

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, JULY 14, 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](http://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/91982415602?](https://lakecounty.zoom.us/j/91982415602?pwd=VHhkdUdNY0Jma3JmdFdORTZhUDZwdz09)  
[pwd=VHhkdUdNY0Jma3JmdFdORTZhUDZwdz09](https://lakecounty.zoom.us/j/91982415602?pwd=VHhkdUdNY0Jma3JmdFdORTZhUDZwdz09)

Passcode: 906337

Or One tap mobile:

+16694449171,,91982415602#,,,,\*906337# US

+16699006833,,91982415602#,,,,\*906337# 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 +1 253 215 8782 or +1 346 248 7799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 919 8241 5602

Passcode: 906337

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

Or an H.323/SIP room system:

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

Webinar ID: 919 8241 5602

Passcode: 906337

SIP: 91982415602@zoomcrc.com

Passcode: 906337

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**

Approval of Minutes from the June 23, 2022 Planning Commission Meeting.

**Memo:** [22-701](#)

**Attachments:** [June 23 2022 Minutes \(DRAFT\)](#)

### **CITIZEN'S INPUT**

---

**Timed Items - Regular Calendar**

1. 9:05 a.m. – Public Hearing on Consideration of a Rezone (RZ 22-02) and a Mitigated Negative Declaration (IS 22-19). The Planning Commission will be asked to make a formal recommendation to the Board of Supervisors, which will occur during a later public hearing. The applicant, DANIEL SOSA is proposing a rezoning to change two property's zoning from CH Highway Commercial to C2 Service Commercial, and to amend the General Plan designations. The property is developed with two existing buildings and a parking lot. No development is proposed in conjunction with this action. The project is located at 3774 AND 3794 E. Highway 20, CA; APNs: 032-181-02 and 03.

**Memo:** [22-703](#)

**Attachments:** [Attachment 1 vicinity map](#)  
[Attachment 2 zoning map](#)  
[Attachment 3 agency comments](#)  
[Attachment 4 COAs](#)  
[Attachment 5 IS](#)  
[Attachment 6 public comments](#)  
[Attachment 7 rezone ord](#)  
[Sosa \(RZ 22-02\) Staff Report \(Final\)](#)

2. 9:10 a.m. Public Hearing on Consideration of a General Plan of Conformity (file no. GPC 22-02) and consider a Categorical Exemption (CE 22-14), per CEQA\* section 15301. The applicant, COUNTY OF LAKE is proposing verification of compliance of the property with the General Plan designation of PL, Public Lands, which falls under the category of land designated as PF, Public Facilities. The project is located at 1985 Park Drive, Lakeport, CA; APN: 008-011-02.

**Memo:** [22-704](#)

**Attachments:** [SR Lakeside Park](#)

3. 9:15 a.m. Public Hearing on Consideration of a General Plan of Conformity (file no. GPC 22-06 and consider a Categorical Exemption (CE 22-21), per CEQA section 15301. The applicant, COUNTY OF LAKE is proposing Verification of compliance of the property with the General Plan designation of PL, Public Lands, which falls under the category of land designated as PF, Public Facilities. The project is located at 255 N. Main Street, Lakeport, CA; APN: 025-402-01.

**Memo:** [22-705](#)

**Attachments:** [SR Courthouse Museum Square](#)

4. 9:20 a.m. Public Hearing on Consideration of a General Plan Amendment and Rezone (files no. GPAP 19-03 and RZ 19-03), and a Mitigated Negative Declaration (IS 19-43). The Planning Commission will be asked to make a formal recommendation to the Board of Supervisors. The applicant, DENNIS DE LA MONTANYA is requesting a Rezoning and General Plan Amendment to change a 17.4+ acre lot from R1, Low Density Residential, to RR, Rural Residential. No development is proposed in conjunction with this action. The project is located at 8255 Point Drive, Kelseyville, CA; APN: 044-331-24.

**Memo:** [22-706](#)

**Attachments:** [Attachment 1 vicinity map](#)  
[Attachment 2 rezone map](#)  
[Attachment 3 supplemental info](#)  
[Attachment 4 agency comments](#)  
[Attachment 5 public comments](#)  
[Attachment 6 grant deed](#)  
[SR Montanya](#)

5. 9:25 a.m. Public Hearing on Consideration General Plan of Conformity (file no. GPC 21-03) and consider a Categorical Exemption (CE 21-68), per CEQA\* section 15301. The applicant, COUNTY OF LAKE is proposing Verification of compliance of the property with the General Plan designation of PF, Public Facilities, and RC, Resource Conservation. The project is located at 650 E. Highway 20, Upper Lake, CA; APN: 004-010-39.

**Memo:** [22-707](#)

**Attachments:** [SR Upper Lake Park](#)

6. 9:30 a.m. (Request for Continuance to 8-11-22). Public Hearing on Consideration of a twenty-year extension for a mine (file no. UPM 20-01 affecting use permit UP 00-06) and to consider Categorical Exemption (CE22-47) per CEQA section 15301. The applicant, CLEARLAKE LAVA LLC is requesting a Twenty year extension for the continued use of the site as a gravel quarry. The project is located at 13329 Point Lakeview Drive, Lower Lake, CA, and is APNs: 012-066-02, 03, 12 and 71.

**Memo:** [22-709](#)

**Attachments:** [Attachment 1 vicinity map](#)  
[Attachment 2 1989 reclam plan](#)  
[Attachment 3 orig COAs](#)  
[Attachment 4 COAs](#)  
[SR Clearlake Lava LLC](#)

7. 9:35 a.m. Public Hearing on Consideration of a Twenty Year Extension (file no. UPM 22-01) for an existing mine originally approved through Major Use Permit (UP 03-04) and consider Categorical Exemption (CE 22-36), per CEQA\* section 15301. The applicant, DNA RIVER ROCK LLC is requesting a twenty year extension for an existing mine. The project is located at 8359 and 8400 S. Highway 29, Lower Lake, CA; APN: 011-069-13 and 12.

**Memo:** [22-708](#)

**Attachments:** [Attachment 1 vicinity map](#)  
[Attachment 2 submitted mat'l](#)  
[Attachment 3 Orig COAs](#)  
[Attachment 3b 2009 COAs](#)  
[SR DNA](#)

8. 9:40 a.m. Public Hearing on Consideration of a twenty-year extension for a mine (file no. UPX 19-04 affecting use permit UPM 10-01) and consider Categorical Exemption (CE 19-98), per CEQA section 15301. The applicant, CLEARLAKE REDI-MIX is requesting continued use of the site as a gravel quarry. The project is located at 12572 White Rock Canyon Road; Upper Lake, CA, and is APN: 022-009-06.

**Memo:** [22-710](#)

**Attachments:** [Attachment 1 vicinity map](#)  
[Attachment 2 2010 COAs](#)  
[Attachment 3 COAs](#)  
[Attachment 4 Site Plan](#)  
[SR V2 Redi-Mix Extension](#)

9. 9:45 a.m. Public Hearing on Consideration of a Parcel Map to create three commercially-zoned lots (file no. PM 21-31), and includes a proposed one-year subdivision extension for Valley Oaks subdivision (file no. SDX 22-01) and consider an inclusion under the original FEIR and Addendum, and for a new Categorical Exemption to CEQA per section 15303(c). The applicant, VALLEY OAKS PARTNERS, LLC / KEITH GAPUSAN is requesting a Division of a 47 acre commercially-zoned property to create four parcels (three parcels being ½ to 1 acre in size), a + 45remainder lot (parent parcel), and to add a 14 acre lot to the subdivision for use as a secondary vehicle access. The project is located at 18196 and 18426 S. State Highway 29, Middletown, and is known as APNs 014-260-51, 36 and 24.

**Memo:** [22-711](#)

**Attachments:** [Attachment 1 agency comments](#)  
[Attachment 1a vicinity map](#)  
[Attachment 2 original COAs](#)  
[Attachment 2a vicinity map](#)  
[Attachment 3 COAs](#)  
[Attachment 3a COA Extension \(Rev\)](#)  
[Attachment 4 original tentative map](#)  
[Attachment 4a parcel map](#)  
[Attachment 5 FEIR placeholder](#)  
[Attachment 5a subdiv maps](#)  
[Attachment 6 FEIR addendum](#)  
[Attachment 6aFEIR placeholder](#)  
[Attachment 7 agency comments](#)  
[Attachment 7a FEIR addendum](#)  
[Attachment 8 Emerg access easement](#)  
[Attachment 9 Emerg access map](#)  
[SR Valley Oaks](#)

A. Office News

**Adjournment**