

RESOLUTION No. PC 2026-08

A Resolution of the Planning Commission City of Clearlake, State of California Approving Conditional Use Permit CUP 2026-06

WHEREAS, Lake Transit Authority applied for approval of a conditional use permit to allow the development and operation of a Bus Transfer Station located at 7180 South Center Drive, Clearlake, California 95422, further described as Assessor's Parcel Number 010-043-57 and;

WHEREAS, the Planning Commission, on Tuesday, September 29, 2026, concurred with the City Zoning Code Chapter 18, Section 18-18.040 (*Industrial, Communications and Transportation – Table 6*) of the City Municipal Code, “Bus Depots” are subject to a conditional use permit; and

WHEREAS, the application has been processed in accordance with the City Municipal Code, the City's Environmental Review Guidelines and the California Environmental Quality Act (CEQA); and;

WHEREAS, in August 2022, the Lake Transit Authority, acting as the CEQA Lead Agency, completed an Initial Study and circulated the document to members of the public/responsible agencies for review and comment regarding the environmental effects associated with the Project. Ultimately, the Final CEQA Initial Study – Mitigated Negative Declaration was adopted by the Lake County Transit Authority on September 9, 2022; and

WHEREAS, the Land Use and General Plan designate the project site as Commercial and as conditioned, the project is consistent with the applicable federal, state and local agency requirements, and

WHEREAS, adequate public notice was made for the project in accordance with the City's Municipal Code; and

WHEREAS, the project is subject to obtaining a Conditional Use Permit from the Planning Commission in accordance with Section 18-18. Therefore, pursuant to Section 18-28.040 of the Municipal Code regarding use permits, the Planning Commission finds that:

- a. *The proposed uses will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, nor injurious to the property, improvements, or potential development in the vicinity.*
- b. *The nature of the proposed site, including its size, shape, and arrangement, is adequate to support the proposed use.*
- c. *The accessibility, traffic patterns for persons and vehicles, including parking (on and off site), and the type and volume of such traffic are adequate to support the proposed use.*
- d. *The safeguards provided will help prevent and/or reduce noxious or offensive emissions, including noise, glare, dust, and odor.*

WHEREAS, with the incorporated conditions of approval, referenced as “Exhibit A” herein, the project complies with the Land Use Designation, known as General Commercial and the Clearlake Municipal Codes.

NOW, THEREFORE, BE IT RESOLVED by the City of Clearlake – Planning Commission of the City of Clearlake that the project is hereby approved, subject to approved Conditions of Approval (Exhibit A).

PASSED AND ADOPTED on this 29th day of September 2026 by the following vote:

Planning Commissioners	AYES	NOES	ABSTAIN	ABSENT
Chair Jack Smalley				
Vice Chair Chris Inglis				
Commissioner Ray Silva				
Commissioner Fawn Williams				
Commissioner Derek Counts				

City of Clearlake – Planning Commission Chair

ATTEST: _____
City of Clearlake Clerk/Deputy Clerk