

**LAKE COUNTY PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING January 12, 2012**

**Commission Members**

**Staff Members**

- P Michael van der Boon, I**
- P Bob Malley, II**
- P Olga Martin Steele, III**
- P Cliff Swetnam, IV**
- P Gil Schoux, V**

- P Richard Coel, Director**
- A Emily Minton, Principal Planner**
- P Robert Bridges, Sr. Deputy County Counsel**
- P Danae Bowen, Office Assistant III**

**9:02 a.m.      CALL TO ORDER**

Pledge of Allegiance was led by Bob Malley.

**ELECTION OF CHAIR AND VICE CHAIR**

Comm. Swetnam moved, 2<sup>nd</sup> by Comm. Schoux to nominate Olga Martin Steele as Chair to the Planning Commission. All were in favor.

Comm. Schoux moved, 2<sup>nd</sup> by Comm. Swetnam to nominate Michael van der Boon as Vice Chair to the Planning Commission. All were in favor.

**9:04 a.m.      CITIZEN'S INPUT – None**

**9:06 a.m.      Public Hearing on consideration of General Plan Conformity (GPC 11-32) The project applicant is COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS proposing to replace the existing Hilderbrand Bridge which crosses St. Helena Creek with a new bridge in the same location. The project will require the acquisition of additional permanent right-of-way from properties abutting the project area. The project is located in the County of Lake right-of-way for Hilderbrand Drive, approximately 450 feet east of the intersection Hilderbrand Drive and State Highway 29, south of the community of Middletown. (Brian Horn)**

Brian Horn, Associate Planner, provided background information.

**9:10 a.m.      Open Public Hearing**

No one present wished to speak

**9:10 a.m.      Closed Public Hearing**

Comm. van der Boon moved, 2<sup>nd</sup> by Comm. Malley that the Planning Commission report that the Hilderbrand Bridge Replacement Project as proposed by the Lake County Department of Public Works is in conformity with the Lake County General Plan with the findings listed in the Staff Report dated December 26, 2011.

**GENERAL PLAN CONFORMITY 5 Ayes 0 Noes**

**9:11 a.m.      Public Hearing on consideration of a mitigated negative declaration based on Initial Study (IS 11-25) for Minor Modification (MMU 11-03) to Minor Use Permit (MUP 08-24). The project applicant is CLAY SHANNON OF VIGILANCE VINEYARDS proposing 36 special events annually and a weekly farmers' market. Amplified sound is not proposed. The project is located at 13888 Point Lakeview Drive, Lower Lake and further described as APNs 012-066-14, 15, 57, 64, 74, 75 & 76 (Peggy Barthel)**

Peggy Barthel, Assistant Resource Planner, provided background information and provided a power point presentation of the project proposal.

Richard Coel, Community Development Director, explained that staff has been working on this project for a year. He said staff has come up with a creative solution for larger events and recommended a condition to update their parking and circulation plan.

Comm. Swetnam said the Planning Commission approved similar projects in the past and asked how this project figures into what has been previously granted. He felt there should be an equal opportunity for everyone.

Mr. Coel said that there are site specific situations with the other permits. He pointed out that Clay Shannon is fortunate to have a perfect location for large wine related events because of the size of the site and lack of residents in the vicinity.

Comm. Martin Steele said she has previously been to this site and asked staff if it was realistic to have parking for a large amount of people.

Mr. Coel said there are ranch roads on the property that can be parallel parked on. He said staff feels that this site can accommodate large parking, and parking attendants are used for larger events.

**9:23 a.m. Opened Public Hearing**

No one present wished to speak.

**9:23 a.m. Closed Public Hearing**

Comm. van der Boon moved, 2<sup>nd</sup> by Comm. Malley that the Planning Commission find that on the basis of the Initial Study (IS 11-25) prepared by the Planning Division and the mitigation measures which have been added to the project, Minor Modification 11-03 to Minor Use Permit 08-24 as proposed by Clay Shannon of Vigilance Vineyards will not have a significant effect on the environment and, therefore, a mitigated negative declaration shall be issued with the findings listed in the staff report dated January 2, 2012.

**PROPOSED MITIGATED NEGATIVE DECLARATION 5 Ayes 0 Noes**

Comm. van der Boon moved, 2<sup>nd</sup> by Comm. Malley that the Planning Commission find that the Minor Modification (MMU 11-03) to Minor Use Permit (MUP 08-24) applied for by Clay Shannon of Vigilance Vineyards on property located at 13888 Point Lakeview Road, Lower Lake, meets the requirements of Section 50.4 of the Lake County Zoning Ordinance and grant the minor modification with the findings and subject to the conditions listed in Attachment 2 of the Staff Report dated January 2, 2012.

**MINOR MODIFICATION APPROVAL 5 Ayes 0 Noes**

Comm. Martin Steele noted that there is a seven (7) calendar day appeal period provided by the Lake County Zoning Ordinance.

**9:27 a.m. Energy Watch Overview  
(Brian Horn, Michalyn DelValle, Emily Minton)**

Michalyn DelValle and Brian Horn presented a power point presentation on the Lake County Energy Watch program. Ms. DelValle stated that the Lake County Energy Watch program is designed to help local governments and their communities to lower their energy bills and enjoy a cleaner environment. She added that it is a partnership between the County of Lake and PG&E and information on the program can be obtained at [www.energy.co.lake.ca.us](http://www.energy.co.lake.ca.us). She also noted that free training opportunities are available.

Brian Horn, announced that staff has developed a tool lending library. He said the tool that is currently available is the 'Kill-A-Watt', which measures and calculates energy

usage of different items in the home. He added that the Energy Watch plan also includes implementing a strategic plan modeled after California's strategic plan. He said Lake County's goals are:

- Local governments lead by example with their own facilities and energy usage practices.
- Local governments lead their communities with innovative programs for energy efficiency, sustainability, and climate change.

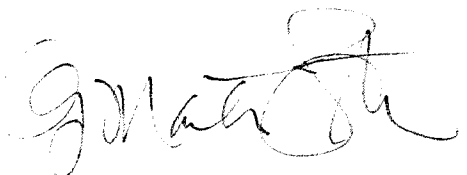
Comm. Swetnam suggested weekend training for people who are unable to attend weekday trainings opportunities.

#### OFFICE NEWS

Mr. Coel announced that the Lower Lake Building and Safety Division has been closed and integrated to the Lakeport office. He added that staff is in the process of evaluating consulting firms to assist in the Zoning Ordinance Update and the revised mapping for the Lakeport Area Plan is in process.

Comm. Swetnam announced effective January 1, 2012; he retired from the Executive Board of Directors for the California County Planning Commissioners Association. He said because the economy has had an effect on the CCPCA, for the time being the Spring Conferences will be discontinued and the only conference will be the two day conference held in the fall.

**ADJOURNED 9:49 a.m.**



Olga Martin Steele, Chair  
Lake County Planning Commission

Respectfully Submitted,

By: 

Danae Bowen  
Office Assistant III