

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21-3.7 OF CHAPTER 21 OF THE ORDINANCE CODE OF THE COUNTY OF LAKE BY ADOPTING A SECTIONAL DISTRICT ZONING MAP NO. 3.7(B) 1. __

REZONING (PL-25-101) THE LANDS OF DONALD AND DIANE DEUCHAR AND TIMOTHY COOPER, LOCATED AT 4325, 4375, AND 4425 HIGHLAND SPRINGS ROAD, LAKEPORT (APNS 008-031-20, 008-031-44, AND 008-031-17)

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE ORDAINS AS FOLLOWS:

Section 1: Section 21-3.7 of Chapter 21 of the Ordinance Code of the County of Lake is hereby amended by the adoption of Sectional District Zoning Map Number 3.7.(b)1.____; so as to Rezone 4325, 4375, and 4425 Highland Springs Road, Lakeport, being further described as Assessor Parcel Numbers 008-031-20, 008-031-44, and 008-031-17, Lake County Records, Lake County, California.

APN	Current Zoning	Proposed Zoning
008-031-20	"A" Agriculture	"PDC" Planned Development Commercial
008-031-44	"A" Agriculture	"PDC" Planned Development Commercial
008-031-17	"A" Agriculture	"PDC" Planned Development Commercial

As shown on that certain map known as Sectional District Zoning Map Number 3.7(b)1. _____; a true and correct copy of said map is marked **Exhibit A**, attached hereto, and by this reference made a part thereof.

Section 2: 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

1 land use designation.

2 **Section 3:** The Board of Supervisors has reviewed and considered the
3 environmental effects of the Rezone, as set forth in the Environmental Impact Report (EIR)
4 prepared for the 2008 Lake County General Plan, in accordance with Title 14, Division 6,
5 Article 11, Section 15162 of the California Code of Regulations, and no further environmental
6 review is required.

7
8 **Section 4:** This zoning map amendment is consistent with the Lake County
9 General Plan, Kelseyville Area Plan, Lake County Airport Land Use Compatibility Plan, and
10 the Lake County Zoning Ordinance.

11 **Section 5:** All ordinances or parts of ordinances or resolutions or parts of
12 resolutions in conflict herewith are hereby repealed to the extent of such conflict and no
13 further.

14
15 **Section 6:** This ordinance shall take effect on the _____ day of _____,
16 2025 and within fifteen (15) days after adoption of the ordinance, the Clerk to the Board of
17 Supervisors shall publish a summary of the ordinance with the names of those supervisors
18 voting for and against the ordinance and the Clerk shall post in the office of the Clerk to the
19 Board of Supervisors a certified copy of the full text of the adopted ordinance along with the
20 names of those supervisors voting for and against the ordinance. The foregoing ordinance was
21 introduced before the Board of Supervisors on the _____ day of _____, 2026,
22 and passed by the following vote on the _____ day of _____, 2026.

23 AYES:

24 NOES:

25 ABSENT OR NOT VOTING:

26
27 _____
Chair, Board of Supervisors

28 ATTEST: SUSAN PARKER

Clerk of the Board of Supervisors

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By: _____
Deputy

APPROVED AS TO FORM:
LLOYD GUINTIVANO
County Counsel

By: _____
Deputy

EXHIBIT A- REZONE MAP

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:

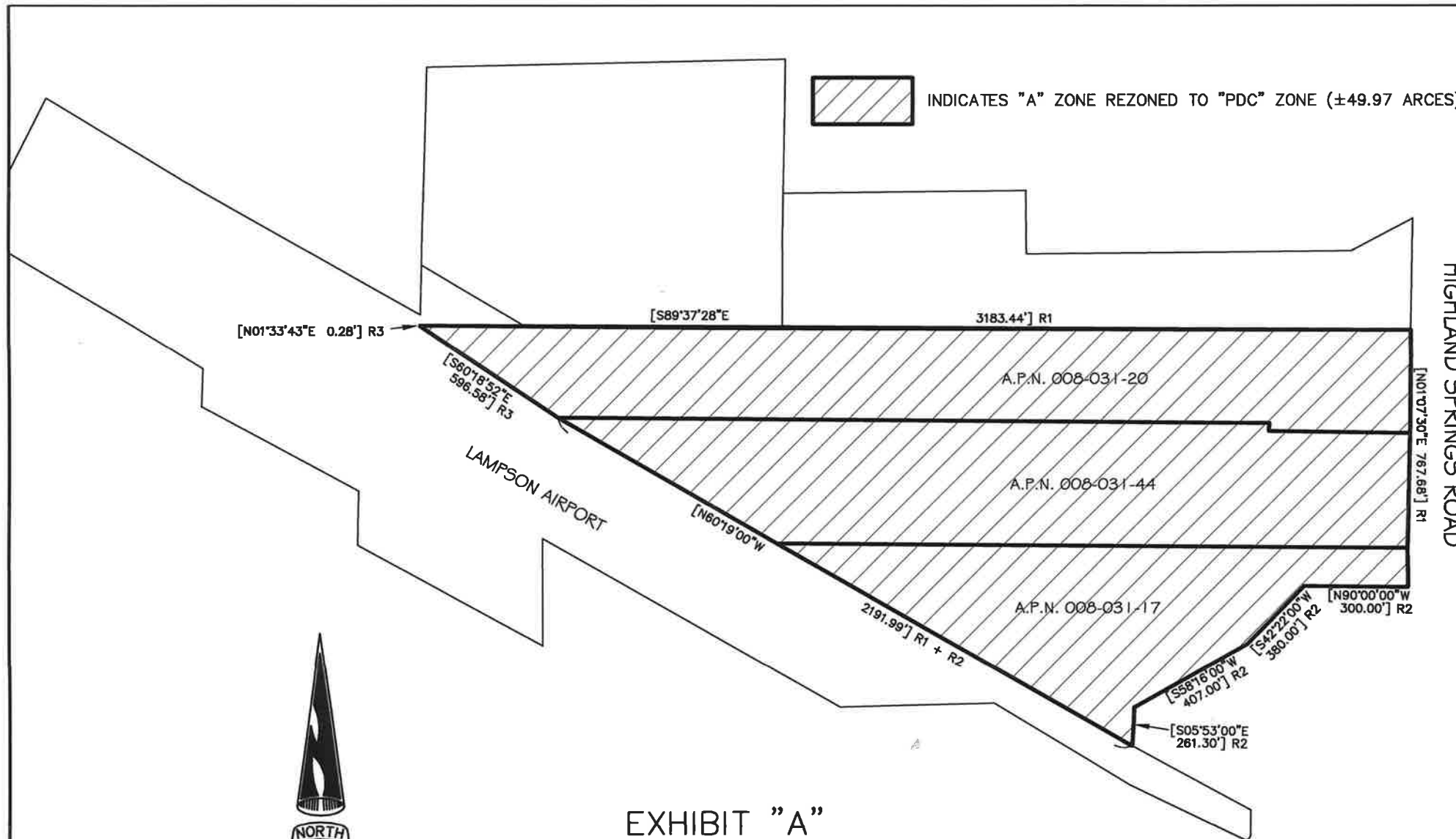
4325, 4375, AND 4425 HIGHLAND SPRINGS ROAD, LAKEPORT, CA.

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



HIGHLAND SPRINGS ROAD



N.T.S.

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

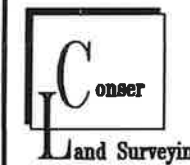
FOR

DON DEUCHER

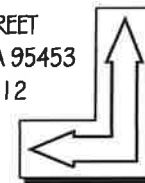
A PORTION OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.B.&M.,
AS DESCRIBED IN DOCUMENT NUMBERS
2020006973, 2020006974 AND 2020006974.

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