



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

Item 1

9:05 AM

February 27, 2020

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon, Interim Community Development Director
Mark Roberts, Principal Planner *mf*
Prepared by: Victor Fernandez, Assistant Planner

DATE: February 12, 2020

RE: Nick Needham; Minor Use Permit (MUP 19-11), Categorical Exemption [(CE 19-95) formerly identified as Initial Study (IS 19-13)], Early Activation (EA 19-22). APNs: 007-059-02 & 007-059-03 (One Legal Lot).

Supervisor District 4

ATTACHMENTS:

1. Vicinity Map
2. Property Management Plan
3. Agency Comments
4. Proposed Conditions of Approval
5. Existing and Proposed Site Plans
6. Site Management Plan (Available upon request)

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a Minor Use Permit for the Commercial Cannabis Cultivation (A-Type 2 Medium Outdoor License), which includes the planting, growing, harvesting, drying, curing, grading, trimming, and/or any combination of those activities, including processing. The proposed use will occur on 1409 and 1419 Vernal Drive, Lakeport CA. The proposed use would allow up to 10,000 square feet of Canopy Area which is defined as the designated area(s) at a licensed premises, except nurseries, that will contain mature plants (in above ground pots) at any point in time, as follows (Lake County Zoning Ordinance – Definitions):

1. Canopy shall be calculated in square feet and measured using clearly identifiable boundaries of all area(s) that will contain mature plants at any point in time, including all of the space(s) within the boundaries;
2. Canopy may be noncontiguous but each unique area included in the total canopy calculation shall be separated by an identifiable boundary that includes, but is not limited to, interior walls, shelves, greenhouse walls, garden benches, hedgerows, fencing, garden beds, or garden plots;

3. If mature plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.

The cannabis canopy area proposed, in above ground pots, is 9,850 square feet which would take place within a fenced area approximately 10,000 square feet in size, with an additional 625 square foot barn located adjacent to the cultivation area which will be used for curing, storage, processing, and packaging. Included in the cultivation area is a 150 square foot storage shed used for fertilizers and pesticides. The fence would be approximately six (6) feet in height, and constructed with exclusionary wire grid attached to steel tubing, timber, or concrete posts spaced less than ten (10) feet apart. There would be a minimum of five (5) security cameras (solar powered) located at each corner of the fenced cultivation area, and one (1) located in the barn used for curing, storage, processing, and packaging. The proposed security system is able to be accessed remotely.

According to the applicant, there will be a maximum of three (3) employees per shift and three (3) parking spaces. The hours of operation would be Monday through Saturday, 8:00AM to 5:00PM and Sundays, 12:00PM to 4:00PM.

The project is proposing to use a drip irrigation system, which uses water from an unnamed spring located on the property (The applicant has provided Rights to Divert and Use Water from the State Water Resources Control Board-registration number: H505589 Certificate Number: H100457). The water will be gravity fed from the spring to a 1,500 gallon storage tank. The water will then be gravity fed through PVC pipes to the cultivation site and irrigated among the above-ground pots.

The project parcel is served by Vernal Drive, off of Ridge Road, off of Highland Springs Road. Prior to the cannabis cultivation operation permit coming into effect, Highland Springs Road shall be widened to a minimum width of twenty (20) feet. The gate located on Ridge Road shall be a minimum of fourteen (14) feet wide. Vernal Drive and Ridge Road shall meet a twenty (20) foot minimum road width as well as contain a gravel surface. A condition has been included in the Conditions of Approval which shall be met prior to cultivation, unless an exemption for Public Resources Code 4290 and 4291 has been applied for and granted. *See Section A, Item 3 of Attachment 4.*



Proposed Site Plan and Cultivation Area

Construction Schedule

The 150 s.f. storage shed and security fence will be constructed once the permit is obtained. Construction is anticipated to last approximately 30 days. Construction will take place Monday through Friday from 8 a.m. to 5 p.m. The applicant proposes hand tools will only be used for construction, no machinery is expected to be needed. For construction, one (1) vehicle trip per day is anticipated.

Staff is recommending **Approval with Conditions** of Use Permit (MUP 19-11).

II. PROJECT DESCRIPTION

Applicant: Nick Needham
Owner: Randy Putman
Location: 1409 and 1419 Vernal Drive, Lakeport
A.P.N.: 007-059-02 and 007-059-03
Parcel Size: +98 acres
General Plan: Rural Lands

Zoning: RL – B5 – WW; Rural Lands – Special Lot Size/Density Combining District – Waterway Combining District

Flood Zone: “D”; Areas of undetermined, but possible, flood hazard area.

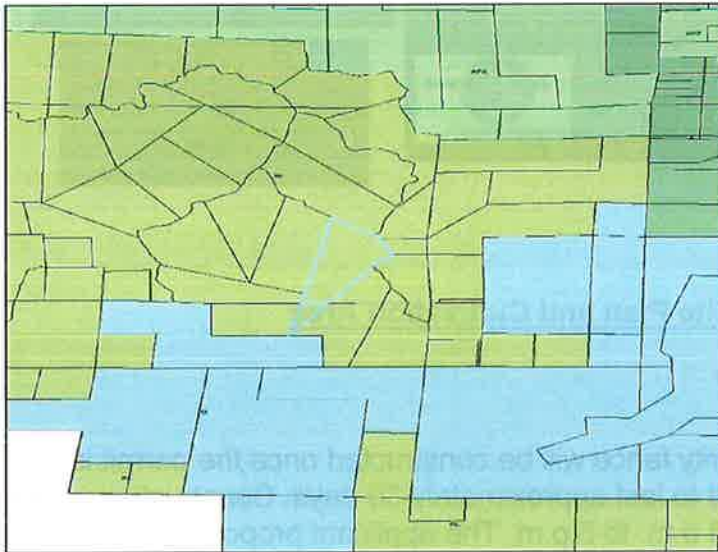
Submittal Date: March 22, 2019

Cultivation Date: May 15, 2020

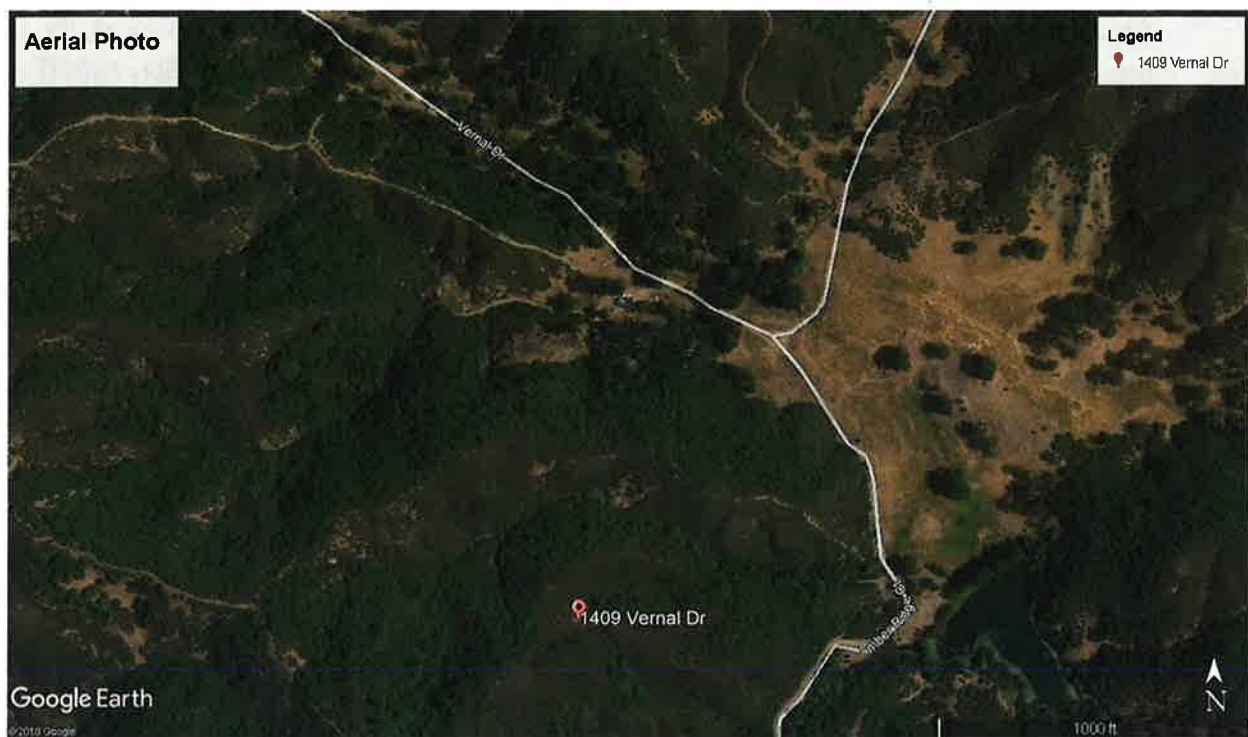
III. PROJECT SETTING

Existing Uses and Improvements: The site presently contains a barn, shed, septic system, and water tanks.

Surrounding Uses and Zoning



Zoning Map of Site and Vicinity



Aerial Photo of Subject Site

- **North: “RL” and “APZ”:** Rural Lands and Agricultural Preserve zoned properties, some “RL” zoned properties located North West from the subject site have dwellings. Granite Construction Company is approximately 1.5 miles north from Randy Putman’s property.
- **East: “RL” and “O”:** Rural Lands and Open Space zoned lots. There is a reservoir on an adjacent parcel East of Randy Putnam’s property.
- **South: “O”:** Open Space-zoned lots
- **West: “RL” and “O”:** Rural Lands and Open Space zoned lots.

Topography: Steep: Over 30% Slope.

Soils: The project area contains two predominant soil types near the cultivation area; 171 (Maymen-Hopland-Etsel) and 249 (Xerofluvents-Riverwash).

- **171-Maymen-Hopland-Etsel:**

Maymen: 15 to 50% slope. This soil is moderately deep, and well-drained. The permeability is moderate with a water capacity of 1 inch to 3 inches. The Surface runoff is rapid, and the hazard erosion is severe.

Hopland: This soil is moderately deep and well drained. The permeability is moderately slow with a water capacity of 3 to 7 inches. The Surface runoff is rapid, and the hazard erosion is severe.

Etsel: This soil is shallow and somewhat excessively drained. The permeability is moderate with a water capacity of 0.5 inches to 1.5 inches. The surface runoff is very rapid, and the hazard erosion is severe.

- **249-Xerofluvents-Riverwash:**

Xerofluvents: 0% to 2% slope. This soil is very deep and excessively drained. The permeability is very rapid with a water capacity of 1.5 inches to 2.5 inches. The surface runoff is very slow, and there is no hazard of erosion except along streams, where there is severe streambank erosion during high-intensity storms.

Riverwash: This soil is very deep water-deposited sediment consisting of sand, gravel, cobbles, and stones in active stream channels. This unit is mainly used for livestock grazing and wildlife habitat. It is also used for as a source of commercial gravel.

Water Supply: Existing spring located on the parcel (The applicant has provided Rights to Divert and Use Water from the State Water Resources Control Board-registration number: H505589 Certificate Number: H100457)

Sewage Disposal: On-site septic system.

Fire Protection: Lakeport Fire Protection District

Vegetation: Several varieties of oak trees along creek; native grasses, walnut trees

Water Courses: Unnamed Creek

IV. PROJECT ANALYSIS

General Plan Conformance

The General Plan designation for the subject site is Rural Lands. The following General Plan policies relate to site development in the context of this proposal:

Rural Lands allows for rural development in areas that are primarily in their natural state, although some agricultural production, especially vineyards, can occur on these lands. This category is appropriate for areas that are remote or characterized by steep topography, fire hazards, and limited access. Typical uses permitted by right include, but are not limited to, animal raising, crop production, single family residences, game preserves and fisheries. Other typical uses permitted conditionally include, but are not limited to, recreational facilities, manufacturing and processing operations, mining, and airfields. These lands also provide important groundwater recharge functions. As watershed lands, these lands function to collect precipitation and provide for important filtering of water to improve water quality. They are

generally supportive to the management of the natural infrastructure of the watersheds, and are located outside of Community Growth Boundaries.

General Plan goals, objectives and policies that apply to this proposed project are as follows;

Land Use

Goal LU-1: is to encourage the overall economic and social growth of the County while maintaining its quality of life standards.

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

Cannabis cultivation is allowed by major or minor use permit depending on its size and characteristics in the Rural Lands zoning district.

Goal LU-2: is 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-2.4 Agricultural/Residential Buffer.* The County shall require adequate setbacks between agricultural and non-agricultural uses. Setbacks shall vary depending on type of operation and chemicals used for spraying.

In reference to the Lake County Zoning Ordinance Article 27, Section 27.11 (at), the county requires a minimum 100 foot setback from all property lines of the subject property, and a minimum of 200 foot setback from any off-site residences. The nearest off-site residence is located approximately 2,000 feet Southeast from the cultivation site. Additionally, Commercial Cannabis Cultivation is prohibited within a 1,000 feet of Community Growth Boundaries, licensed child care facilities, churches, or youth-oriented facilities. The nearest youth-oriented facility is Lloyd P. Hance Community School that is located approximately 4 miles from the cultivation site.

Goal LU-6: “To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, and service needs of Lake County residents”.

- *Policy LU 6.1:* “The County shall actively promote the development of a diversified economic base by continuing to promote agriculture, recreation services and commerce and by expanding its efforts to encourage industrial and non-industrial corporate developments, and the developments of geothermal resources”.

The proposed Commercial Cannabis Operation, would create diversity within the local economy, and create future employment opportunities for local residents. According to the applicant’s application there is total of three (3) employees proposed (including the applicant). The number of employees can increase or decrease depending on the stage of the cultivation season.

Kelseyville Area Plan Conformance

The subject site is within the Kelseyville Area Plan's boundary. The Plan contains several policies that are subject to consistency review as follows:

- **3.3a:** New water storage facilities that do not result in significant adverse environmental impacts should be encouraged.
- **3.5a:** Development shall be directed to areas which will minimize impacts to prime farmland.
- **5.1a-4:** Heavy commercial and light Industrial uses should not be approved in locations incompatible with neighboring residential, retail or commercial land uses.
- **5.1b-1:** A high priority should be given to providing service and employment opportunities locally in the Kelseyville Planning Area in order to boost economic development and reduce travel distances.

Zoning Ordinance Conformance

Article 7 – Rural Lands (RL) is to provide for resource related and residential uses of the County's undeveloped lands that are remote and often characterized by steep topography, fire hazards, and limited access.

The Cultivation of Commercial Cannabis is permitted in the "RL" Rural Lands Zoning Districts upon issuance of a Minor/Major Use Permit pursuant to Article 27, Section 27.11 [Table B] of the Lake County Zoning Ordinance. On March 22, 2019, the applicant submitted an application for a Minor Use Permit, MUP 19-11 for the Cultivation of Commercial Cannabis to the Community Development Department.

Article 3 – Waterway Combining District (WW) is to preserve, protect and restore significant riparian systems, streams, riparian, aquatic and woodland habitats, protecting water quality, erosion control, sedimentation/runoff and protecting the public's health/safety by minimizing dangers due to flood and earth slide.

There is an unnamed creek that traverses through the southern portion of the parcel and traverses through the northern portion of the parcels property line as well. Pursuant to Article 37 (Waterway Combining District), Section 37.3(b) the minimum setback for perennial waterways shall be thirty (30) feet from the top of bank. According to Nick Needham's Site Plans and Property Management Plans all cultivation activities and development shall maintain a minimum of 30 ft. setback from the top of bank.

Article 27 - Use Permits the purpose of Article 27 is for those uses possessing characteristics of unique and special form as to make their use acceptable in one or more

districts upon issuance of a zoning permits, minor or major use permits in addition to any required building, grading and/or health permits.

Development Standards, General Requirements and Restrictions. This application meets the following Development Standards, General Requirements and Restrictions as specified within Article 27, subsection (at) of the Lake County Zoning Ordinance.

Development Standards

- Minimum Lot Size (20 acres per A-Type 2 license): *Complies, the lot is +98 acres in size. The applicant needs 20 acres for the A-Type 2 license.*
- Setback from Property Line (100 feet): *Complies; the cultivation site is set back 100 feet from the nearest property line located to the North.*
- Setback from Off-Site Residence (200 feet): *Complies; the nearest dwelling is about 2,000 feet away from the cultivation area to the southeast.*
- Minimum Fence Height of Six (6) Feet: *Complies; the proposed fence is 6' tall.*
- Maximum Canopy Area (10,000 s.f. maximum): *Complies; the proposed canopy areas would be **about 9,850 s.f.** in total area.*

General Requirements. *The applicant meets the following General Requirements. If the requirements have not been met by the time permit approval, conditions have been added to assure compliance.*

- State License and Permits required (ref. Section 27.at.3.ii.a). *Applicant is required to obtain state licenses and permits prior to cultivation; see Section A, Items 2, 8, and 9 of Attachment 4.*
- Background Checks (ref. Section 27.at.3.ii.e). *The current employees have undergone background checks as required by this subsection of the Zoning Ordinance. However, a condition has been added to assure compliance in the event of new employees or change of ownership in the future; see Section A, Item 14 of Attachment 4.*
- Property Owners Approval. *The applicant has provided a Property Owner Consent Form.*
- Co-location of Permits. *The applicant has applied for one A-Type 2 medium outdoor commercial cannabis cultivation license.*
- Operation Hours for Deliveries (Monday through Saturday 9:00AM-7:00PM & Sundays 12:00PM – 5:00PM). *A condition has been added; see Section J, Item 1 of Attachment 4.*
- Duration of Permits cannot exceed ten (10) years. *A condition has been added; see Section K, Item 3 of Attachment 4.*

- Weights and Measures (All permittees shall comply with the state of California weights and Measures requirements found in the California and Agriculture Code, California Code of Regulations, and the California Business and Professions Code). *A condition has been added; see Section J, Item 3 of Attachment 4.*
- Access Adequacy Standards (Any site where a cannabis related activity is permitted shall have adequate access) – *A condition has been added; see Section A, Item 3 of Attachment 4.*

Prohibited Activities

The applicant complies with the restrictions pertaining to the following prohibited activities:

- Tree Removal. *None is proposed.*
- Water use when illegally diverted from any lake, spring, wetland, stream, creek, vernal pool, or river. *The applicant has provided Rights to Divert and Use Water from the State Water Resources Control Board.*
- Odor Control. *An Odor Control Plan is required prior to cultivation; see Section C, Item 1 of Conditions (Attachment 4).*
- Electrical Generators may be used only on an emergency basis. *According to the applicants Property Management Plan, the applicant is applying for the cultivation of outdoor cannabis only, therefore, the use of electricity is not proposed.*
- Lights must comply with County Dark Skies lighting standards; *see Section B, Item 2 of Attachment 4.*
- Pesticide Usage is limited to State-approved chemicals. *See Section G, Item 4 of Attachment 4.*
- Protection of Minors. The permittee shall not sell, transfer or give cannabis or cannabis products to persons under 21 years of age; Allow any person under 21 years of age into the cultivation area; employ or retain persons under 21 years of age. *Required by conditions; see Section A, Item 12 of Attachment 4.*
- Commercial cannabis Cultivation Exclusion Area – *complies. The site is not located within 1000 feet of:*
 - A Community Growth Boundary
 - A school
 - A developed public park
 - A drug or alcohol rehabilitation facility
 - A licensed child care or nursery school
 - A church or other family-oriented facility providing services intended for minors

The **Property Management Plan** submitted by the applicant contains all of the required Elements as specified within Article 27 of the Lake County Zoning Ordinance:

- Air Quality
- Cultural Resources
- Energy Use
- Fertilizer Usage
- Fish and Wildlife Protection
- Operations Manual
- Grounds
- Pest Management
- Security
- Storm Water Management:
- Waste Management
- Management Plan
 - Cannabis Vegetative Material Waste Management
 - Growing Medium Management
 - Cannabis Vegetative Material Waste Management:
- Water Resources
- Water Use
- Compliance Monitoring
- Annual Reports - Performance Review

V. ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of land use actions. The project was initially submitted as an initial study. Upon staff review, the Minor Use Permit submitted by Nick Needham has been determined to be Categorically Exempt from CEQA through the following:

- Exemption Class 4 (15304 – Minor Alterations To Land) This class consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature scenic trees except for forestry or agricultural purposes.

The project would consist of minor alterations to the land, water and/or vegetation and will involve the removal of healthy, mature, scenic trees. The proposed project contains an existing 625 square foot barn and a small storage shed (less than 200 square feet). The

applicant would be constructing a 150 square foot storage shed for pesticides and fertilizers. The cultivation of commercial cannabis would take place in canvas pots above-ground resulting in minimal ground disturbance. The proposed project remains consistent with the Lake County General Plan, Kelseyville Area Plan, and Lake County Zoning Ordinance. According to the Biological Site Assessment prepared by Natural Investigations CO. dated May 24, 2019, the installation of the cultivation areas appears to have occurred on areas that were previously cleared. No impacts to natural habitats were identified from the installation of the cultivation areas. According to the California Historical Resources Information System, the proposed project area has the possibility of containing unrecorded archaeological site(s). However, as per the project description, there is to be no ground disturbance and further study for archaeological resources is not recommended at this time. Should the project description change, they recommend further review for the possibility of identifying Native American archaeological resources. The proposed project does not propose to create new significant environmental impacts, and is consistent with the land uses in the vicinity.

VI. MINOR USE PERMIT FINDINGS FOR APPROVAL

The Review Authority shall only approve or conditionally approve a Minor Use Permit (LCZO Section 50.4, Minor 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 proposed use of Commercial Cannabis Cultivation Operation is a permitted use in the "RL" Rural Lands Zoning District upon issuance of a Minor Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. Prior to the applicant constructing any type of structure(s), the applicant shall obtain the necessary permits from the appropriate Federal, State and/or Local government agencies. Additionally, the Community Development Department would conduct Annual Compliance Monitoring Inspections during the cultivation season to ensure compliance with the approved Property Management Plan and Conditions of Approval.

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 proposal consists of 9,850 square feet canopy area, 150 square feet pesticides and fertilizer storage shed, 625 square feet existing barn, and 250 square feet cannabis waste composting area. The Lake County Zoning Ordinance allows type 1, 2, 3, and 4 cultivation operations on Rural Lands-zoned land, and the subject site is ± 98 acres in size, large enough to enable the cultivation area proposed.

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

The site is served by Vernal Drive and Ridge Road off of Highland Springs Road. A condition has been added to the Conditions of Approval.

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.

This application was routed to all of the affected public and private service providers including Public Works, Special Districts, Environmental Health, and PG&E, and to all area Indian Tribes. Relevant comments are attached as 'Attachment 3'. No adverse comments were received.

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.

Since commercial cannabis cultivation is named as a permitted use in the RL zoning district within the Commercial Cannabis ordinance, this proposal is consistent with the governing ordinance for cannabis growing in Lake County. The General Plan does not have any provisions specifically for commercial cannabis, but both Plans have provisions for economic development and land use compatibility.

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.

The site contains a barn and a shed that was built without a permit, however, this can be corrected through a Condition of Approval. There are no other violations of Chapters 5, 17, 21, 23 or 26 of the Lake County Code on this property.

VII. USE PERMIT FINDINGS FOR APPROVAL Article 27, subsection (at):

1. The proposed use complies with all development standards described in Chapter 21, Article 27, Section 1.i.
2. The applicant is qualified to make the application described in Chapter 21, Article 27, Section 1.ii.(g).
3. The application complies with the qualifications for a permit described in Chapter 21, Article 27, Section 1.ii.(i).

Responses to Article 27, Subsection (at) findings:

1. This report identifies the development standards that apply to cannabis cultivation in Lake County. The applicant fully complies with the following development standards as described in Article 27, Subsection (at), Section 1.i:

- a) Minimum Lot Size (20 acres per A-Type 2 license): *Complies, the lot is +98 acres in size. The applicant needs 20 acres for the A-Type 2 license.*

- b) Setback from Property Line (100 feet): *Complies; the cultivation site is set back 100 feet from the nearest property line located to the North.*
 - c) Setback from Off-Site Residence (200 feet): *Complies; the nearest dwelling is about 2,000 feet away from the cultivation area to the southeast.*
 - d) Minimum Fence Height of Six (6) Feet: *Complies; the proposed fence is 6' tall.*
 - e) Maximum Canopy Area (10,000 s.f. maximum): *Complies; the proposed canopy areas would be **about 9,850 s.f.** in total area.*
2. This report identifies the Application for Background Clearance for a County Permit. The applicant has passed a 'live scan' background check, and is qualified to make this application. A condition has been added to the Conditions of Approval that requires all current and/or future employees to undergo and pass a background check through the Lake County Sheriff's Department.
3. This report identifies the Property Owner's Approval. The applicant has provided a property owner's consent form with the submitted Minor Use Permit Application. *Refer to the Property Management Plan, Attachment 2.*

VIII. RECOMMENDATION

Staff recommends the Planning Commission:

A. Find that this project is categorically exempt from CEQA as a Class 4 exemption.

- 1. The project is consistent with CEQA Categorical Exemption, Class 4 (Minor Alterations to Land), which consists of minor or private alterations in the conditions of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.
- 2. This project remains consistent with the Lake County General Plan, Kelseyville Area Plan and the Lake County Zoning Ordinance.
- 3. There has been no change in the project which would create new significant environmental impacts.
- 4. This project is consistent with land uses in the vicinity.
- 5. This project will not result in any significant adverse environmental impacts.

B. Approve MUP 19-11 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. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.
3. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use.
4. There are adequate services to serve the project.
5. This project is consistent with the Lake County General Plan, Kelseyville Area Plan, and Lake County Zoning Ordinance.
6. No violation of Chapter 5, 17, 21, 23 or 26 of the Lake County Code currently exists on this property, with a condition of approval implemented.
7. The proposed use complies with all development standards described in Chapter 21, Article 27, Section 1.i.
8. The applicant is qualified to make the application described in Chapter 21, Article 27, Section 1.ii.(g).
9. The application complies with the qualifications for a permit described in Chapter 21, Article 27, Section 1.ii.(i).

Sample Motions:

Categorical Exemption

I move that the Planning Commission find that the **Minor Use Permit (MUP 19-11)** applied for by **Nick Needham** on property located at **1409 Vernal Drive and 1419 Vernal Drive, Lakeport**, further described as **APN: 007-059-02 and 007-059-03** is exempt from CEQA because it falls within Categorical Exemption Class 4 (15304), based on the findings set forth in Staff Report dated **February 12, 2020**.

Minor Use Permit (MUP 19-11)

I move that the Planning Commission find that the **Minor Use Permit (MUP 19-11)** applied for by **Nick Needham** on property located at **1409 Vernal Drive and 1419 Vernal Drive, Lakeport**, further described as **APN: 007-059-02 and 007-059-03** does meet the requirements of Section 50.4 and Article 27, Section 1 [i,ii(g),i(ii)] of the Lake County Zoning Ordinance and the Minor Use Permit be granted subject to the conditions and with the findings listed in the staff report dated **February 12, 2020**.

***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, 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 Commission's final determination.*

Reviewed by: MR

