



COUNTY OF LAKE

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CAROL J. HUCHINGSON

County Administrative Officer

Interim Community Development Director

FROM: Carol J. Huchingson, Interim Community Development Director

TO: General Public

DATE: August 17, 2021 (Revised August 19, 2021)

SUBJECT: Interim Early Activation Urgency Ordinance No. 3107 Extension Request Report Pursuant to Government Code 65858(d).

Pursuant to Government Code 65858(d) a report shall be issued prior to the extension or expiration of the interim urgency ordinance describing the measures taken to alleviate the condition which led to the adoption of the ordinance. This report is a summary of actions taken by County staff since the Lake County Board of Supervisors adopted the Interim Early Activation Urgency Ordinance No. 3107 on Tuesday, July 27, 2021. The interim urgency ordinance 45-day moratorium expires September 9, 2021.

The Lake County Board of Supervisors on Tuesday, July 27, 2021 received a report from the Ad-Hoc Community Development Committee recommending the adoption of an interim urgency ordinance related to a moratorium on accepting Early Activation (EA) applications due to the backlog of applications and the length of time to review applications and the permitting process issues involving environmental analysis and public review.

The Board of Supervisors may consider extending the moratorium for an additional ten (10) months after considering the following reasons:

1. An extensive backlog of both Non-Cannabis and Cannabis applications still exists.
2. Community Development Department requires additional time to study and assess various approaches to the land use permitting process to ensure that zoning regulations are developed whereby permittees are not delayed by an early activation process when a streamlined use permit process is more advantageous to effective land use planning, offers certainty to permittees, and fosters critical environmental review and public comment.

The extension to the moratorium is necessary to mitigate or avoid the specific, adverse impacts identified in Interim Urgency Ordinance No. 3107. In its efforts to mitigate these impacts, Lake County has recently retained the planning services of a planning consulting firm to provide additional planning services to help address the backlog and another consulting firm to analyze, research and develop processes to minimize and streamline time needed for the application process.

After the adoption of the Interim Urgency Ordinance No. 3107, it became apparent that the County needs to further study and review modifications to the permitting process

which are most likely to reduce backlog and streamline the permitting process while avoiding a hastily-devised procedure that may result in inadequate environmental review and even lengthier review delays.

After careful consideration by staff, no immediate alternative was found. The impactful actions related to the out-sourced professional services were deemed the most productive and have the potential for the most immediate impact. Hence, staff has determined that there is no feasible alternative to satisfactorily mitigate or avoid the specific, adverse impacts identified, as well or better, with a less burdensome or restrictive effect, than the adoption of a proposed moratorium extension.

Public Hearing has been publicly noticed and is scheduled on August 31, 2021 at 11:00 a.m. at the Lake County Courthouse located at 255 N. Forbes Street, Lakeport, CA.