



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.

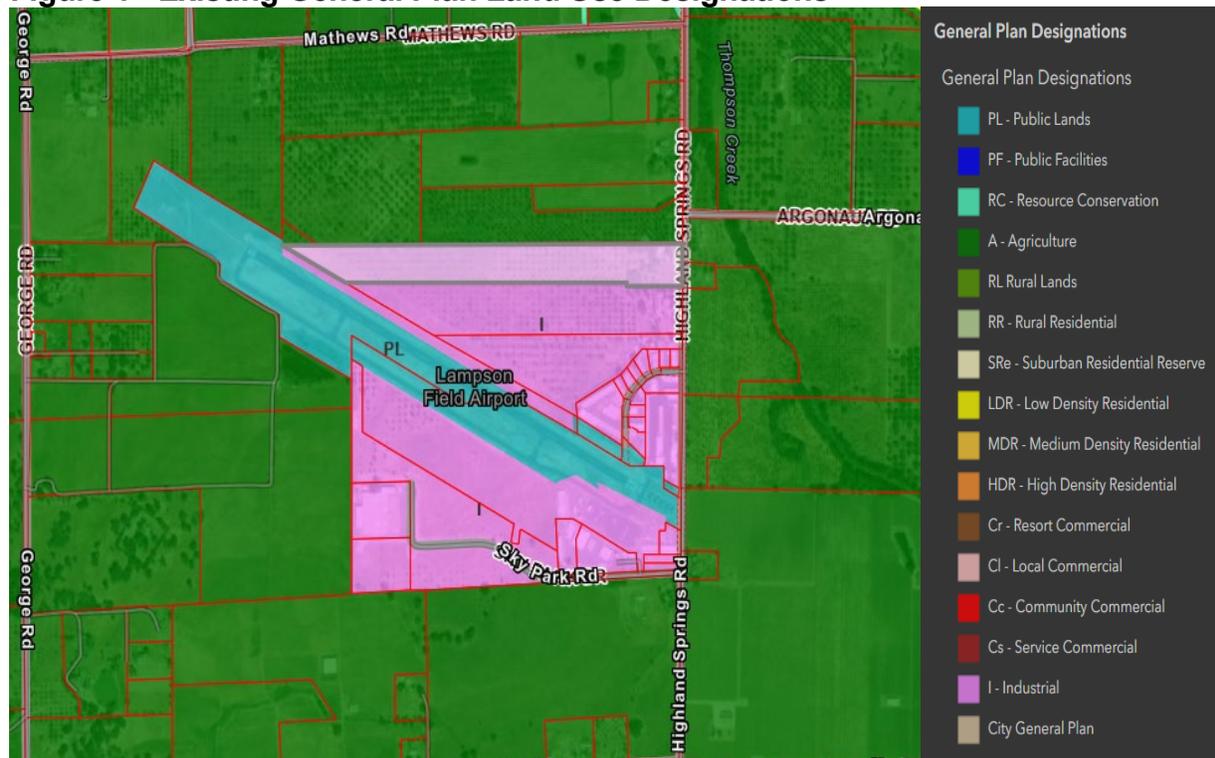
STAFF ANALYSIS

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.

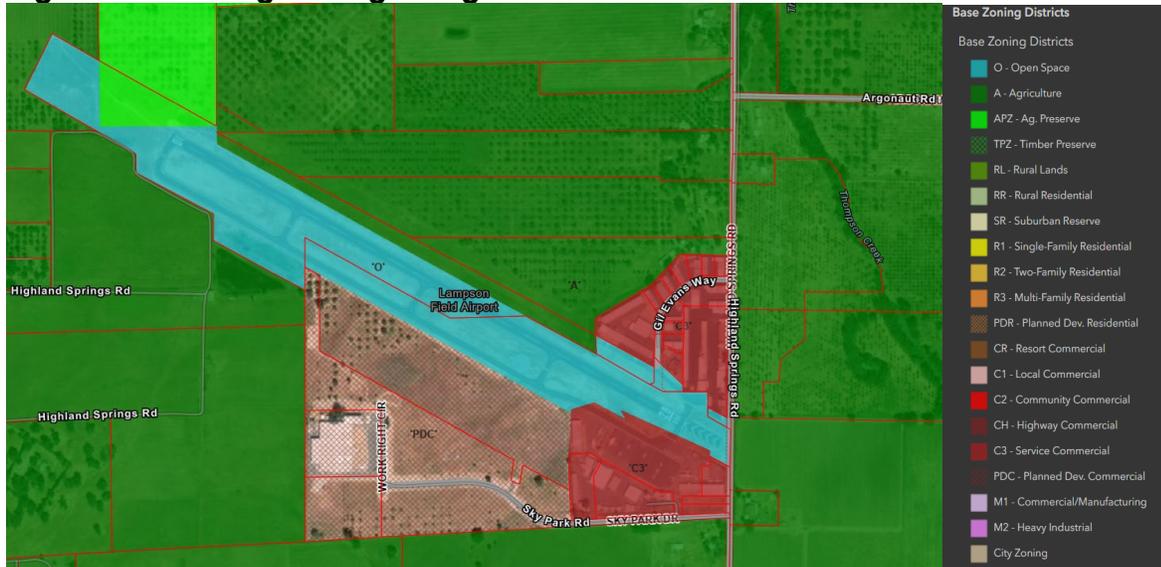
There are currently existing residential and accessory structures with agricultural operations on the three parcels. There is no proposed development associated with this zoning map amendment. The industrial land use designation for the project site was evaluated in the Environmental Impact Report (EIR)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