

**COUNTY OF LAKE
Planning Commission**



THURSDAY, AUGUST 11, 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

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/97528269622?pwd=RThOcXNCc2grZy95SGFtcU0yRIRUdz09>

Passcode: 362891

Or One tap mobile:

+16694449171,,97528269622#,,,,*362891# US

+16699006833,,97528269622#,,,,*362891# 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 +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 975 2826 9622

Passcode: 362891

International numbers available: <https://lakecounty.zoom.us/j/97528269622>

Or an H.323/SIP room system:

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

Webinar ID: 975 2826 9622

Passcode: 362891

SIP: 97528269622@zoomcrc.com

Passcode: 362891

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

Verification of Legal Notice

Clerk deems all timed items on the agenda as properly noticed

Consent Agenda

1. Approval of Minutes from the July 14, 2022 & July 28, 2022 Planning Commission Meetings..

Memo: [22-843](#)

Attachments: [July 14 2022 Minutes \(DRAFT\)](#)
[MeetingMinutes \(7-28-22\) \(Draft\)](#)

CITIZEN'S INPUT

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Timed Items: Public Hearings

1. 9:05 a.m. – (Continued from 7/14/22) - PUBLIC HEARING - Consideration of proposed Parcel Map to create three commercially-zoned lots (PM 21-31), and consider 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) (Staff requests this item be continued to August 25, 2022)

Memo: [22-845](#)

Attachments: [Attachment 1 agency comments](#)
[Attachment 2 vicinity map](#)
[Attachment 3 COAs](#)
[Attachment 4 parcel map](#)
[Attachment 5 subdiv maps](#)
[Attachment 6 FEIR placeholder](#)
[Attachment 7 FEIR addendum](#)
[Attachment 8 Emerg access easement](#)
[Attachment 9 Emerg access map](#)
[Notice of Continuance Item #1](#)
[Staff Report VO PM](#)

2. 9:07 a.m. – Discussion and consideration of recommendations to the Board of Supervisors regarding amendments to the County Code pertaining to Early Activation (EA) Permit regulations

Memo: [22-846](#)

Attachments: [Lake County Conditional Authorization Letter - \(11.3.21 Final Proposal\)](#)
[Calaveras County Letter of Conditional Authorization](#)

3. 9:10 a.m. – PUBLIC HEARING - Consideration of Proposed Major Use Permit (UP 22-20) and Mitigated Negative Declaration based on Initial Study (IS 22-21); Applicant is COMSITES WEST; Located at 20226 E. Highway 20, Clearlake Oaks (APNs: 010-009-42 (tower site), 010-009-39, and 40 (access sites)) (Staff requests this item be continued to August 25, 2022)

Memo: [22-847](#)

Attachments: [Vicinity Map](#)
[Application Materials](#)
[Overlay Zoning District Map](#)
[Letters of Support - Emergency Service](#)
[IS 22-21](#)
[A - Agency 2018](#)
[B Agency 2022](#)
[Dept. of Fish & Wildlife Letter](#)
[National Policy Act Checklist Evaluation](#)
[Draft Conditions of Approval](#)
[Five Mile Coverage Map](#)
[Cache Ck Tower Staff Report](#)
[Notice of Continuance Item #3](#)

4. 9:15 a.m. – PUBLIC HEARING - Consideration of Proposed Major Use Permit (UP 20-51) and Mitigated Negative Declaration based on Initial Study (IS 20-75) for ten (10) A – Type 3 “Outdoor” cultivation permits with a total canopy area of 432,800 sq. ft.; Applicant is LAMPERTI FARMS; Located at 1111 Sulphur Bank Dr., 13405 Jensen Rd., 565 Sulphur Bank Dr., 1070 Sulphur Bank Dr., 14499 E State HWY 20, 1350 Sulphur Bank Dr., 1200 Sulphur Bank Dr., (APNs: 006-520-10; 006-520-11; 006-520-12; -006-540-02; 006-540-08; 010-002-37; 010-002-53)

Memo: [22-849](#)

Attachments: [Property Management Plan \(UP 20-51\)](#)
[Proposed Site Plans \(UP 20-51\)](#)
[Initial Study for UP 20-51 Lamperti Farms \(UP 20-51, IS 20-75\)](#)
[Agency & Public Comments](#)
[Biological & Botanical Reports](#)
[Hydrology Study & Drought Management Plan](#)
[Mitigation Monitoring Reporting Program \(MMRP\)](#)
[UP 20-51 Lamperti Farms - Conditions of Approval](#)
[UP 20-51 Lamperti Farms - Staff Report](#)
[Proof of Publication UP 20-51 \(Lamperti Farms\) PC 8-11-22](#)

5. 9:20 a.m. – PUBLIC HEARING - Consideration of proposed Rezone (RZ 22-01) and General Plan Amendment (GPA 22-01); Applicant is VALERIE PENG; Project Located at 11377 Highway 29, Lower Lake (APN: 049-300-02)

Memo: [22-848](#)

Attachments: [Attachment 1 vicinity map](#)
[Attachment 2 map](#)
[Attachment 3 Supplemental Data](#)
[Attachment 4 agency](#)
[Attachment 5 public](#)
[Attachment 6 IS](#)
[Peng SR V2 denial MGT](#)

6. 9:25 a.m. – PUBLIC HEARING - Consideration of an amendment (MMU 21-24) to a Major Use Permit (UP 18-32); and Mitigated Negative Declaration based on Initial Study (IS 21-37); to allow the conversion of one (1) acre of outdoor cannabis cultivation to 22,000 sq. ft. of mixed light cultivation; Applicant is JASON JONES ON BEHALF OF CENTER GROW; Project located at 26066 and 27084 Jerusalem Grade Road, Middletown (APNs: 013-017-62 and 66)

Memo: [22-866](#)

Attachments: [Vicinity Map](#)
[Original Conditions of Approval](#)
[Modified Conditions of Approval](#)
[Agency Comments](#)
[Site Plans, Revised](#)
[Water Analysis](#)
[IS 21-37](#)
[Staff Report](#)

7. 9:30 a.m. – PUBLIC HEARING - Consideration of proposed Major Use Permit (UP 21-52) Mitigated Negative Declaration based on Initial Study and Addendum (IS 21-54); Applicant is KELSEYVILLE CHRISTIAN ACADEMY; Project located at 5805 Live Oak Drive, Kelseyville (APN: 008-061-72)

Memo: [22-851](#)

Attachments: [Attachment 1 vicinity map](#)
[Attachment 2 site plan 8.1.2022](#)
[Attachment 3 agency comments](#)
[Attachment 4 IS](#)
[Attachment 4b IS addendum](#)
[Attachment 5 COAs](#)
[Attachment 6 TIA](#)
[Attachment 7 atty ltr of opposition](#)
[Attachment 8 Vanderwall drainage ltr](#)
[KCA SR V5 MGT](#)

A. Department Update

Adjournment