



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Planning • Building • Code Enforcement
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Item 6a
9:05 AM
June 11, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department
Max Stockton, Associate Planner

DATE: June 11, 2026

SUBJECT: Consideration of proposed Major Use Permit and Mitigated Negative Declaration (PL-25-394, for UP 24-16) US-CA-7286, North Lakeport, Applicant: Assurance Development, T-Mobile, to construct a 150' tall monopine cell tower with a 10' tall lightning rod and ancillary structures, located at 5017 Terrace Avenue, Lakeport (APN 029-031-18).

EXECUTIVE SUMMARY

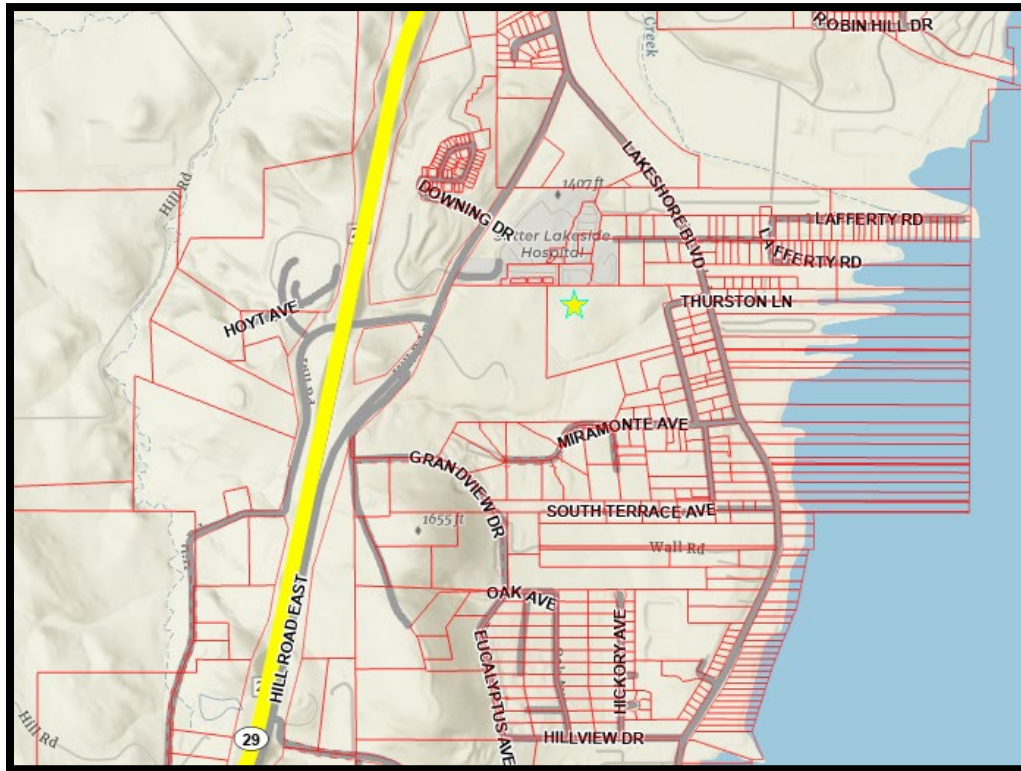
Action Requested:

Consideration of Initial Study / Mitigated Negative Declaration (IS/MND) as amended and approve Major Use Permit (PL-25-394 for UP 24-16) US-CA-7286, North Lakeport, Applicant: Assurance Development, T-Mobile. This proposal is to construct a 150' tall monopine cell tower with ancillary facilities, located at 5017 Terrace Avenue, Lakeport (APN 029-031-18).

Project Overview:

The applicant proposes a cell tower designed to look like a monopine or pine tree and supporting infrastructure on ± 14.68 acres of land zoned "SR-W-WW" – Suburban Reserve, Wetlands, Waterway. Site infrastructure includes a 150' tall monopine cell tower with a 10' tall lightning rod. Ancillary structures include up to 18 anchor antennas, a microwave antenna, two ground mounted radio cabinets with potential for additional radio cabinets in the future as other companies co-locate in the facility, and a step-down transformer to power the tower through PG&E. The tower will leave areas for future co-location inside the 40-foot by 40-foot lease area with equipment needed to support the tower. The lease area will be enclosed by a 6' tall perimeter chain link fence. This tower is proposed as an unmanned facility.

Figure 1 – Vicinity Map



Source: Lake County ArcGIS 2025

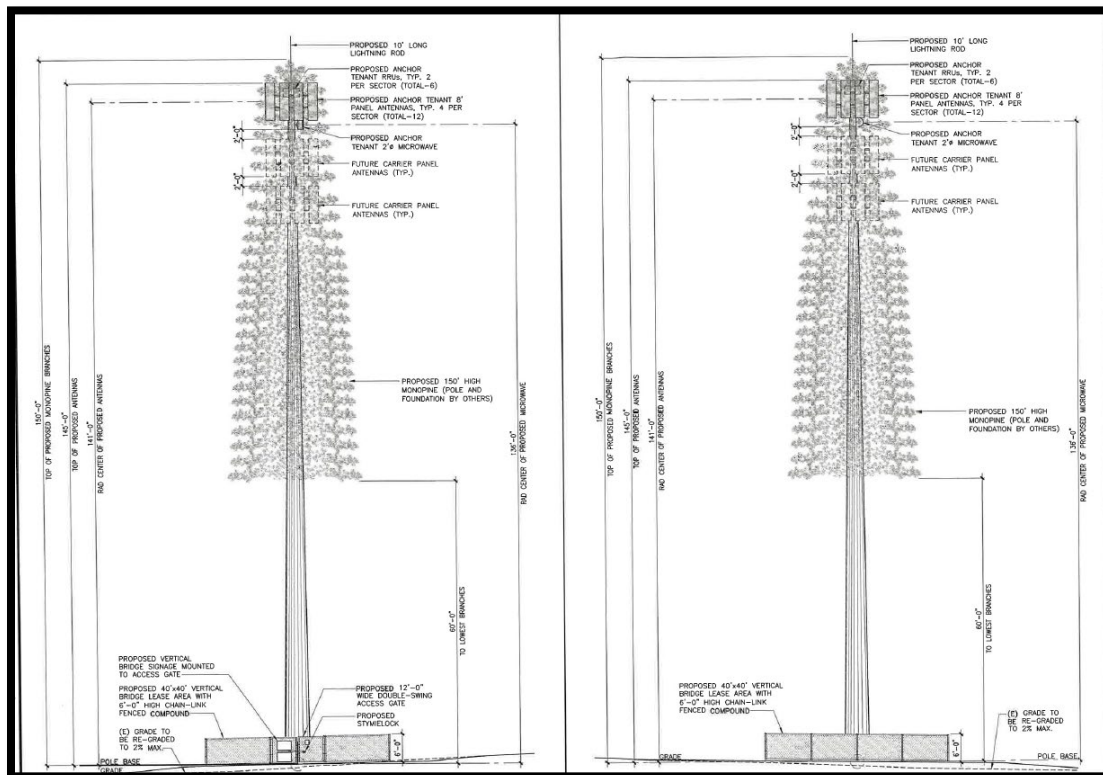
PROJECT SUMMARY

- **Construction**
Construction will take approximately two or three months for road development and approximately one month for erection of the tower and support equipment, Monday-Friday from 7:00 a.m. to 7:00 p.m. Grading for interior roadway improvements will include gravel infill for road and pad base to cover access and support the leased areas infrastructure of approximately 380 cubic yards. The applicant is required to adhere with the Lake County Municipal Code, Chapter 30 – Grading Ordinance, for standard grading permits prior to commencement of any earthwork.

Construction Equipment: crane, grading truck, cement truck, dump truck

- **Post Construction**
The monopine tower, as proposed will be unmanned. It is anticipated that between one and four annual trips will result for routine maintenance of the tower.
- **Stormwater Management**
The applicant will be required to submit an engineered Drainage and Erosion Control plan that shows Best Management Practices for erosion control on the 40' x 40' lease area, within the building permit application.

Source: Vertical Bridge, 2023



SITE CONTEXT

Location: 5017 Terrace Avenue, Lakeport (APN 029-031-18)

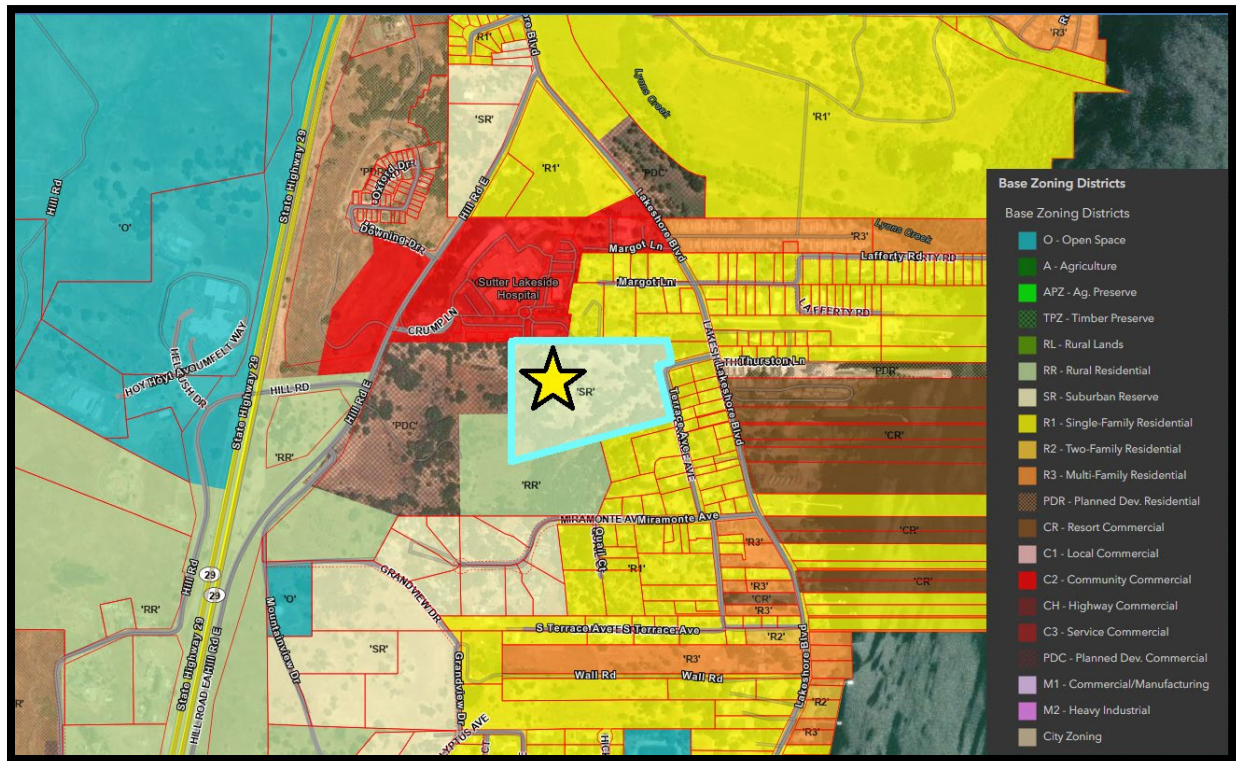
- General Plan: Suburban Residential Reserve
- Zoning: “SR-W-WW” – Suburban Reserve, Wetlands, Waterway
- Flood Zone: “X” - not a special flood zone
- Parcel Size: combined $\pm$ 14.68-acres
- Supervisorial District: 4
- Planning Area: Lakeport Planning Area
- Access: Terrace Avenue, a county-maintained road

The property is currently vacant. The property owner has begun installations of new fencing to secure the property boundaries. The applicant proposes to grade the access road prior to development, including widening the road, importing a base material for the driving surface, installation of additional culverts as necessary and maintaining or repairing the existing culvert, prior to pouring cement for the cell tower foundation and supporting structures. The proposed project includes approximately 380 cubic yards of ground disturbance, and the applicant is required to adhere to the Lake County Municipal Code, Chapter 30 – Grading Ordinance.

Surrounding Uses;

Parcels surrounding the project have many zoning designations, as seen in Figure 3, those designations include: Rural Residential, Single Family Residential, Community Commercial, Planned Development Residential, Design Review, Scenic Combining, Wetland, and Waterway Combining District. The closest structures off site are commercial uses; medical offices and a hospital. The closest residence is approximately 680 feet away.

Figure 3 - Zoning Map



Source: Lake County ArcGIS, 2025

Figure 4 – Site Photos



Source: Staff Site Visit, December 2025

ENVIRONMENTAL REVIEW (CEQA)

In accordance with CEQA Guidelines §15063, an IS/MND was prepared and underwent public circulation from April 14, 2026, to May 14, 2026. Staff proposes all potentially significant impacts can be mitigated to less than significant with incorporation of mitigation measures and Conditions of Approval.

Potential Impact Areas with Mitigation:

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

Mitigation measures are incorporated by reference from the draft IS/MND (Attachment 3) into the Conditions of Approval (Attachment 2). All impacts would be reduced to a less-than-significant level through incorporation of mitigation measures and compliance with existing regulations.

No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guidelines §15070.

GENERAL PLAN, COUNTY CODE, & ZONING CONSISTENCY

As demonstrated below, the project is consistent with the General Plan, Lakeport Area Plan, Lake County Muni Code, and the Lake County Zoning Ordinance.

Policy Area	Conclusion
Summary of Federal Limits on Local Authority (47 U.S.C. § 332(c)(7))	Federal law preserves local authority to regulate wireless facilities through traditional land-use powers, provided those regulations do not conflict with federal telecommunications policy. Under 47 U.S.C. § 332(c)(7), cities and counties retain the ability to: • Require conditional use permits • Conduct public hearings • Apply local zoning and development standards • Enforce general plan consistency • Regulate placement, construction, modification, and aesthetics of wireless facilities

Policy Area	Conclusion
	However, this authority is expressly limited. Local regulations and decisions may not: • Discriminate among wireless service providers • Deny or condition applications based on concerns about radiofrequency emissions, provided the facility complies with FCC standards • Delay action beyond the FCC’s required “shot-clock” timelines • Adopt zoning rules or issue permit decisions that effectively prohibit the provision of wireless service In practice, this means local governments may apply their zoning codes and design standards, but must do so in a manner consistent with federal requirements ensuring that wireless service is not unreasonably restricted or prevented. Furthermore, an agency must make take a project for hearing in a reasonable amount of time, being 150 days from the date of initial determination of project completeness, known as an FCC “shot clock”, with possibility of a mutual tolling agreement, should more review time be necessary.
General Plan	Consistent with Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; and Chapter 11 Water Resources
Lakeport Area Plan	Policy 5.4.1.b – Coordinate the county and local fire protection districts to provide assurances that fire standards are met by new development. Policy 5.5.1.b - Approve heavy commercial and light industrial uses in locations compatible with neighboring residential, retail, commercial or agricultural land uses.
Lake County Zoning Ordinance Article 9 – “SR” Suburban Reserve Article 27 – Uses Generally Permitted Article 71 – Placement of Communication Towers	Wireless Communication Facilities, Collocation is allowed under Article 9.5(f) and 27.11(aq) with a Major Use Permit and pursuant to regulations is Article 71. New wireless telecommunication facilities require a Major Use Permit. The proposed grading plan identified potential erosion and waterways protection and maintenance, to protect the flow of water and erosion. The tower has also been placed in a relatively flat location to avoid

Policy Area	Conclusion
Article 29 - “W” Wetland Combining Article 37 - “WW” Waterway Combining	impacting the flow of water. The cell tower is setbacks over 200 feet from watercourses.
Lake County Muni Code	There are no violations of Chapter 5, 17, 21, 23, or 26

AGENCY REVIEW & TRIBAL REVIEW

Agency comments (Attachment 7) were received and addressed through Conditions of Approval (Attachment 2).

Notification of the project under AB-52, offering consultation was sent to eleven Tribes on October 22, 2025. Notified Tribes included Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation. Middletown Rancheria, Yocha Dehe, and Habematolel Pomo of Upper Lake Tribes responded to the notice with no adverse comments. Tribal consultation was not requested. The Tribal Comments are attachment 8 to the staff report.

REQUIRED FINDINGS (Article 51.4 – Major Use Permit and Article 27.11(aq) Uses Generally Permitted under the Lake County Zoning Ordinance)

Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds:

1. That the establishment, maintenance, or operation of the use applied for would not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. 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. The project as proposed is consistent with the General Plan, Lakeport Area Plan, Lake County Muni Code, and Zoning Ordinance

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, including all required cannabis development standards.
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. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level.

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

RECOMMENDATION

Based on the analysis provided herein and in the IS/MND, Staff finds the project consistent with all applicable codes and requirements. [M11] As such, Staff recommends approval of the IS/MND and project. Sample motions are provided below.

Staff recommends the Planning Commission:

A. I move that the Planning Commission find that the potential impacts associated with this project (PL-25-394 for UP 24-16) applied for by Assurance Development, T-Mobile can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 5017 Terrace Avenue, Lakeport (APN: 029-031-18) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study (PL-25-394 for UP 24-16), as amended, with the findings listed in the Staff Report dated June 11, 2026

B. I move that the Planning Commission find that the Major Use Permit (PL-25-394 for UP 24-16), applied for by Assurance Development, T-Mobile, for the property located at 5017 Terrace Avenue, Lakeport (APN: 029-031-18) does meet the requirements of the Lake County Zoning Ordinance Article 27 and Article 71, and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated June 11, 2026.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the 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 day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Site Plans-Simulation Renderings by AjK Engineering and Survey on October 30, 2023 and SMW Engineering Group on January 7, 2026
2. Draft Conditions of Approval
3. Draft Initial Study-Mitigated Negative Declaration
4. Biological Reports by Trileaf Environmental Architecture Engineering on January 13, 2026, June 26, 2025
5. Special Status Plant Survey by Trileaf Environmental Architecture Engineering on August 4, 2025
6. Arborist Report by Davey Resource Group, December 2023
7. Agency Comments
8. Tribal Comments
9. Public Comments