)](#)
[JUVENILE HALL Sheet \(Attachment #2\)](#)
[Elijah House Project Description\(Attachment #3\)](#)
[Staff Report \(Attachment #4\)](#)

6. 9:30 a.m. - (Continued from May 12, 2022) - Public Hearing on Consideration of Major Use Permit (UP 19-44) and a Mitigated Negative Declaration (IS 19-63). The applicant, Auto Canna, LLC (Auto Canna) is proposing Four (4) A-Type 3: "Outdoor" license: Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size per license on one premise; and a Type 13 "Distributor Transport Only, Self-Transport Distribution" license: The transport of cannabis goods between entities licensed pursuant to California Code. The project is located at 21258 Morgan Valley Road, Lower Lake, CA; Assessor Parcel Numbers: 012-069-57.

Memo: [22-517](#)

Attachments: [Attachment 1 Vicinity Map](#)
[Attachment 2 Property Management Plan Updated Feb 2022](#)
[Attachment 3 Site & Grading Plans Updated May 2021](#)
[Attachment 4 COA UP 19-44 Updated PC 05262022](#)
[Attachment 5 Initial Study MND with MMRP](#)
[Attachment 6 Hydrology Report DMP](#)
[Attachment 7 Biological Assessment Report](#)
[Attachment 8 Oak Habitat Conservation & Mitigation Plan](#)
[Attachment 9 Agency Comments & Communication](#)
[Attachment 10 Site Visit Photos](#)
[Attachment 11 Staff Report](#)

A. Office News

Adjournment