

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.

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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.  
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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 **12<sup>th</sup> day of February 2026 by the following vote:**

18

19 **AYES:**

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21 **NO:**

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**SO ORDERED!**

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**LAKE COUNTY PLANNING COMMISSION**

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**Everardo Chavez, Chair**

27

28

**Pamela Miles, Office Assistant III**