



COUNTY OF LAKE
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Item #6a
9:05 AM
November 17, 2025

STAFF REPORT

TO: Planning Commission

FROM: Mireya G. Turner, Director
Prepared by: Trish Turner, Associate Planner

DATE: November 17, 2025

SUBJECT: Consideration of Major Use Permit (UP 24-03/ PL-25-60) for a 150' tall lattice wireless communication tower within a 30' x 30' lease area; Location: 16200 E. Hwy 20, Clearlake Oaks (APN: 010-020-29); Applicant: Sequoia on behalf of Verizon Wireless

ATTACHMENTS:

1. Site Plans, Elevations
2. Photo Simulations of the Tower and Coverage Maps
3. Draft Conditions of Approval
4. Initial Study (IS 24-03/ PL-25-60)
5. Biological Report
6. In-Season Botanical Report
7. Agency Comments
8. Public Comments

EXECUTIVE SUMMARY

The applicant is proposing a Major Use Permit (PL-25-60/ UP 24-03) to construct a new 150' tall lattice wireless communication tower, including three (3) sectors of three (3) antennas each, totaling nine (9) panel antennas along with nine (9) remote radio units (RRU) mounted below/adjacent to the antennas. The proposed facility would be designed as a one hundred fifty-foot (150') lattice tower with antennas at a tip height of 124 feet. Associated equipment cabinets would be placed at the base of the tower within a new eight-foot chain-link fence enclosure occupying a 30 ft x 30 ft (900 square feet) area (referred to as the lease area). The purpose of the new tower is to bridge the gap in a "dead zone" from Lake County to Williams, along the Interstate 5 (I-5) corridor. Site Plans are included in Attachment 1, while Photo Simulations and Coverage Maps are included in Attachment 2.

PROJECT DESCRIPTION

Project Title: Lake Forest Verizon Tower

Project Numbers: PL-25-60/ UP 24-03, IS 24-03

Applicant Information Sequoia on behalf of Verizon Wireless
1 Spectrum Pointe, Suite 130
Lake Forest, CA 92630

Property Owner: Ricardo G. Soltero

Project Location: 16200 E. Hwy 20, Clearlake Oaks

<u>Parcel Number:</u>	010-020-29
<u>Parcel Size:</u>	±35.95 acres
<u>General Plan:</u>	Rural Lands
<u>Zoning:</u>	"RL-SC", Rural Lands – Scenic Combining
<u>Flood Zone:</u>	"X", Areas determined to be outside the 0.2% annual chance (500-year) floodplain
<u>Fire Protection:</u>	Northshore Fire Protection District
<u>Vegetation:</u>	Chaparral and non-native annual grasses
<u>Fire Severity:</u>	Very High Fire Risk

Figure 1 - Vicinity Map



Source: County of Lake ArcGIS, 2025

Existing Components on-site

This property, historically supporting chaparral brush (not trees), was impacted by the 2012 "Y" fire and is now treeless. Access requires extending and widening the existing road in certain areas. The parcel already contains significant existing infrastructure: an approved lattice wireless communication tower (owned by a separate provider) that is unusable for co-location due to a line-of-sight obstruction from its low elevation; a massive PG&E tower, estimated to be between 150 ft to 200 ft tall, supporting high-voltage transmission lines; and several smaller PG&E power poles.

Proposed Components

The following equipment is proposed within the 30 ft x 30 ft lease area (refer to Site Plan in Figure 2 below and Attachment 1):

- One (1) 150-ft tall lattice tower with

- Nine (9) Antennas
- Nine (9) Remote Radio Units
- Two (2) Surge Suppressors (1 at equipment location and 1 at antenna location)
- One (1) – GPS Antenna
- Three (3) – Microwave antennas
- 30kw Back-up Diesel Generator
- 147 – Gallon diesel fuel storage tank
- 400 Amp meter bank with 200 Amp Meter for Verizon Wireless
- Three (3) – New Equipment Cabinets

Construction and Grading Details

The following equipment is expected to be required to construct the proposed project:

- Excavator
- Bulldozer
- Cement Trucks
- Auger (fence post holes)

The construction of the unmanned tower is anticipated to take two to three months, limited to weekdays (Monday through Friday) between 7:00 a.m. and 5:00 p.m. During this phase, an estimated one to two daily vehicle trips would occur, totaling approximately 120 trips over the maximum three-month period, requiring water tenders on site to mitigate dust and fire risk. The access road would also be lengthened and widened to accommodate 4290 and 4291 PRC requirements. Installation of 1,250 feet (0.24 miles) of underground power and fiber optic cable between the tower site and an existing connection point near State Highway 20 and the terminus of the existing access road. These cables would be installed in the existing access road in predisturbed areas and within chaparral habitat previously disturbed during the construction of the tower site and access driveway. Based on the submitted site plans, approximately 2,067 cubic yards would be cut, with 2,924 cubic yards for fill, for the access road and the lease area, with a net fill of 867 cubic yards. The applicant would be required to submit a complex grading permit prior to ground disturbing activities. To address erosion and stormwater impacts, the grading plans propose Best Management Practices (BMP's) such as silt fencing, linear fiber rolls, hydroseed for slope stabilization, as well as concrete entrance stabilization area. There are no existing trees to be removed on the project site.

Operation

Operation of the facility would have minimal power demands, relying on the existing PG&E grid, which is not at capacity in this location. As an unmanned facility, the tower would produce no solid waste or wastewater and would not require water for operations. Maintenance of the facility would occur three to four times a year.



The sizes, zoning and status of neighboring properties is as follows;

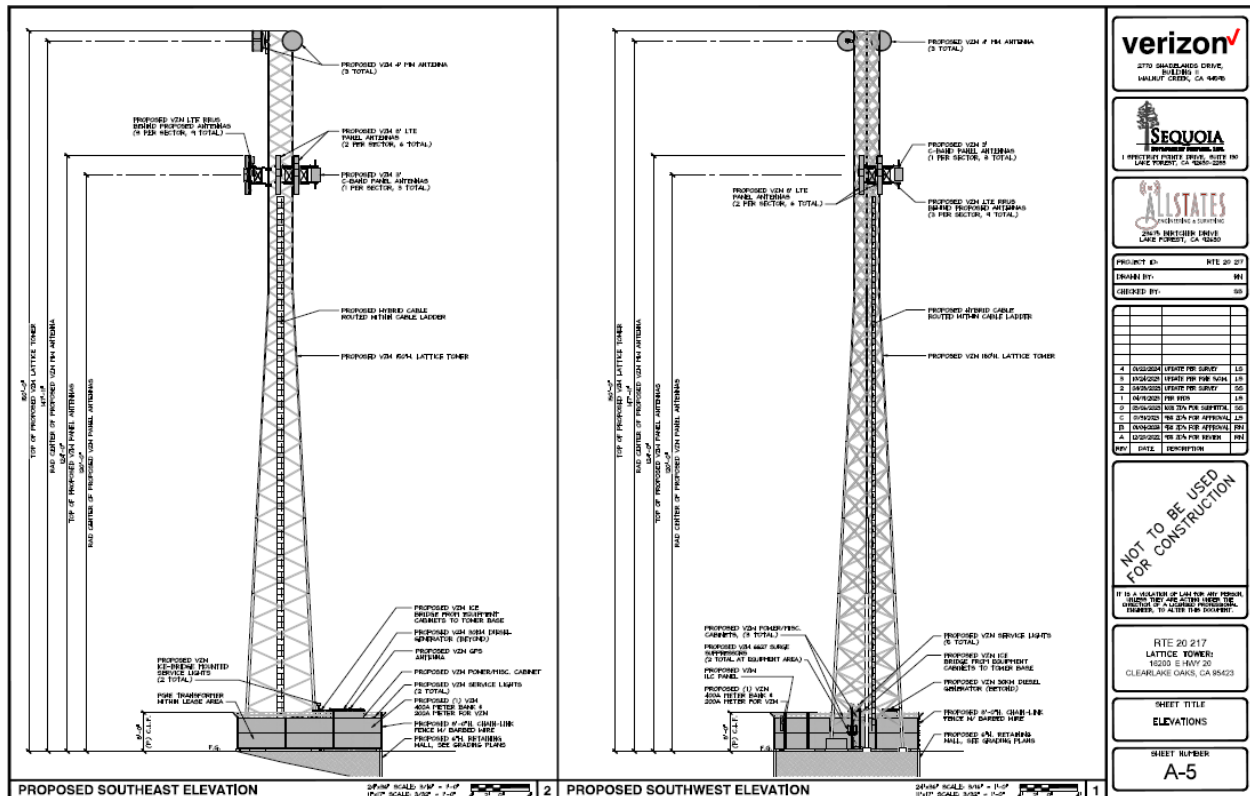
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FIGURE 3 – Zoning of Site



Source: County of Lake ArcGIS, 2025

Figure 4 – Tower Elevations



Source: Material Submitted by Applicant, 2024

PROJECT ANALYSIS

General Plan Conformity

The Lake County General Plan land use designation for the subject site is Rural Lands. This designation allows wireless communication towers with a major use permit; this is found in Article 27, Section 27.11, Table B (ar) of the Zoning Ordinance. This designation is intended for larger lots as a resource retention area; the proposed project would occupy 900 sf of area. The placement of the wireless communication tower is in alignment with the Lake County General Plan's objective of ensuring adequate provision of essential public facilities and services. The project directly supports the broader community goal of improving digital connectivity by expanding and enhancing the wireless telecommunications network, which is critical for public safety, economic development, and the overall quality of life for residents and businesses.

Chapter 3 - Land Use

Goal LU-2: To clearly differentiate between areas within Lake County appropriate for higher intensity urban services and land uses from areas where rural or resource use should be emphasized.

- Policy LU-1.3 Prevent Incompatible Uses: The County shall prevent the intrusion of new incompatible land uses into existing community areas.

Response: The proposed wireless communication facility is consistent with the Rural Lands (RL) zoning district regulations, which identify such facilities as a conditionally permitted use. Furthermore, the proposed location is situated within a predominantly rural area, situated outside of any existing urbanized setting.

Goal LU-4: To maintain economic vitality and promote the development of commercial uses that are compatible with surrounding land uses and meet the present and future needs of Lake County residents, the regional community, and visitors.

Response: The site is zoned "RL-SC", Rural Lands – Scenic Combining. Wireless communication facilities are a permitted use in this zone per Article 27, Section 27.11, Table B (ar), and require a major use permit. The wireless communication facility would benefit the local community, emergency service providers, and visitors by enabling better cell coverage in the Clearlake Oaks area. This improved connectivity directly supports Goal LU-4 by enhancing the ability of businesses to operate, attracting more visitors, and meeting the present and future communication needs of residents and the regional community.

Chapter 5 – Public Facilities and Services

- Goal PFS-7: To expand the use of information technology in order to increase the County's economic competitiveness, develop a more informed citizenry, and improve personal convenience for residents and businesses in the County.
- Policy PFS-7.1 Telecommunications Services: The County shall work with telecommunication providers to ensure that all residents and businesses will have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.

- Policy PFS-7.3 Siting of Telecommunications Infrastructure: To minimize the visual impact of wireless communications facilities, the County shall encourage the siting of telecommunications infrastructure to meet the following conditions:
 - Located away from residential and open space areas;
 - When possible, are located on existing buildings, existing poles, or other existing support structures; and
 - Painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site.

Response: The wireless communication tower would benefit the community to bridge the gap of limited cell services. The property is surrounded by large, vacant lands to the north, west and south. Although the tower is located on a hilltop on the CA State Hwy 20 Corridor, the design and aesthetic character of the proposed telecommunications tower is consistent with the existing array of vertical infrastructure commonly found within the regional viewshed. Specifically, the existing PG&E telecommunication facilities and high-voltage electrical transmission towers on-site. As demonstrated in the Visual Simulation Photos (see Attachment 2), the new tower would not introduce an unusual or incompatible element of development. Furthermore, for the majority of the public, the tower would be viewable primarily from the nearby roadway, resulting in a temporary, short-duration view for passing motorists. Therefore, while visible, the tower's visual impact is minimized by its design consistency with the surrounding built environment and the transient nature of the public's exposure to the view it is visually consistent with the PG&E power line transmission towers and another lattice wireless communication tower on the same parcel. The tower is also outside of the Scenic Combining District 500-ft boundary (located at approximately 525 feet) from CA State Hwy 20.

Shoreline Communities Area Plan. The following objectives and policies found within the Shoreline Communities Area Plan apply to this project:

- Policy 3.4.4d Minimize the visual impact of wireless communication towers and antennae where feasible.

Response: As previously discussed, to minimize visual intrusion, the new tower is strategically sited to be compatible with the surrounding utility infrastructure, specifically alongside existing PG&E transmission towers and another lattice wireless communication tower on the parcel. Although located on a hilltop (for improved wireless communication coverage), it is not located outside of the Scenic Combining District boundary.

- Policy 4.3.1c Require that locked gates on private roads be accessible to emergency personnel.
- Policy 4.3.1c The County shall establish emergency management plans for the planning area and encourage a program of collection and dissemination of basic data concerning natural hazards and emergency management plans.

Response: The telecommunication tower would improve communication services to emergency service providers to disseminate information to the public regarding wildfires or other local, regional or larger emergencies. Additionally, the access improvements (in compliance with PCR 4290) proposed to the driveway would provide increase accessibility to the site and facilities than currently exists. All locked gates must have Knox-boxes installed to the specifications of the Northshore Fire Protection District.

- Objective 5.4.5 Ensure the orderly development of communication and energy systems in order to increase economic competitiveness, keep the public informed, and improve personal convenience for both residences and businesses.
 - Policy 5.4.5a Provide reliable and cost-effective telecommunications services within the planning area.

Response: Telecommunication towers are critical infrastructure, vital for public access to information, facilitating business growth, supporting emergency response capabilities, and enhancing convenience for both residential and commercial users. The project would contribute to the upgrade of cellular service coverage within an area that currently contains a gap in coverage for both public and emergency service needs.

Zoning Ordinance Conformance

The site is zoned “RL-SC”, Rural Land – Scenic Combining. A summary of these zoning articles and applicable general requirements of Articles 27 and 41 is provided below.

Article 7 – “RL” Rural Lands Zoning District

Wireless communication facilities are a permitted use in the “RL” Rural Lands Zoning District upon issuance of a Major Use Permit pursuant to Article 27, Table B of the Lake County Zoning Ordinance. The applicant is under review for a major use permit with this application. Article 7 also requires that projects be reviewed under applicable portions of Article 41, “Performance Standards.”

Article 34, “SC” Scenic Combining District is intended to protect and enhance views of scenic areas from the County’s scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation-based economy of the County. The location of the proposed lattice tower is 525 ft from the highway, and located outside of the Scenic Combining footprint (identified as 500 ft).

Article 34.2 (Applicability) provides seven criteria related to scenic resources and states that the SC district applies to view containing at least two of the seven criteria (Ord. No. 1749, 7/7/1988). Below provides a site-specific analysis of the seven criteria.

Views predominantly possessing two (2) or more of the following characteristics:

1. Varied topographic features including uniquely shaped rocks, dominant hills, mountains or canyons.

The site is on a hilltop but lacks unique or dominant topographic features (such as uniquely shaped rocks or a notable, singular mountain form) that distinguish it as a key scenic vista. More importantly, the hilltop is already heavily developed with utility infrastructure, including an existing lattice wireless communication tower and prominent large-scale PG&E power transmission towers, which define the current visual character of the site. This criteria is not met.

2. Vegetative features including significant stands of trees, colorful variety of wildflowers or plants.

The site and surrounding property were significantly impacted by the 2012 Wye Fire, resulting in the absence of significant stands of mature trees, orchards, or a colorful variety of wildflowers. The current vegetation is typical regrowth and does not constitute a “significant” scenic vegetative feature. This criteria is not met.

3. Water features including views of Clear Lake, creeks or streams, waterfalls.

The proposed location does not provide a view of Clear Lake, creeks, streams, or waterfalls. This criteria is not met.

4. Pastoral features such as farms, pasture, vineyards or orchards.

The area is devoid of any pastoral features such as farms, pasture, vineyards, or orchards. The surrounding land use is non-agricultural. This criteria is not met.

5. Historical buildings or districts which characterize period architecture or are indicative of past lifestyles.

There are no historical buildings or districts on-site, nor in the immediate vicinity of the site that would be impacted. This criteria is not met.

6. Provide convenient visual access from a state highway, county roadway, bikeway or trail.

State Highway 20 provides generally unobstructed views of the site, so this criteria is met. However, as noted below, views are limited to motorists passing by at a minimum of 55 mph. Additionally, the highway is not officially designated as scenic by the California Scenic Highway System list and the tower is proposed outside of the SC district boundary.

7. Allow features to remain in view of the traveling public for a reasonable length of time for lasting views or impressions.

The site is visible for approximately one mile along the highway, with a speed limit of 55 mph. Given the context of existing utility development and the lack of unique natural features, this visibility period is not long enough to create a "lasting view or impression" that would warrant denying the project, especially considering the lack of other qualifying scenic characteristics. This criteria is not met.

As demonstrated above, only one of the seven criteria are met for this site. Additionally, the project is located beyond (outside) of the SC boundary of 500 ft from the roadway. As such, the SC district does not apply to the project.

Article 27 - Use Permits

The purpose of Article 27 is for those uses possessing characteristics of unique and special form that make their use acceptable upon issuance of a major use permit in addition to any required building or other permits. Table B in Article 27 lists Wireless Communication Facilities, New or Replacement as a conditionally permitted use in the "RL" zoning district. Subsection (ar) states *Wireless Communication Facilities, New or Replacement: Refer to Section 71.7 of the Zoning Ordinance*. Findings for approval of the Major Use Permit are listed in Article 51.4 (and discussed later in this staff report).

Article 41, Performance Standards

The project complies with all applicable performance standards included in Article 41 related to air quality, erosion control, electromagnetic interference, fire and explosion hazards, glare and heat, landscaping, noise, vibration, etc. intended to reduce hazards to the public and environment.

Article 71, Regulations for the Placement of Communications Towers and Antennae

Section 71.3, General Regulations

- a) *Wireless communication facilities shall comply with all applicable goals, objectives and policies of the general plan, area plans, zoning regulations and development standards.*

This report evaluates consistency with all applicable plans, goals, objectives, policies, standards, and criteria associated with wireless communication facilities in the "RL" Rural Lands zoning district.

- b) Wireless communication facilities shall comply with all FCC rules, regulations, and standards.*

Wireless communication facilities are regulated in part by the FCC; the applicant has the burden of assuring compliance with all Federal and local regulations.

- c) Wireless communication facilities shall comply with all applicable criteria from the Lake County Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA).*

The County's Airport Land Use Compatibility Plan primarily relates to Lampson Field, a public airport located approximately 15.92 miles southwest from the project site. The wireless communication facility would not conflict with the ALUCP given its location in Clearlake Oaks.

- d) Wireless communication facilities shall be sited in the least visually obtrusive location possible as determined by the Community Development Director. Facility towers, antennas, buildings and other structures and equipment visible from adjacent residences or public vantage points, shall be designed, located, constructed, painted, screened, fenced, landscaped or otherwise architecturally treated to minimize their appearance and visually blend with the surroundings.*

The facility's design and location is specifically chosen to blend with the existing surroundings. The proposed lattice wireless communication tower is visually consistent with other existing vertical infrastructure already present on the property, including another lattice wireless communication tower and prominent PG&E power line transmission towers. This strategic siting ensures the new tower is absorbed into the established visual context rather than introducing a new, isolated visual element.

- e) Where a wireless communication facility exists on the proposed site location, colocation shall be pursued to the maximum extent feasible. If a co-location agreement cannot be reached, documentation of the effort and the reasons why co-location was not possible shall be submitted and reviewed by the Director of Community Development.*

The applicant attempted to co-locate on the existing ATT tower located on the site, however during their site visit, it was determined that the hills on the east side would block the antennas from reaching the overall coverage objective area. Due to the lower available RAD Center (center point of radiation for the antennas) on the tower and being blocked by the hillside, the site was ruled out as a viable candidate. The ATT tower was designed to provide coverage south of the ridgeline, which is not the objective area for Verizon. As such, a separate tower at a higher elevation is proposed.

- f) Other regulations enacted pursuant to the General Plan and Area Plans, may be applied to the proposed wireless communication facility, depending on the location and type of facility.*

All applicable local regulations are evaluated in this report for compliance.

- g) Antennas and antenna towers shall be inspected, following significant storm or seismic events, by a structural engineer licensed in the state of California to assess their*

structural integrity, and a report of the engineer of the engineer's findings shall be submitted to the Community Development Department. Costs of inspection and reporting shall be borne by the permit holder.

This requirement will be added as a condition of approval, along with a requirement for the applicant paying an inspection fee to cover staff time for non-building permit-related inspections.

71.8 General Development Standards for all Wireless Telecommunication Facilities: (a) Site Location:

1. Facility towers, antennas, buildings and other structures and equipment visible from adjacent residences or public vantage points, shall be designed, located, constructed, painted, screened, fenced, landscaped or otherwise architecturally treated to minimize their appearance and visually blend with the surroundings.

The wireless communication tower design is specifically chosen to blend with the existing surroundings. The proposed lattice wireless communication tower is visually consistent with other existing vertical infrastructure already present on the property, including another lattice wireless communication tower and prominent PG&E power line transmission towers. This strategic siting ensures the new tower is absorbed into the established visual context rather than introducing a new, isolated visual element.

2. Co-location is required when feasible and when it minimizes adverse effects related to land use compatibility, visual resources, public safety and other environmental factors. Co-location is not required when it creates or increases such effects and/or technical evidence demonstrates to the satisfaction of the Community Development Director that it is not feasible due to physical, spatial, or technological limitations. Fiscal constraints or competitive conflicts are not considered justifiable reason for not co-locating a new facility where opportunity for co-location exists.

The applicant attempted to co-locate on the existing ATT tower located on the site, however during their site visit, it was determined that the hills on the east side would block the antennas from reaching the overall coverage objective area. Due to the lower available RAD Center (center point of radiation for the antennas) on the tower and being blocked by the hillside, the site was ruled out as a viable candidate. The ATT tower was designed to provide coverage south of the ridgeline, which is not the objective area for Verizon. As such, a separate tower at a higher elevation is proposed.

3. Wireless communication facilities shall not be sited in a way which will create visual clutter or negatively affect view from communities, highways and major collector roads, from Clear Lake or from highly used public areas, such as but not limited to parks and resorts.

The tower is sited on a hilltop on a large, remote property above Clearlake Oaks. Although it is near CA State Highway 20, its placement is specifically chosen to integrate with the existing vertical infrastructure already present on the parcel, which includes another wireless communication tower and PG&E transmission lines. This approach prevents the introduction of new, isolated visual clutter.

4. New communication facilities shall be discouraged on ridge top sites where they will be silhouetted against the sky from communities, highways and major collector roads or from highly used public areas, such as but not limited to parks and resorts.

While the facility is located on a ridge top site, it is sited specifically to minimize silhouetting against the sky from key vantage points. The tower is positioned adjacent to existing vertical infrastructure

on the property, which includes another existing wireless communication tower and prominent PG&E power line transmission towers. This placement strategy integrates the new structure into an existing pattern of vertical elements, significantly reducing the visual impact of a silhouette that a standalone tower would create. Furthermore, the site's remote location and distance from communities, highly used public areas, such as parks and resorts.

5. Wireless communications facilities shall be screened from any public viewing areas to the maximum extent feasible.

The tower itself, due to its height and location on a hilltop near CA State Highway 20, cannot be completely screened from all public views, but its visual impact is sited to integrate with the existing visual environment on the property, standing adjacent to other tall vertical infrastructure, including another wireless communication tower and large PG&E transmission towers. In contrast, all supporting equipment and structures at the base would be fully screened from public view.

6. Disturbance of existing topography and on-site vegetation shall be minimized, unless such disturbance would substantially reduce the visual impacts of the facility.

Disturbance of existing topography and on-site vegetation would be minimized. The facility is sited in an area that has already been disturbed, with the equipment footprint totaling only 900 square feet. While an access road already exists, a portion of it is currently very narrow and unmaintained. The only necessary work would be the limited improvement of this existing interior driveway to connect to Almond Drive. Crucially, the underground trenching for utility lines would follow the alignment of this existing roadway. Since all necessary work, including road improvement and utility trenching, is confined to the existing roadway alignment, it avoids creating any new areas of disturbance and ensures the project's impact on existing topography and vegetation remains minimal.

7. Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated, and off-site glare is fully controlled.

The applicant may be required to put lighting on top of the wireless communication facility to meet FAA regulations due to the proximity Lampson Field, a public airport located approximately 15.92 miles southwest from the project site.

8. No telecommunication facility shall be installed at a location where special painting or lighting will be required by the FAA regulations unless the applicant has demonstrated to the Director of Community Development that the proposed location is the most feasible location for the provision of services as required by the FCC

The proposed facility would not require special painting or lighting under FAA regulations. The structure's height of feet is below the foot threshold that typically mandates special marking. Furthermore, the site is not located within the approach or departure zone of any public-use airport, ensuring that it does not constitute a hazard requiring FAA-mandated mitigation measures.

9. No telecommunication facility shall be installed within the safety zone of any airport within Lake County unless the airport owner/operator indicates that it will not adversely affect the operation of the airport, and the proposal is reviewed and approved by the Airport Land Use Commission.

The project site is located approximately 15.92 miles from Lampson Field, the nearest airport. Which is well outside of the safety zone of the Lake County Airport Land Use Compatibility Plan.

10. No telecommunication facility shall be located in an environmentally sensitive habitat, such as but not limited to, wetlands, vernal pools, or special study areas containing rare and endangered plants and animals.

The proposed telecommunication facility is not located within a formally designated environmentally sensitive habitat such as wetlands, vernal pools, or special study areas containing rare and endangered plants and animals. However, the biological study did identify existing shrubs and habitat features that provide suitable conditions for nesting, roosting, and nocturnal species (including birds, bats, and frogs) in the immediate vicinity. To ensure that construction activities do not impact these special status species, the project would strictly implement the mitigation measures outlined in the Mitigated Negative Declaration (BIO-1 through BIO-3). Specifically, prior to any ground-disturbing activities, the permittee shall provide the Community Development Department with documentation of nesting, roosting, and nocturnal surveys conducted by a qualified biologist.

11. In instances where the wireless telecommunication facility is located near or in a residential area or located within a Community Growth Boundary or within one (1) mile of said Boundary, photos shall be submitted of the proposed facility from the nearest residential neighbors. In instances where the wireless communication facility would be visible from a State Highway or County Collector or Arterial Road or from Clear Lake a detailed visual analysis of the facility shall be submitted.

The facility is located approximately 1.8 miles east of the nearest Community Growth Boundary, which is outside the one (1) mile submission radius for neighborhood photos. However, because the tower would be visible from CA State Highway 20, the applicant has submitted the required detailed visual analysis of the facility, which includes simulation photos. This analysis demonstrates how the proposed tower would visually blend into the existing context of the already-developed parcel, which contains another existing wireless communication tower and prominent PG&E powerline transmission towers.

12. Anti-climb devices or fencing and safety signage shall be installed to prevent unauthorized access to equipment.

The proposed tower security fencing is proposed to be 8 feet tall and safety signage shall be installed to prevent unauthorized access.

13. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust-free, all-weather surface for its entire length.

The site is already accessed by a private road Almond Lane, which connects to CA State Hwy 20 in Clearlake Oaks. The road would be required to be PRC 4290 and 4291 compliant for emergency vehicle use and for employees that need to access the site to do maintenance on the tower.

14. A communications tower may be located on a lot occupied by other principal structures and may occupy a leased parcel within a lot which meets the minimum lot size requirement for the Zoning District.

The current zoning allows for a wireless communication tower to be located in a leased area on the property. The property is currently developed with an existing lattice wireless communication tower and PG&E powerline transmission towers.

15. A subdivision pursuant to the State Subdivision Map Act shall not be required for a lease parcel on which a communications tower is proposed to be constructed, provided the communications equipment building is unmanned.

The wireless communication facility and its support equipment area would be unmanned.

16. The maximum height of any communications tower shall be 150 feet.

The wireless communication facility would be 150' in height.

17. The foundation and base of any communications tower shall be setback from a property line (not lease line) located in any Residential District at least 100 feet and shall be set back from any other property line (not lease line) at least 50 feet.

The wireless communication facility is set back well over 150' from all of the property lines.

18. Existing trees and other vegetation which will provide screening for the proposed facility and associated access roads shall be protected from damage during construction. Additional landscaping or visual screening shall be installed and maintained where it would mitigate visual impacts of a communication facility. Introduced vegetation shall be native, drought tolerant species compatible with the predominant natural setting of the project area and shall be maintained through-out the life of the project. Communication facility sites, whether leased or purchased, shall be of sufficient size to include vegetative screening if landscaping would provide a useful reduction to visual impacts. No trees that provide visual screening of the communication facility shall be removed except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility. 19. The communications equipment building shall comply with the required yards and height requirements of the applicable zoning district for an accessory structure.

The applicant is not proposing any tree removal for this project. Due to the area being characterized by chaparral brush and having been significantly impacted by the 2012 Wye Fire, the site lacks mature screening trees. Any limited existing vegetation providing marginal screening for the facility or access road would be protected from damage during construction. Tree trimming would be strictly limited to the minimum necessary for the safe operation of the facility and for fire safety compliance.

(b) Design Review and Frequency Emission Compliance

1. Towers and monopoles shall be constructed of metal or other non-flammable material, unless specifically conditioned by the County to be otherwise.

The wireless communication facility is made of metal.

2. Support facilities (i.e., vaults, equipment rooms, utilities and equipment enclosures) shall be constructed of non-flammable, no-reflective materials and shall not exceed a height of twenty (20) feet.

The equipment within the 8' tall, fenced enclosure is proposed at less than 20' tall.

3. All ancillary buildings, poles, towers, antenna supports, antennas, and other components or telecommunication facilities shall be of a color or combination of colors approved by the Appropriate Authority. If the facility is conditioned to require paint, it shall initially be painted with a flat paint color approved by the Appropriate Authority and thereafter repainted as necessary with a flat paint color. Components of the telecommunication facility which will be viewed against soils, trees, or grasslands shall be of a color matching these landscapes.

The tower will not require any paint as required by the Federal Communications Commission and the Federal Aviation Administration.

4. A visual simulation of the wireless telecommunication facility shall be provided. Visual simulation shall consist of either a physical mock-up of the facility, a balloon simulation with a balloon tethered at the height of the proposed tower and of a diameter matching the maximum width of the proposed antenna, a computer simulation or other reasonable and comparable means.

Simulation photos of the wireless communication facility with the projects submitted documents and are attached to this report (Attachment 5).

5. Special design of the wireless telecommunication facilities may be required to mitigate potentially significant adverse visual impacts.

The wireless communication tower is a lattice tower design, that would fit in with the existing structures already developed on the property.

6. All guy wires associated with guyed communications towers shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure.

There are no guy wires proposed with this wireless communication tower facility.

7. The site of a communications tower shall be secured by a fence with a maximum height of 8 feet to limit accessibility by the general public.

The proposed fence is 8' tall and gated/ locked and equipped with a Knox box for emergency access for the local fire district.

8. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency that has jurisdiction.

No lighting is proposed. A top-light may be required by the FAA; if required, this is a federal requirement that is beyond the control of the County.

9. Communications Towers shall be protected and maintained in accordance with the requirements of the County's Building Code.

A building permit is required for the construction of the tower itself and for the installation of the associated equipment. A grading permit would be necessary to authorize the earth movement for the pad preparation and improvements to the roadway as part of the project.

10. One off street parking space shall be provided within the fenced area.

The site plans submitted identify one parking space within the fenced area.

11. Written documentation shall be submitted to the Community Development Department annually by permit holders, prepared by Radio Frequency Engineers or other qualified professionals, that verify compliance with FCC regulations if any change in facility conditions justify said documentation. Written affirmation shall be submitted to the Community Development Department annually by permit holders that verifies continuing compliance with FCC regulations.

This would be added as a Conditions of Approval that would require the permit holder to do two things every year for the Community Development Department. First, you must submit a simple written statement (an affirmation) confirming that your facility is still following all Federal Communications Commission (FCC) rules for Radio Frequency (RF) emissions. Second, if you change anything at the facility that might affect its RF safety or compliance, you must submit a formal report from an RF engineer to prove the facility is still compliant. Essentially, the simple affirmation is required every year, and the engineer's report is required only if you made changes that would justify it.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of land use actions. The environmental review of this project resulted in a Mitigated Negative Declaration, which was uploaded to the State Clearinghouse on September 8, 2023. No adverse comments were received regarding this project from any notified State agency. The Initial Study was updated on November 10, 2025, adding language to strengthen and clarify analyses contained herein. The changes constitute minor technical changes that do not result in the need for recirculation in accordance with CEQA Sections 15073.5

All potential environmental impacts have been reduced to less than significant with the incorporated mitigation measures described in the Initial Study (Attachment 4) and draft Conditions of Approval (Attachment 2). The following categories were identified as having potential environmental impacts:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/ Water Quality
- Tribal Cultural Resources
- Wildfire

The following mitigation measures are added into the Conditions of Approval:

Aesthetics. The project has some potential to impact aesthetics. The following mitigation measures will help reduce potential aesthetic impacts to less than significant levels:

- AES-1: Prior to operation, the applicant shall install a minimum 6' tall screening fence around the wireless communication facility's lease area. Fabric screening shall not be used due to poor durability; the screening material shall be chain link with slats, or a solid wood or metal fence.
- AES-2: All lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.

- AES-3: Approval is for a 150' tall lattice wireless communication tower. Any changes to the appearance of the tower that do not qualify for a Federal Communications Commission (FCC) Eligible Facilities Request shall require a new use permit application.

Air Quality. The project has some potential to impact air quality during construction. The following mitigation measures would help reduce potential air quality impacts to less than significant levels:

- AQ-1: During site disturbance, the applicant shall apply palliatives (water) to the ground to minimize dust migration.
- AQ-2: Prior to installation, the applicant must obtain all necessary permits for the use of any diesel generators from the Lake County Air Quality Management District

Biological Resources. The project has some potential to impact biological resources during construction. The following mitigation measures would help reduce potential biological resource impacts to less than significant levels:

- BIO-1: If ground disturbing activities occur during the breeding and nesting season of nesting or roosting species (February 1 through September 15), surveys for active nests will be conducted by a qualified biologist no more than 10 days prior to start of activities.
- Pre-construction nesting surveys shall be conducted for nesting migratory avian and raptor species in the project site and buffer area. Pre-construction biological surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys shall follow required CDFW and USFWS protocols, where applicable. A qualified biologist shall survey suitable habitat for the presence of these species.
- If a migratory avian or raptor species is observed and suspected to be nesting, a buffer area shall be established to avoid impacts to the active nest site. Identified nests should be continuously surveyed for the first 24 hours prior to any construction-related activities to establish a behavioral baseline.
- If no nesting avian species are found, project activities may proceed and no further Standard Construction Conditions measures shall be required.
- If active nesting sites are found, the following exclusion buffers shall be established, and no project activities shall occur within these buffer zones until young birds have fledged and are no longer reliant upon the nest or parental care for survival:
 - Minimum no disturbance of 250 feet around active nest of non-listed bird species and 250 foot no disturbance buffer around migratory birds;
 - Minimum no disturbance of 500 feet around active nest of non-listed raptor species; and 0.5-mile no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
 - Once work commences, all nests should be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes are observed, the work causing that change should cease and the

- appropriate regulatory agencies (i.e. CDFW, USFWS, etc.) shall be consulted for additional avoidance and minimization measures.
- A variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the project area would be concealed from a nest site by topography. Any variance from these buffers shall be supported by a qualified wildlife biologist and CDFW and USFWS shall be notified in advance of implementation of a no disturbance buffer variance.
 - BIO-2: Pre-activity daytime habitat survey and nocturnal acoustic and emergence surveys will be conducted for bat species and their roosting / maternity sites in the project and buffer area.
 - If a bat roosting/ maternity site is identified during these surveys or suspected to be present, a buffer area will be established to avoid impacts on the burrow/ maternity site, and subsequently the bat species. The following exclusion zone will apply:
 - 300 feet for known potential maternity roosting site. If deemed warranted project proponent will consult with Lake County and California Department of Fish and Wildlife agencies to work out a plan to avoid impacts to the species before work resumes.
 - BIO-3: Preconstruction surveys for California Red-Legged Frog shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within project sites, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.
 - If any California Red-Legged Frog are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and it is determined what, if any, further actions must be followed to prevent possible take of this species.
 - Where construction will occur in California Red-Legged Frog habitat where California Red-Legged Frog are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with Lake County and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas.
 - The CDFW authorized biologist will direct the installation of the fence and will conduct biological surveys to move any individuals of these species from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be a "silt fence" that is buried along the bottom edge.
 - If any individuals of these species are found within an area that has been fenced to exclude these species, activities will cease until the authorized biologist moves the individuals.

- If any of these species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.
- Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.
- Clearance surveys shall occur on a daily basis in the work area. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.
- To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.
- Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when CRF may be present. Because dusk and dawn are often the times when CRF are most actively foraging and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour before sunrise.
- Traffic speed should be maintained at 10 miles per hour or less in the work area.

BIO-4: Environmental Awareness Training shall be presented to all personnel working in the field on the proposed project sites. Training shall consist of a brief presentation in which biologists knowledgeable of threatened, endangered, and special-status species biology and legislative protection shall explain sensitive species concerns. Training shall include discussion of special-status plants and sensitive wildlife species. Species biology, habitat needs, status under the Federal and State Endangered Species Act, and measures being incorporated for the protection of these species and their habitats shall also be discussed.

- Project site boundaries shall be clearly delineated by stakes and/or flagging to minimize inadvertent degradation or loss of adjacent habitat during project site preparation and construction operations. Staff and/ or its contractors shall post signs and/ or place fence around the proposed project site to restrict access of vehicles and equipment unrelated to project relations.
- A project representative shall establish restrictions on project-related traffic to approved project areas, storage areas, staging and parking areas via signage. Off-road traffic outside of designated proposed project site shall be prohibited.

Cultural Resources. The project has some potential to impact cultural resources during construction and ground disturbance. The following mitigation measures would help reduce potential cultural resources impacts to less than significant levels:

- CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be

reviewed and approved by the Lake County Community Development Director prior to commencing work.

- CUL-2: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.
- CUL-3: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

Geological and Soil Resources. The project has some potential to impact geologic and soil resources during construction and ground disturbance. The following mitigation measure would help reduce potential geological and soil resources impacts to less than significant levels:

- GEO-1: Grading Permit and Engineered Grading and Erosion Control Plan: Prior to any ground disturbance, the applicant shall obtain a grading permit from the County. As part of this permit process, the applicant shall submit an engineered Grading and Erosion Control Plan. This plan shall:
 - Accurately estimate the total volume of earth to be moved.
 - Detail specific dust mitigation measures to be implemented during all phases of ground disturbance.
- GEO-2: Stormwater Erosion Control Plan and Best Management Practices (BMPs): The applicant shall submit a comprehensive Stormwater Erosion Control Plan to the Lake County Building Division concurrently with the building permit application. This plan shall include:
 - Detailed strategies for managing stormwater runoff and minimizing erosion.
 - A Best Management Practices (BMP) Plan outlining specific measures to be implemented.
- GEO-3: Implementation of Best Management Practices: The applicant shall implement all BMPs outlined in the Stormwater Erosion Control Plan and Grading and Erosion Control Plan during all phases of grading, trenching, and any other ground-disturbing activities.
- BIO-1 incorporated.

Hazards and Hazardous Materials. The project has potential impacts from hazards and hazardous materials, primarily associated with the storage of diesel fuel. The following mitigation measures would reduce this potential impact to less than significant levels:

- HAZ-1: The fuel storage system shall have secondary containment systems, such as concrete or impermeable barriers, to contain any potential fuel spills.
- HAZ-2: Develop and strictly adhere to a Spill Prevention, Control, and Countermeasure Plan that outlines procedures for preventing, containing, and cleaning up fuel spills.

Hydrology and Water Quality. The project has some potential to impact hydrology and water quality during construction and ground disturbance. The following mitigation measures would help reduce potential hydrology and water quality impacts to less than significant levels:

- Less Than Significant Impact with GEO-1 through GEO-3, HAZ-1, and HAZ-2 incorporated.

Tribal Cultural Resources. The project has some potential to impact Tribal Cultural Resources during construction and ground disturbance. The following mitigation measures would help reduce potential Tribal Culture resources impacts to less than significant levels:

- TCR-1: All on-site personnel of the project shall receive tribal cultural resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to standards of NAHC or the culturally affiliated Tribe(s). Training will address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for notification of discoveries to culturally affiliated Tribes, protection, treatment, care and handling of Tribal Cultural Resources discovered or disturbed during ground disturbance activities of the project. Tribal monitors will be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project.
- TCR-2: If previously unidentified Tribal Cultural Resources are encountered during the project altering materials and their stratigraphic context shall be avoided, and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated Tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resource plan to allow for identification and further evaluation in determining the Tribal Cultural Resource significance and appropriate treatment or disposition.

Wildfire. The project has some potential to impact wildfire risk on site, primarily during construction. The following mitigation measures would reduce potential risk from wildfire to less than significant levels.

- WILD-1: The applicant shall keep a water tender truck on site during site disturbance to reduce the impacts that might result from a spark creating a wildfire on site.
- WILD-2: Prior to operation, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 driveway standards.

Tribal Comments

The County sent an Assembly Bill 52 (AB52) notice to 11 Lake County-based Tribes on February 13, 2024, informing tribes of the proposed project and offering consultation under AB-52. On

February 16, 2024, the Elem Indian Colony contacted staff to request an AB 52 consultation. Lake County Community Development Department Staff and Elem Indian Colony Tribal Historic Preservation Officer held a Tribal Consultation on March 18, 2024. The Lake County Community Development Department concluded AB 52 Consultation process on March 10, 2025.

Agency Comments

Staff received comments from the following agencies (Attachment 7):

1. Lake County Community Development, Resource Planning
2. Lake County Community Development, Building Division
3. Lake County Air Quality Management District
4. Lake County Special Districts
5. Northwest Information Center
6. PG&E
7. California Department of Transportation (Caltrans)
8. California Department of Forestry and Fire Protection (CAL FIRE)

FINDINGS FOR APPROVAL

Article 51.4, Major Use Permit Findings for Approval

The Review Authority shall only approve or conditionally approve a Major Use Permit (LCZO Section 51.4, Major Use Permits) if all of the following findings are made:

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.*

The use of the site with a wireless communication facility is permitted in the RL zoning district by Article 27, Section 27.11, Table B (ar), subject to review and approval of a major use permit and development review. The immediate area is characterized by vacant lots, a few dwellings located on larger lots, and the Moose Lodge. The addition of a wireless communication facility at this location is appropriate based on the zoning, surrounding uses, and the need to extend reliable service coverage between Clearlake Oaks and the I-5 Corridor. The project meets all requirements related to health, safety and land use compatibility. Lastly, the project meets all development standards for wireless communication facilities noted in Article 71 of the Zoning Ordinance.

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.*

The footprint of the mechanical enclosure is 900 sf in area (30' x 30'). The site is approximately 35.95 acres in size. The property is developed with other similar infrastructure and is large enough to easily accommodate the wireless communication facility and its enclosure on the site.

3. *That the streets, highways, and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.*

Access to the facility is provided by Almond Lane, a dirt and gravel road. Given that this is an unmanned wireless facility, the proposed use will not generate new pedestrian traffic and will result in only minimal, infrequent vehicular traffic (for maintenance). To ensure that the road can safely support this limited use, the applicant must widen the portion of Almond Lane located on the project parcel to comply with the road standards specified in Public Resource Code (PRC) 4290/4291.

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.*

Adequate services exist to support this project. The unmanned wireless communication facility's only operational requirement is electrical power, which is provided by PG&E. The facility requires no water supply, sewage disposal, or routine police services due to its automated nature. The facility's minimal power consumption and secured, self-contained design ensure that it will not place any significant burden on existing fire protection or other public utilities.

The application was routed to all of the affected public and private service providers, including Lake County Department of Public Works, Lake County Environmental Health, Lake County Specials Districts, Northshore Fire Protection District, Cal Trans and PG&E. All agency comments are attached (Attachment 5). Cal Trans required the applicant to change their access road from CA State Hwy 20 to Almond Lane.

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.*

The project was evaluated for compliance with Chapters 3 and 5 of the General Plan, the Shoreline Communities Area Plan, and various articles within the Lake County Zoning Ordinance. This report identifies compliance within each of the respective documents required for the review of this wireless communication facility.

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.*

There are no documented violations of Chapters 5, 17, 21, 23 or 26 of the Lake County Code on the subject property.

RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

- A. Adopt Initial Study (IS 24-03/ PL-25-60) for Major Use Permit (UP 24-03/ PL-25-60) with the following findings:
 1. Potential impacts to Aesthetics can be mitigated to 'less than significant' levels with the inclusion of mitigation measure AES-1 through AES-3.

2. Potential impacts to Air Quality can be mitigated to less than significant levels with the inclusion of mitigation measures AQ-1 and AQ-2.
 3. Potential environmental impacts related to Biological Resources can be mitigated to less than significant with the inclusion of mitigation measure BIO-1 through BIO-4.
 4. Potential environmental impacts related to Cultural Resources can be mitigated to less than significant levels by mitigation measures CUL-1 through CUL-3.
 5. Potential impacts to Geology and Soils resources can be mitigated to less than significant levels through mitigation measures GEO-1 through GEO-2, and BIO-1.
 6. Potential to impacts to Hazards and Hazardous Materials can be mitigated to less than significant levels through mitigation measures HAZ-1 and HAZ-2.
 7. Potential impacts to Hydrology and Water resources can be mitigated to less than significant levels through mitigation measures GEO-1 through GEO-3, HAZ-1, and HAZ-2.
 8. Potential environmental impacts related to Tribal Cultural Resources can be mitigated to less than significant levels by mitigation measures TCR-1 through TCR-3.
 9. Potential environmental impacts related to Wildfire can be mitigated to less than significant levels with the inclusion of mitigation measures WILD-1 and WILD-2.
 10. This project is consistent with land uses in the vicinity.
 11. This project is consistent with the Lake County General Plan, Shoreline Communities Area Plan and Lake County Zoning Ordinance.
- B. Approve Major Use Permit (UP 24-03/ PL-25-60) with the following findings:
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 with mitigation measure added.
 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 Lake County General Plan, the Shoreline Communities Area Plan and the Lake County Zoning Ordinance.
 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 project meets all requirements found within Articles 7, 27, 41, 51.4 and 71, and complies with all applicable Plans adopted by Lake County.

Sample Motions:

Mitigated Negative Declaration (IS 24-03/ PL-25-60)

I move that the Planning Commission find that potential impacts associated with UP PL-25-60/UP 24-03 can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration (IS 24-03/ PL-25-60) for Sequoia on behalf of Verizon on property located at 16200 E State Hwy 20, Clearlake Oaks (APN: 010-020-29), with the findings in the staff report dated November 17, 2025

Major Use Permit (UP 24-03/ PL-25-60)

I move that that the Planning Commission approve Major Use Permit (PL-25-60/ UP 24-03) for Sequoia on behalf of Verizon on property located at 16200 E State Hwy 20, Clearlake Oaks (APN: 010-020-29), with the findings in the staff report dated November 17, 2025.

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 Planning Commission's decision, 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 calendar day following the Planning Commission's final determination.*