



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Planning • Building • Code Enforcement
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Item #1
9:00
August 19, 2026

TO: Zoning Administrator
FROM: Max Stockton, Associate Planner
DATE: August 19, 2026
SUBJECT: Consideration of proposed Minor Use Permit (PL-26-70) and a Categorical Exemption for the approval of a hardship guest house located at 7185 Liberty Street, Nice (APN 031-151-64).

EXECUTIVE SUMMARY

Action Requested:

The Zoning Administrator will consider adopting a Categorical Exemption and approving a Minor Use Permit (PL-26-70) for a Hardship Guest House, applied for by Jeff Berg and Nora Taylor on property located at 7185 Liberty Street, Nice (APN 031-151-64).

Figure 1 and 2 – Vicinity Map





Source: Lake County ArcGIS, 2026

BACKGROUND

On January 12, 2026, Code Enforcement opened a case around people living in a trailer, sewage smells, and clutter. On January 13, 2026, Code Enforcement made contact with the applicant, who claimed that he and his disabled wife lived in the trailer and had been living in it for the previous 8 years helping take care of her disabled parents, who live in the main dwelling unit. When asked about the sewage smell and how they dispose of their waste, he said a couple times a month he pumps the black water into a clean out on the property, while the grey water is dumped out and down the hillside. Code Enforcement then informed him that in Lake County, nobody is allowed to live in RVs aside from specific circumstances, and he needed to cease dumping the grey water on the ground and should clean up the clutter around the travel trailer.

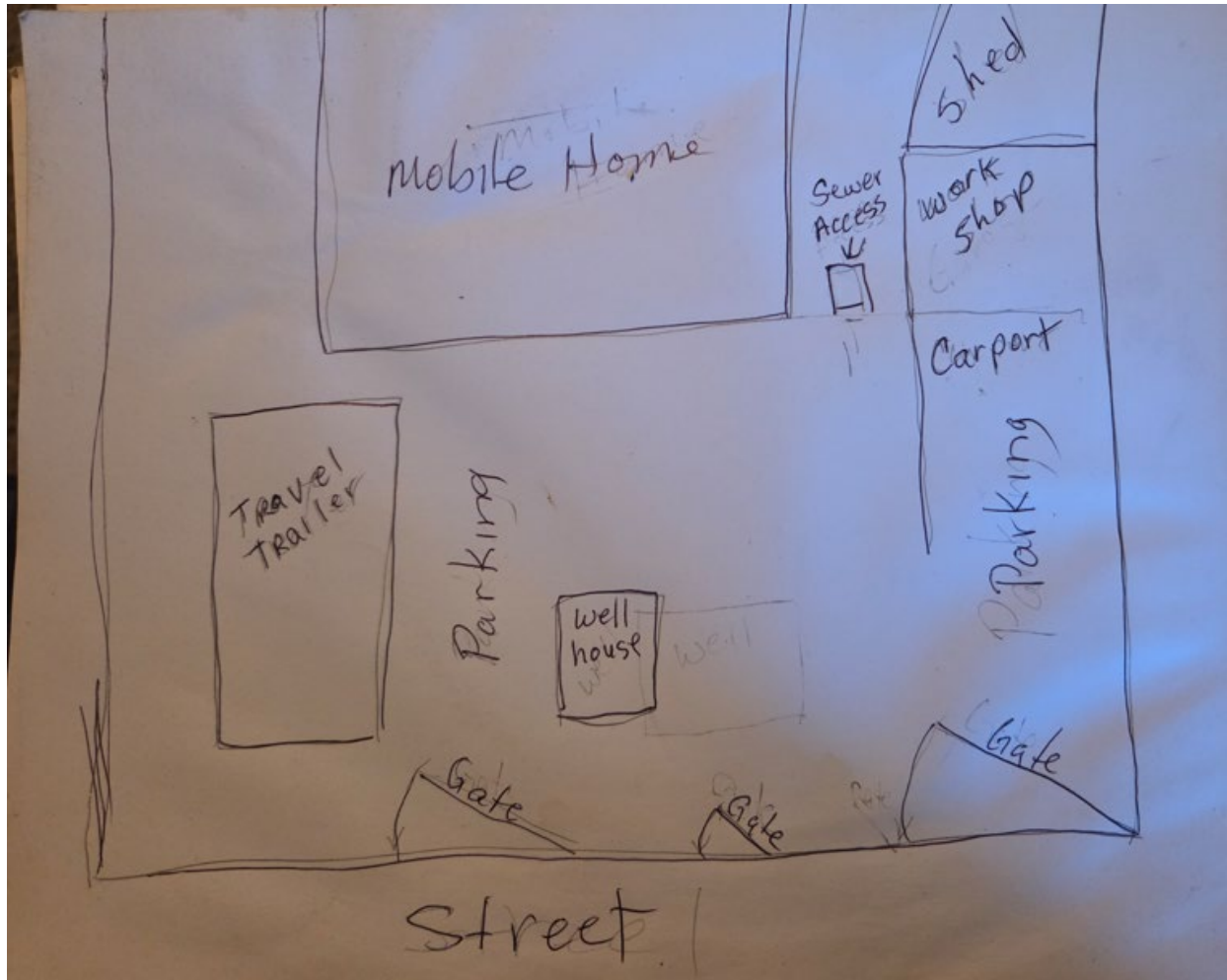
A minor Use Permit was applied for because of this Code Enforcement contact under the request for a hardship guest house to use the recreational vehicle trailer to aid in taking care of the elderly parents.

PROJECT SUMMARY

The applicant seeks approval under this Minor Use Permit for Hardship Guest Housing, to live in an RV, while caring for elderly parents, on the property of an existing single-family residence. The property is owned by Carl Bolander, who is an 86-year-old military veteran with PTSD, dementia, needing help every day and his wife, Joyce Bolander, who is 84-years-old and almost completely

deaf. Their daughter, Nola Taylor, moved to the property to help her mom and dad, but the two-bedroom dwelling is occupied by her parents and an RV in the front yard allows Nola to be present when she is needed. The applicant, Jeff Berg, is an IHSS worker, who lives in the RV with Nola and assists Nola so Jeff and Nola can care for Nolas' parents together.

Figure 3 – Site Plan



Source: Applicant's Site Plans, 2026

SITE CONTEXT

Location: 7185 Liberty Street, Nice (APN 031-151-64)

- General Plan Land Use Designation: Low Density Residential
- Zoning District: "R1" Single-family Residential
- Parcel Size: ± 0.24 acres
- Access: East State Highway
- Hazards: Cal Fire, Very High Severity

- Flood Zone: “X” – Areas determined to be outside the 0 2% annual chance (500-year) floodplain
- Soil Type: 181 – Neice-Sobrante-Hambright complex, 30 to 75% slopes, severe

Figure 4 – Site Photo



Source: Logan Smith, Code Enforcement, 2026

ENVIRONMENTAL REVIEW

This project qualifies for a Class 3 Categorical Exemption under California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15303(e) ("New Construction or Conversion of Small Structures"). Under this section, construction of new accessory structures may be exempted if the proposed structure is classified as a small structure, as a recreational vehicle. There is no specific square footage limit or limit on the number of structures, as the determination is subject to the discretion of the County of Lake.

This exemption does not fall under any of the exception categories outlined in section 15300.2. There are no historical buildings listed on the California Register of Historical Resources or on the County's list of historical properties (verified with OHP). The property is not listed in the California Department of Toxic Substances Control "EnviroStor" database, and there are no toxic waste sites or facilities within 1,000 feet of the site. There are no Officially Designated State

Highways according to the California Department of Transportation's list. There would be no new ground disturbance, as the RV does not need a foundation and the ground was previously disturbed by vehicles parking.

GENERAL PLAN & ZONING CONSISTENCY

The project is a discretionary use. As demonstrated below, the project is consistent with the General Plan, Upper Lake - Nice Area Plan, Zoning Code and all applicable requirements.

Policy Area	Conclusion
General Plan – Community Commercial	Consistent with Chapter 3, Land Use; Chapter 4, Housing
Upper Lake - Nice Area Plan	Consistent with Section 5.0 Community Development. Land use proposals are incidental to the existing primary use, residential. 5.2.1(d) encourages a full range of housing.
Article 10 – Single-family Residential Article 27(i) – Guest House	Consistent with Section 5.4(c), where those items permitted under article 27, may be permitted with a Minor Use Permit. Article 27(i) allows Guest House with a Minor Use Permit and item (9) allows for a hardship guest house with specific provisions, should a Minor use Permit be approved and the remainder of the guest house provisions be met, excluding number 2.
Municipal code Consistency	The purpose of this permit is to correct violations, to alleviate violations of chapters 5, 17, 21, 23, or 26 that exist on site.

AGENCY & TRIBAL REVIEW

The County of Lake Community Development Department sent out a request for agency review on May 27, 2026. No adverse agency comments were received (Attachment 3).

Additionally, the County sent a courtesy notice to local Tribes concerning the project on May 27, 2026. One tribe responded, but no adverse comments were received.

REQUIRED FINDINGS (Ch. 21 Art. 50.4 of the Lake County Zoning Code)

Based on the analysis and attachments, staff finds the project:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.
7. That the property has no existing code violations.
8. The project was adequately analyzed under CEQA, and no impacts are anticipated and the project is categorically exempted.

Please see preceding sections of this Staff Report establishing these findings.

RECOMMENDATION

Staff recommends the Zoning Administrator:

Based on the analysis provided herein Staff finds the project consistent with all applicable codes and requirements. As such, Staff recommends approval of the CEQA Exemption and the Minor Use Permit. Sample motions are provided below.

1. Adopt the Categorical Exemption for PL-26-42; and
2. Approve Minor Use Permit PL-26-42, subject to Conditions of Approval.

SAMPLE MOTIONS

- A. The Lake County Zoning Administrator finds that the project has no significant environmental impacts and adopts the Categorical Exemption for PL-26-70 for Jeff Berg, on property located at 7185 Liberty Street, Nice (APN 031-151-64), with the findings in this Staff Report dated August 19, 2026.

- B.** The Lake County Zoning Administrator finds that the Minor Use Permit PL-26-70 for Jeff Berg, on property located at 7185 Liberty Street, Nice (APN 031-151-64), does meet the requirements of Article 10 and Article 27(i) of the Lake County Zoning Ordinance and that Minor Use Permit be granted based on the findings and subject to conditions include in the Staff Report dated August 19, 2026

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Zoning Administrator, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh day following the Zoning Administrator's decision on this matter.

ATTACHMENTS

1. Site Plan
2. Draft Conditions of Approval
3. Agency Comments
4. Tribal Comments
5. Medical note