

**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 6A

9:05 a.m.

February 12, 2026

MEMORANDUM

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Director
Prepared by: Mary Claybon, Senior Planner

DATE: February 12, 2026

SUBJECT: Approval of Zoning Map Amendment PL-25-101 to bring three parcels into compliance with the Existing Industrial General Plan Designation, Kelseyville Area Plan, and Airport Land Use Compatibility Plan located at 4325, 4375, and 4425 Highland Springs Road, Lakeport, CA (APNs 008-031-20, 008-031-44, and 008-031-17)

ATTACHMENTS:

1. Proposed Zoning District Map
2. Agency Comments
3. Resolution of Intent by the Planning Commission

EXECUTIVE SUMMARY

The proposed zoning map amendment has been initiated by the Community Development Department for property owners Donald and Diane Deuchar and Timothy Cooper amending the zoning map for properties located at 4325, 4375, and 4425 Highland Springs Road, Lakeport (APNs 008-031-20, 008-031-44, and 008-031-17). The General Plan land use designations for the parcels were updated to Industrial "I" within the 2008 General Plan. However, the zoning map was not amended at that time, and the current zoning designation is listed as Agriculture "A". The purpose of the proposed zoning map amendment is to correct the zoning district of the parcels to reflect the "PDC" Planned Development Commercial base zoning consistent with the 2008 General Plan "I" Industrial land use designation. There is no proposed development associated with this zoning map amendment.

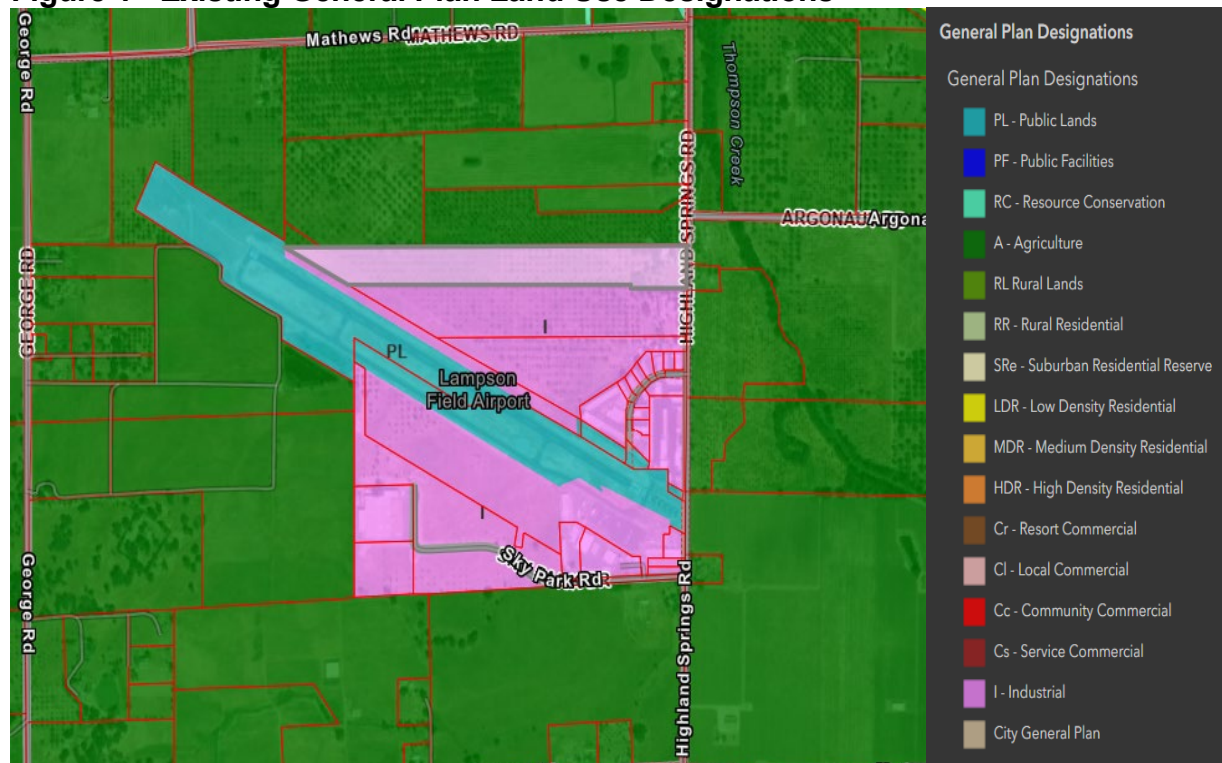
STAFF ANALYSIS

Setting and Surrounding uses

The project area is located adjacent to the Lampson Field Airport, approximately 4.94 miles south of the Lakeport Community Growth Boundary and approximately 2.29 miles west of the Kelseyville Community Growth Boundary. Lands to the north, east, and west are zoned “A” Agriculture and “APZ” Agriculture Preserve. The land to the south contains the Lampson Field Airport and is zoned “O” Open Space, “PDC” Planned Development Commercial, and “C3” Service Commercial. Figure 1 below shows the current General Plan land use designations and Figure 2 shows the current Zoning designation.

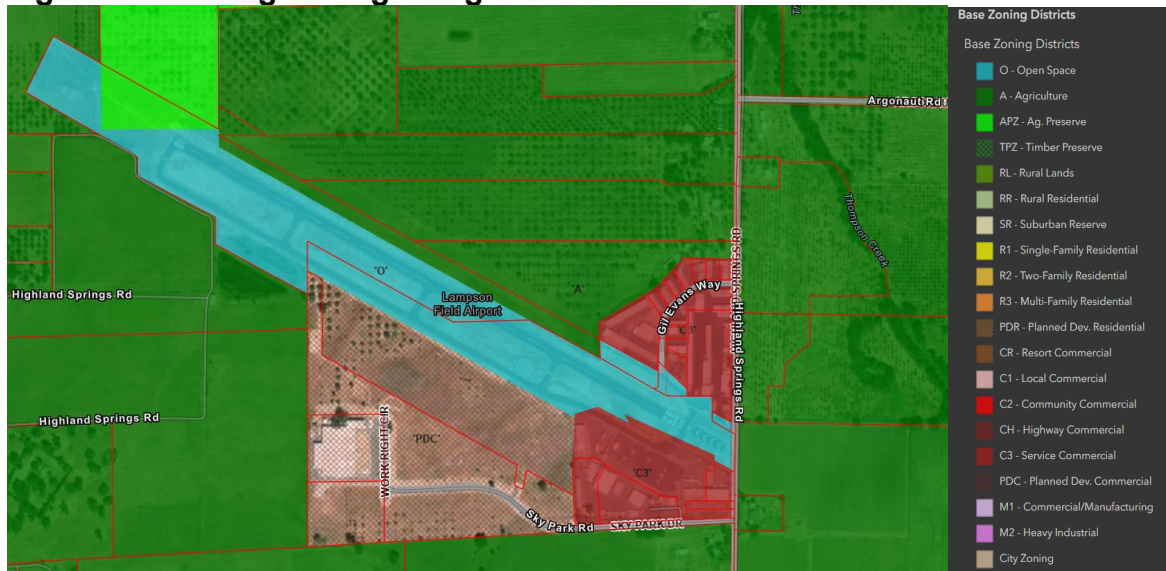
There are currently existing residential and accessory structures with agricultural operations on the three parcels. There is no proposed development associated with this zoning map amendment. The industrial land use designation for the project site was evaluated in the Environmental Impact Report (EIR) prepared for the 2008 General Plan Update.

Figure 1 - Existing General Plan Land Use Designations



Source: Lake County Parcel Viewer, 2025

Figure 2 - Existing Zoning Designations



Source: Lake County Parcel Viewer, 2025

Agency and Tribal Comment

The project was referred to other departments and agencies, including local Tribal governments on June 2, 2025. Tribal comment was not received. Lake County Special Districts and Public Works both provided, “no comment,”

The City of Lakeport expressed they do not anticipate direct jurisdictional impacts from this proposed zoning map amendment and while an agreement to provide sewer service to the Airport and surrounding vicinity has since expired, the City is not opposed to exploring a renewed agreement should the County express interest. The City also recommended reaching out to Lake County/City Area Planning Council (APC). Lake APC was notified of this project proposal on November 25, 2025. No response was received.

General Plan Conformity

According to the 2008 [Lake County General Plan](#), land immediately adjacent to Lampson Field Airport has been designated Heavy Commercial/Industrial and has been zoned “C3” Service Commercial and “PDC” Planned Development Commercial.

The industrial land use category provides for a range of manufacturing, the processing of natural resources, research facilities and high-tech campuses, and “heavy” commercial activities. The intent is to encourage sound industrial/heavy commercial development by designating appropriate areas for such uses including geothermal service yards, large construction/contractor yards, warehouses, asphalt batch plants, mills, lumber yards, boat building, welding and fabrication shops. Throughout the county, this land use designation is located both within and outside of the Community Growth Boundaries. The project parcels included in this zoning map amendment are not within a Community Growth Boundary.

The Lake County General Plan contains several policies within the Land Use Elements that are aimed at growth and development, industrial development, and economic development. Relevant Goals include the following:

Chapter 5, Land Use Element

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

- *Policy LU-1.2 Innovative Development The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, mixed use projects, and other innovative development and planning techniques.*
- *Policy LU-1.3 Prevent Incompatible Uses The County shall prevent the intrusion of new incompatible land uses into existing community areas.*

Goal LU-5: *To designate adequate land for, and promote development of, industrial uses to meet the present and future needs of Lake County residents for jobs and to maintain economic vitality.*

- *Policy LU-5.1 Industrial Developments The County shall encourage a wide range of industrial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.*
- *Policy LU-5.4 Compatibility with Surrounding Land Use The County shall ensure that appropriate industrial/heavy commercial sites will not result in significant harmful impacts to adjacent land uses. In addition, sites should be designed to prevent the intrusion of incompatible uses into industrial areas. Infilling of existing industrial areas is highly desirable where feasible.*

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 Diverse Economic Base 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 development, and the development of geothermal resources.*

As previously indicated, the current land use map accurately reflects the “I” Industrial land use designation from the 2008 General Plan but does not accurately reflect the “PDC” Planned Development Commercial base zoning district. Consistent with the above noted goals and policies, the Industrial land use zoning designation (and associated “PDC” zoning designation) allow for a variety of commercial and industrial uses with approval of a use permit, further enhancing economic development opportunities in the area. The land

use designation is consistent with adjacent designations and the vision of the Lampson Field area described in the General Plan. The land use designation was found to be in compliance with the General Plan at the time of its adoption, and the purpose of the zoning map amendment is to correct the base zoning district of the parcels in conformance with the 2008 General Plan.

Lake County Airport Land Use Compatibility Plan

Lampson Field is the sole public airport serving Lake County. The Lake County Airport Land Use Compatibility Plan (2007) establishes criteria to ensure compatibility with surrounding land uses. The project parcels are located within Zone C, characterized by a low level of risk and intermittent noise exposure. The zoning designation of “PDC” aligns with the standards set forth in the Lake County Airport Land Use Compatibility Plan (available online at: [2007-Lake-County-Airport-Land-Use-Compatibility-Plan001](#)). Future development would be reviewed for compatibility with the Airport Land Use Compatibility Plan, as applicable.

Kelseyville Area Plan Conformity

The project is located within the Kelseyville Planning Area. The purpose of the Kelseyville Area Plan is to provide guidance regarding the long-term growth and development of the Kelseyville, Finley, and Big Valley areas and other surrounding rural lands. The General Plan and an Area Plan must be mutually complementary and consistent. Policies in the Area Plan should supplement General Plan policies, yet more precisely reflect the characteristics found in the planning area. The adoption of the zoning map does not interfere with existing uses.

The following goals and policies from the Kelseyville Area Plan are relevant to the zoning map update:

Policy 5.1a-1: Existing development patterns consistent with the Lake County General Plan should be recognized to logically provide for future development in the area.

Policy 5.1a-7: Heavy commercial and industrial development located near Lampson Field shall be developed through the planned development process provided necessary public services area available. All development in the vicinity of the airport shall be in conformance with the Lampson Field Airport Land Use Compatibility Plan

Objective 5.1c: To promote a mixed land use pattern that provides for the orderly and efficient development of the community within the community of Kelseyville.

Policy 5.56: The following components shall be considered to promote a healthy diversified economy:

- a) Commercial and industrial activities should be encouraged to bring about stable economic growth and improved quality of life.

The Kelseyville Area Plan contains several goals and policies that are aimed at growth and development, industrial development, and economic development. Consistent with

the above policies, the project would allow for commercial and industrial uses, which are listed as an economic advantage within the Area Plan. In accordance with the proposed “PDC” zoning district, future development would be reviewed through the Use Permit process to ensure compatibility with the surrounding uses, and the Airport Land Use Compatibility Plan.

Lake County Zoning Ordinance

Article 47.21 – Initiation of Rezoning Procedures; Boundary Amendments.

The initiation of rezoning actions, including modifications to the delineation of any zoning districts depicted on adopted sectional district maps, may be commenced solely by one or more property owners whose holdings are subject to the proposed amendments. Such initiation must be supported by formal Resolutions of Intention issued by both the Board of Supervisors and the Planning Commission.

Ownership entities Donald Deuchar, Diane Deuchar, and Timothy Cooper have requested the zoning map amendment accompanied by the requisite Exhibit A, Zoning Map, which distinctly delineates the proposed classification. This proposed zoning amendment aligns with the conceptual framework and land use designations established in the 2008 General Plan adoption.

Article 15 – Planned Development Commercial

(a) To provide a means for encouraging creative and innovative commercial or industrial developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other zones with fixed standards;

(b) To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community service;

(c) To assure conformance of the project with the Lake County General Plan with respect to use, intensity, circulation, public facilities, and the preservation of natural features;

(d) To encourage the design of commercial planned developments for compatibility with both existing and potential land uses, including a proper functional relationship with such adjacent areas;

(e) To assess the development’s impacts on public and private services through cost-benefit analyses and on other commercial trade areas through market analyses;

(f) To promote equitable distribution of public facilities by encouraging developers to provide recreational facilities, community centers, streets, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services.

Plans required:

(a) A rezoning application to “PDC” shall be accompanied by a general plan of development for the entire parcel(s) unless the rezoning is publicly initiated and implements language included in an approved general or community plan. (See requirements of Section 15.9.)

(b) A use permit for specific plan of development shall be required for the portion of the parcel(s) to be developed. (See requirements of Section 15.10.)

15-2 (c) General plans and use permits for specific plans of development shall be approved prior to any development.

(d) Ministerial permits such as grading, Building and Health department permits shall not be issued prior to approval of a use permit for specific plan of development.

Any future development of the properties located at 4325, 4375, and 4425 Highland Springs Road, Lakeport (APNs 008-031-20, 008-031-44, and 008-031-17) require a specific plan of development use permit consistent with the General Plan and Kelseyville Area Plan.

ENVIRONMENTAL EVALUATION

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of land use actions. The County prepared an Environmental Impact Report (EIR) for the 2008 General Plan update. The EIR notes that it will be used as a first-tier environmental document for subsequent environmental reviews of community plans, infrastructure improvements, General Plan and Zoning amendments, impact fees, and other local development proposals and actions. Chapter 3, Land Use, of the EIR analyzes land use changes and compatibility with surrounding designations. Chapter 6, Transportation and Circulation, analyzed impacts related to the transportation system, including the airport. The General Plan is a “self-mitigating” document and the EIR incorporated policies and implementation measures to address potential impacts.

Specifically, Policies T-3.2 and T-3.6 pertains to land located north of Lampson Airport, with additional references to industrial uses found in various other policies within the EIR.

Policy T-3.2 Land Use Compatibility: *The County shall promote compatible land use planning in areas surrounding the airport. Land uses involving the concentration of people and/or hazardous materials should not be developed in the approach pattern. Federal and state regulations governing operations and land use restrictions related to airports shall be supported by the County.*

Policy T-3.6 Lampson Field Commercial Development: *The area along the north side of Lampson Field has been designated Industrial on the Land Use Map and may be considered for airport-related or airport dependent industrial/manufacturing development provided the following criteria are met:*

- Proposals include a rezone from "A" to "PDC," along with general and Specific Plans of development.*
- Development of sites includes construction of a north taxiway, which is offered for dedication to the County.*
- Proposed structures and land uses are compatible with the Airport Land Use Compatibility Plan.*

The proposed rezone of the parcels north of the airport to Planned Development Commercial “PDC” is consistent with what was analyzed in the EIR and the above noted implementation policies identified in the EIR. In accordance with the proposed Planned

Development Commercial “PDC” zoning district, future development would be reviewed through the Use Permit process to ensure compatibility with surrounding uses, and the Airport Land Use Compatibility Plan. This zoning map correction is based on the information contained within the EIR, in accordance with Title 14, Division 6, Article 11, Section 15162 of the California Code of Regulations. No development is proposed as a part of this project; future development would be subject to additional CEQA review.

VI. RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

A. Determine that the proposed zoning map amendment was fully analyzed in the 2008 General Plan FEIR with the following findings:

1. The County prepared an Environmental Impact Report (EIR) for the 2008 General Plan update.
2. Chapter 3, Land Use, of the EIR analyzes land use changes and compatibility with surrounding designations.
3. The proposed rezoning of the parcels north of the airport to Planned Development Commercial “PDC” is consistent with what was analyzed in the EIR.
4. This zoning map amendment is based on the information contained within the EIR, in accordance with Title 14, Division 6, Article 11, Section 15162 of the California Code of Regulations and no further environmental review is required.

B. Recommend that the Board of Supervisors adopt the Zoning Map Amendment PL-25-101 with the following findings:

1. The Community Development Department has proposed the zoning map amendment to correct the zoning district of the parcels to reflect the “PDC” Planned Development Commercial base zoning consistent with the 2008 General Plan “I” Industrial land use designation.
2. This zoning map amendment is consistent with the Lake County General Plan, Kelseyville Area Plan, Lake County Airport Land Use Compatibility Plan, and the Lake County Zoning Ordinance.
3. That the zoning map amendment is consistent with the area’s zoning designations and in accordance with the proposed “PDC” zoning district, future development would be reviewed through the Use Permit process for zoning consistency.

4. That the zoning map amendment does not constitute 'spot zoning' based on adjacent zoning and existing land uses in the vicinity.
5. That a zoning map amendment for the properties 4325, 4375, and 4425 Highland Springs Road, Lakeport (APNs 008-031-20, 008-031-44, and 008-031-17) from "A" Agriculture to "PDC" Planned Development Commercial will not be detrimental to the County of Lake.

Sample Motions:

Environmental determination

I move that the Planning Commission determine that the rezoning map amendment PL-25-101 will not result in any significant adverse environmental impact based on the adopted 2008 General Plan EIR and that no further environmental review is required.

Rezone (PL-25-101)

I move that the Planning Commission recommends the Board of Supervisors adopt the zoning map amendment PL-25-101 for properties located at 4325, 4375, and 4425 Highland Springs Road, Lakeport, CA (APNs 008-031-20, 008-031-44, and 008-031-17) based on the findings in the memorandum dated February 12, 2026.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a fifteen-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 fifteenth day following the Planning Commission's decision on this matter.

REZONE MAP

OF

A PORTION OF SECTION 7, TOWNSHIP 13 NORTH,
RANGE 9 WEST, M.D.B.&M., LAKE COUNTY, CA.

CONTAINING ±49.97 ACRES.

ASSESSOR'S PARCEL/ DOCUMENT NUMBER:

008-031-20 DN 2020006973
008-031-44 DN 2020006974
008-031-17 DN 2020006975

SITE ADDRESS:

4325, 4375, AND 4425 HIGHLAND SPRINGS ROAD, LAKEPORT, CA.

REFERENCES:

R1 RECORD DATA PER BOOK 51, RECORD OF SURVEYS, PAGE 23, L.C.R.
R2 RECORD DATA PER DOCUMENT NUMBER 2020006975, L.C.R.
R3 RECORD DATA PER BOOK 73, RECORD OF SURVEYS, PAGE 27, L.C.R.

NOTE:

THE SITE IS RELATIVELY LEVEL



INDICATES "A" ZONE REZONED TO "PDC" ZONE (±49.97 ACRES)

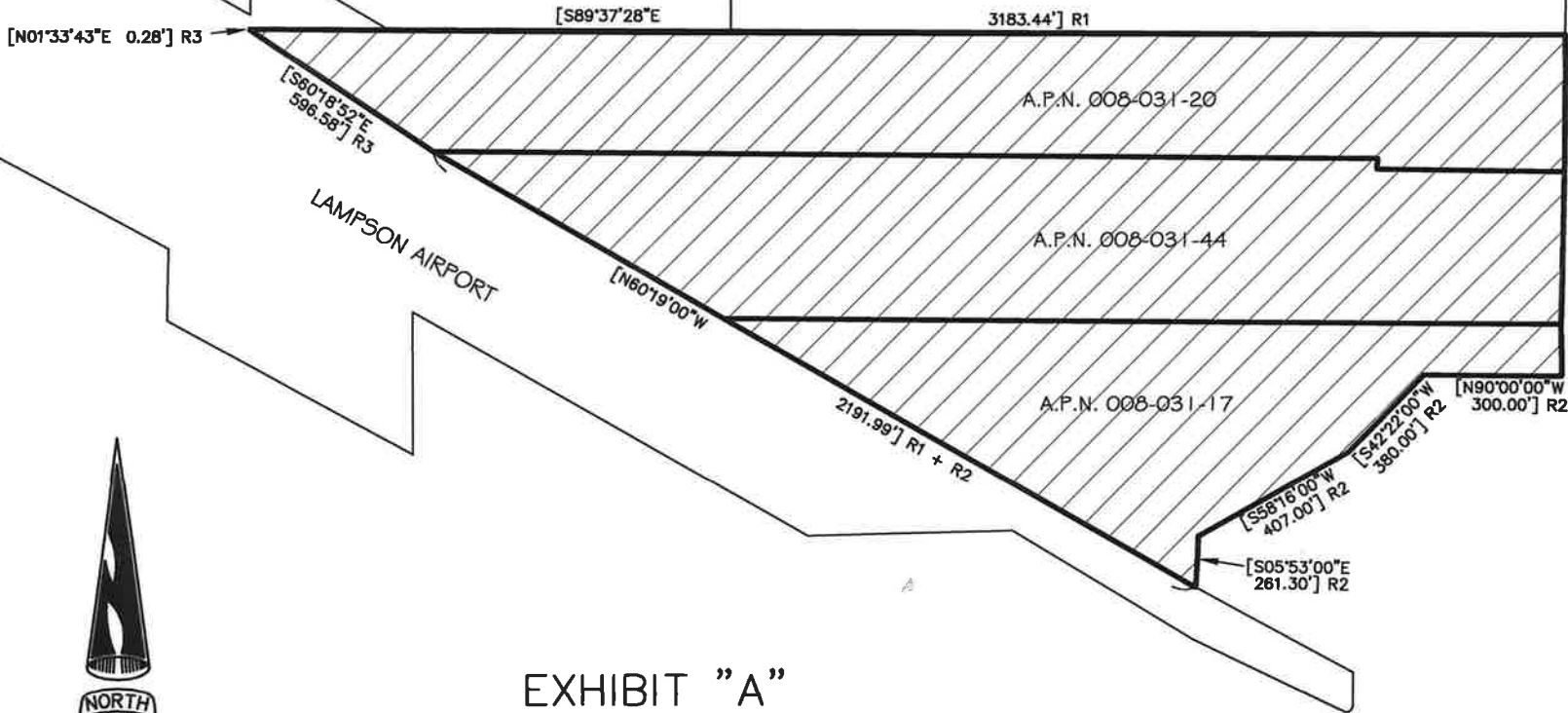


EXHIBIT "A"

SECTION 3.7(b)1. _____, OF ORDINANCE 1602

WE HEREBY CERTIFY THAT THE
PLANNING COMMISSION OF LAKE COUNTY,
CALIFORNIA, ADOPTED THIS MAP ON THE
_____ DAY OF _____, 20____.

CHAIR, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

WE HEREBY CERTIFY THAT THIS
MAP CONSTITUTES SECTION 3.7 (b)1. _____ OF
ORDINANCE 1602 OF LAKE COUNTY,
CALIFORNIA, AND THAT SECTION WAS
ADOPTED BY ORDINANCE _____, PASSED
ON THE _____ DAY OF _____, 20____.

CHAIR, BOARD OF SUPERVISORS

CLERK OF THE BOARD OF SUPERVISORS

REZONE MAP

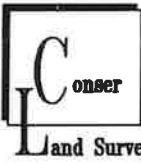
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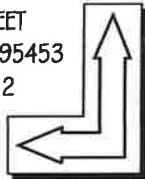
A PORTION OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.B.&M.,
AS DESCRIBED IN DOCUMENT NUMBERS
2020006973, 2020006974 AND 2020006974.

LAKE COUNTY,

CALIFORNIA



650 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455



JOB NO.	25-29
ACAD FILE	REZONE
DESIGNED	C9
CAD BY	C9
CHECKED	C1
DATE	3-26-25
SHEET NO. 1	OF 1 SHEETS

Laura Hall

From: Victor Fernandez <vfernandez@cityoflakeport.com>
Sent: Tuesday, June 24, 2025 2:45 PM
To: Laura Hall
Subject: [EXTERNAL] RE: Request for Review (RFR) of PL-25-101 Rezone Correction for a Zoning Map Correction on Properties at 4325, 4375, and 4425 Highland Springs Road in Lakeport (008-031-20, 008-031-44, and 008-031-17):

Good Afternoon Laura,

Apologies for providing our comments after the requested deadline. Thank you for the opportunity to review and comment on the proposed zoning correction for APNs 008-031-20, 008-031-44, and 008-031-17, located at 4325, 4375, and 4425 Highland Springs Road.

The City understands that this is a County-initiated correction to align the zoning with the Industrial ("I") General Plan land use designation established during the 2008 General Plan Update. The subject properties are located outside the City of Lakeport's incorporated limits and outside of its adopted Sphere of Influence. While the City does not anticipate direct jurisdictional impacts from this proposed rezone, we offer the following recommendations in the interest of regional coordination and planning consistency:

1. Airport Compatibility Planning

Given the proximity of the parcels to Lampson Airfield, we recommend that the County coordinate with the Lake County/City Area Planning Council (APC).

2. Sewer Service Coordination

In the early 2000s, the City had an agreement with the County to provide sewer service to the Airport and surrounding vicinity. This agreement included several requirements, including:

- County construction of the physical sewer line, including installation of two lift stations between the Airport and the CLMSD site; and
- Required out-of-district service approval from LAFCo, with the County responsible for the associated application and required studies.

While this agreement has since expired, the City is not opposed to exploring a renewed agreement should the County express interest.

Please let us know if you have any questions or would like to discuss these comments further. We appreciate the opportunity to provide input on this item.

Sincerely,

Victor Fernandez
Associate Planner



Laura Hall

From: David Bingham
Sent: Monday, June 16, 2025 10:20 AM
To: Laura Hall
Subject: RE: Request for Review (RFR) of PL-25-101 Rezone Correction for a Zoning Map Correction on Properties at 4325, 4375, and 4425 Highland Springs Road in Lakeport (008-031-20, 008-031-44, and 008-031-17):

Good morning, Laura,

DPW – Roads has no comments or requirements regarding PL-25-101 Rezone Correction for a Zoning Map Correction.

It appears that the OpenGov record for this project was not advanced past “Send Agency Reviews”, so it never appeared in my OpenGov in-box.

Sincerely,
David Bingham
Capital Project Manager
County of Lake
Office: (707) 263-2341
Cell: (707) 349-1483
Fax: (707) 263-7748

From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Monday, June 2, 2025 7:41 AM
To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; vfernandez@cityoflakeport.com; preitz@lakeportfire.com; pfossa@lakeportfire.com; gdm@paratransit.net; shawn.davis@sv-nsn.gov; jesse.gonzalez@sv-nsn.gov; Crista.ray@sv-nsn.gov; Gabe.ray@sv-nsn.gov; alondra.herrera@sv-nsn.gov; Patty.franklin@sv-nsn.gov; Thomas.Jordan@sv-nsn.gov; jlmerrilees@gmail.com; bigvalleyadvisorycouncil@gmail.com; receptionist@big-valley.net; bray@big-valley.net; chairman@big-valley.net; vice-chairman@big-valley.net; vmcloud@big-valley.net; treasurer@big-valley.net; sryan@big-valley.net; redbud.audubon@gmail.com
Subject: Request for Review (RFR) of PL-25-101 Rezone Correction for a Zoning Map Correction on Properties at 4325, 4375, and 4425 Highland Springs Road in Lakeport (008-031-20, 008-031-44, and 008-031-17):

Dear Agencies and Interested Parties,

This is a Request for Review (RFR) for PL-25-101 Rezone Correction to allow for correction of the zoning map for properties at 4325, 4375, and 4425 Highland Springs Road, Lakeport, CA 95453 (008-031-20, 008-031-44, and 008-031-17). The RFR and maps are attached. This zoning map correction relies on the EIR for the 2008 General Plan pursuant to the California Code of Regulations Title 14, Division 6, Article 11, Section 15162.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. Please submit your comments as soon as possible but **no later than June**

Laura Hall

From: Lori Baca
Sent: Monday, June 2, 2025 12:45 PM
To: Laura Hall
Subject: RE: Request for Review (RFR) of PL-25-101 Rezone Correction for a Zoning Map Correction on Properties at 4325, 4375, and 4425 Highland Springs Road in Lakeport (008-031-20, 008-031-44, and 008-031-17):

Laura,

The parcels are outside of Special Districts service area, no comment.

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Laura Hall <Laura.Hall@lakecountyca.gov>

Sent: Monday, June 2, 2025 7:41 AM

To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; vfernandez@cityoflakeport.com; preitz@lakeportfire.com; pfossa@lakeportfire.com; gdm@paratransit.net; shawn.davis@sv-nsn.gov; jesse.gonzalez@sv-nsn.gov; Crista.ray@sv-nsn.gov; Gabe.ray@sv-nsn.gov; alondra.herrera@sv-nsn.gov; Patty.franklin@sv-nsn.gov; Thomas.Jordan@sv-nsn.gov; jlmerrilees@gmail.com; bigvalleyadvisorycouncil@gmail.com; receptionist@big-valley.net; bray@big-valley.net; chairman@big-valley.net; vice-chairman@big-valley.net; vmcccloud@big-valley.net; treasurer@big-valley.net; sryan@big-valley.net; redbud.audubon@gmail.com

Subject: Request for Review (RFR) of PL-25-101 Rezone Correction for a Zoning Map Correction on Properties at 4325, 4375, and 4425 Highland Springs Road in Lakeport (008-031-20, 008-031-44, and 008-031-17):

Dear Agencies and Interested Parties,

This is a Request for Review (RFR) for PL-25-101 Rezone Correction to allow for correction of the zoning map for properties at 4325, 4375, and 4425 Highland Springs Road, Lakeport, CA 95453 (008-031-20, 008-031-44, and 008-031-17). The RFR and maps are attached. This zoning map correction relies on the EIR for the 2008 General Plan pursuant to the California Code of Regulations Title 14, Division 6, Article 11, Section 15162.

1 **PLANNING COMMISSION, COUNTY OF LAKE, STATE OF CALIFORNIA**
2 **RESOLUTION NO. _____**
3 **RESOLUTION APPROVING A REZONE MAP AMENDMENT TO THE**
4 **LAKE COUNTY GENERAL PLAN (PL-25-101) FOR PROPERTIES LOCATED**
5 **AT 4325, 4375, AND 4425 HIGHLAND SPRINGS ROAD, LAKEPORT (APNS**
6 **008-031-20, 008-031-44, AND 008-031-17) FROM “A” AGRICULTURE TO**
7 **“PDC” PLANNED DEVELOPMENT COMMERCIAL**
8

9 **WHEREAS,** the Planning Commission of the County of Lake has
10 conducted a public hearing for Zoning Map Amendment PL-25-101 initiated by
11 the Community Development Department for the properties located at 4325,
12 4375, and 4425 Highland Springs Road, Lakeport (APNs 008-031-20, 008-031-
13 44, and 008-031-17).

14
15 **WHEREAS,** the Planning Commission has conducted a public hearing on
16 the aforementioned the Zoning Map Amendment PL-25-101.

17
18 **WHEREAS,** the Planning Commission has reviewed and recommended
19 approval of the Zoning Map Amendment PL-25-101 to the Board of Supervisors.

20
21 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS**
22 **OF THE COUNTY OF LAKE, THAT IT FINDS, DETERMINES, ORDERS AND**
23 **HEREBY DECLARES AS FOLLOWS:**

- 24 1. The County prepared an Environmental Impact Report (EIR) for the 2008
25 General Plan update.
- 26 2. Chapter 3, Land Use, of the EIR analyzes land use changes and
27 compatibility with surrounding designations.
- 28 3. The proposed rezoning of the parcels north of the airport to Planned
29 Development Commercial “PDC” is consistent with what was analyzed in
30 the EIR.
- 31 4. This zoning map amendment is based on the information contained within
32 the EIR, in accordance with Title 14, Division 6, Article 11, Section 15162
33 of the California Code of Regulations and no further environmental review
34 is required.
- 35 5. The Community Development Department has proposed the zoning map
36 amendment to correct the zoning district of the parcels to reflect the “PDC”
37 Planned Development Commercial base zoning consistent with the 2008
38 General Plan “I” Industrial land use designation.
- 39 6. This zoning map amendment is consistent with the Lake County General
40 Plan, Kelseyville Area Plan, Lake County Airport Land Use Compatibility
41 Plan, and the Lake County Zoning Ordinance.

- 1 7. That the zoning map amendment is consistent with the area’s zoning
2 designations and in accordance with the proposed “PDC” zoning district,
3 future development would be reviewed through the Use Permit process for
4 zoning consistency.
- 5 8. That the zoning map amendment does not constitute ‘spot zoning’ based
6 on adjacent zoning and existing land uses in the vicinity.
- 7 9. That a zoning map amendment for the properties 4325, 4375, and 4425
8 Highland Springs Road, Lakeport (APNs 008-031-20, 008-031-44, and
9 008-031-17) from “A” Agriculture to “PDC” Planned Development
10 Commercial will not be detrimental to the County of Lake.
- 11 10. The Secretary of the Planning Commission is hereby directed to endorse
12 this Rezone Map Amendment to show that it has been recommended to
13 be approved by the Board of Supervisors.

14

15 **THIS RESOLUTION WAS PASSED by the Planning Commission of**
16 **the County of Lake, State of California, at a regular meeting thereof on the**
17 **12th day of February 2026 by the following vote:**

18

19 **AYES:**

20

21 **NO:**

22

23 **SO ORDERED!**

24

25 **LAKE COUNTY PLANNING COMMISSION**
26 **Everardo Chavez, Chair**

27

28 **Pamela Miles, Office Assistant III**

From: [Margaux Kambara Tom Lajcik](#)
To: [Monica Rosenthal](#); [Everardo Chavez](#); [Batsulwin Brown](#); [Maile Field](#); [Sharron Zoller](#)
Cc: [Pamela Miles](#)
Subject: [EXTERNAL] PL-25-101 Request to Rezone Highland Spring Road Parcels From Ag to Industrial & Planned Development Commercial
Date: Thursday, February 12, 2026 7:30:12 AM

12 February 2026

Lake County Planning Commissioners,

With respect, I request that the commission continue Agenda Item 6a on today's meeting agenda. According to the staff memorandum for this item, there is no planned development on the subject parcels, so a delay should not cause hardship.

As a Highland Springs area resident affected by the Kelseyville Area Plan and a member of the General Plan Advisory Committee, this request concerns me greatly. Because the request calls for taking 50 acres of land zoned for agriculture out of production, this decision requires careful deliberation and review of documentation. Important documentation for this request is missing: confirmation of previous Planning Commission and Board of Supervisors approval to rezone these parcels from Agriculture to Industrial.

The Kelseyville Area Plan which applies to the subject parcels clearly identifies preserving agricultural lands as a priority. See below for detail. Once agricultural land is taken out of production, returning it to agricultural uses is almost impossible.

A review of county plans reveals problems with this request. For detail, please see below.

If the commission chooses to consider this agenda item, today, please consider the points below the signature line of this email.

Thank you for your consideration.

Best wishes,

Margaux Kambara
Lake County Resident & Property Owner

PL-25-101 Request to Rezone Highland Spring Road Parcels From Ag to Industrial & Planned Development Commercial

Lake County Community Development Dept. CDD states that the request corrects an error from the 2008 General Plan update; CDD says that rezoning for these parcels was approved. Documentation on the rezoning approval was requested last year during a General Plan Advisory Committee meeting but hasn't been produced.

Rezoning Agriculture Parcels to Planned Development Commercial (PDC)

Parcels Locations:

- 4325 Highland Springs Road | Lakeport | APN 008-031-20

- 4375 Highland Springs Road | Lakeport | APN 008-031-44
- 4425 Highland Springs Road | Lakeport | APN 008-031-17

The request: contradictions, curiosities

- **Lake County values rural setting and small-town feel**

Lake County residents overwhelmingly said[\[1\]](#) they value Lake County’s rural setting and small-town feel.

- If approved, the **request will take 50 acres of Agriculture land out of production**. All three parcels have agriculture operations. Once Ag land is rezoned, it is almost always lost to agriculture. CDD requests rezoning the parcels to **Planned Development Commercial (PDC)**
- **If the rezoning is approved now**, the landowner is **not required to provide a “general plan of development for the entire parcel(s).”**
- **Planned Development Commercial (PDC) zoning allows** activity such as **wind energy conversion systems, special outdoor event, nonprofit; and emergency shelter**
- When the proposed use of the parcel is not known to the public and the parcel is rezoned, it is possible that the proposed use is not compatible with the rezoned land designation.
 - When a rezoning request is publicly initiated and uses language included in an approved general or community plan, the request does not have to include a “general plan of development for the entire parcel(s).”
 - In theory, incompatible land use of the rezoned parcels might be stopped when development plans for parcels are reviewed, but transparency and prudent land use decisions from the start are best. Prior to any development, general plans and use permits for specific plans of development shall be approved,[\[2\]](#) but it is the community’s experience that the concerns and issues raised by neighbors are not given adequate consideration.

- **Environmental Evaluation Incomplete: Lake County General Plan Environmental Impact Report (2008)**

- How can an environmental evaluation this land use rezoning request be

done if the proposed land use is not known? Without knowing the proposed use of the parcels after the rezoning, it is not possible to evaluate the environmental impact of the charge.

- **Request contradicts land use recommendations in Lake County plans**

The request contradicts land use recommendation in Lake County plans and does not account for development challenges identified in county plans:

- Our Local Area Plan[\[3\]](#) does not reference approval for this request—rezoning Ag parcels near Lampson Field.
- Our Local Area Plan reveals the priority of area residents. **Zoning parcels as Agriculture**, even parcels too small for ag production, is **an attempt to “prevent incompatible development that may adversely affect existing or potentially viable agriculture operations.”** [PDF p. 81]
- Our Local Area Plan declares that **land immediately adjacent to Lampson Field** Airport designated Heavy Commercial/Industrial and **PDC “should be limited to aviation-oriented businesses.”** [PDF p. 80]
- Our Local Area Plan also describes **“drainage problems...in the vicinity of Lampson Field”** [PDF p. 62]. This should influence the development of the parcels subject to the rezoning request. **Development of the parcels can increase the drainage problems in the area.** But CDD’s memorandum does not acknowledge these points.
- **Lampson Field Master Plan** (1993) expands on the **drainage problems near Lampson Field. Siting septic fields is a challenge in the area** because of soil types and the high-water table. [p. 88] This plan also **advises against specific types of development.** [p. 14]
- Our Local Area Plan advises, “Cost/benefit analysis should be conducted for proposed major developments to determine the fiscal impact of a project on public services and the community.” [PDF p. 68] This applies to the Lampson Field area; it is not connected to sewer system service and relies on well water.
- **Timing of Request – Curious**

According to CDD, this request corrects an error during the 2008 General Plan update—almost 20 years ago. **Why wasn’t this request been presented to the Commission years ago—to correct an error from 2008?** CDD memorandum on

this request states that there is no development planned for the parcels. Interestingly, the site map for this request is dated 2025. Documentation for the approved rezoning of these parcels is not among the files for this request.

[\[1\]](#) General Plan update survey.

[\[2\]](#) Community Development Dept. Memorandum to Planning Commission on this request, 12 Feb 2026

[\[3\]](#) Kelseyville Area Plan

Pamela Miles

From: noreply@granicusideas.com
Sent: Thursday, February 12, 2026 7:50 AM
To: Pamela Miles; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2026-02-12 9:00 AM - ADDENDUM Please see agenda for public participation information and eComment submission on any agenda item.

[Lake County](#)

New eComment for Planning Commission on 2026-02-12 9:00 AM - ADDENDUM Please see agenda for public participation information and eComment submission on any agenda item.

Donna Mackiewicz submitted a new eComment.

Meeting: Planning Commission on 2026-02-12 9:00 AM - ADDENDUM Please see agenda for public participation information and eComment submission on any agenda item.

Item: 6a 26-00799:05 a.m. - Approval of Zoning Map Amendment PL-25-101 to bring three parcels into compliance with the Existing Industrial General Plan Designation, Kelseyville Area Plan, and Airport Land Use Compatibility Plan located at 4325, 4375, and 4425 Highland Springs Road, Lakeport, CA (APNs 008-031-20, 008-031-44, and 008-031-17)

eComment: Thank you for the opportunity to comment on the proposed rezoning of the three parcels on Highland Springs Road. Lake County residents consistently express that we value our rural setting and small-town character. The Highland Springs Road and Lampson Field area reflects that identity and contributes to the hometown feel many residents wish to preserve. For this reason, I respectfully ask the Commission to consider postponing action until documentation related to the prior rezoning approval is made publicly available. The request is described as a correction of an error from the 2008 General Plan update, yet supporting documentation confirming that approval has not been produced. Transparency is especially important because the parcels are currently zoned Agriculture and are actively used for agricultural operations. Approval would remove approximately 50 acres of agricultural land from production. Experience has shown that once agricultural land is rezoned, it is rarely returned to agricultural use. It is noted no specific development proposal accompanies this request, the public cannot evaluate whether future uses would be compatible with the surrounding rural and agricultural character. My comments are offered in support of prudent planning, transparency, and preservation of the community character residents clearly value. Thank you for your time and consideration.