



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 #2
9:10 AM
July 14, 2022

STAFF REPORT

TO: Planning Commission

FROM: Mary Darby, Community Development Director
Eric Porter, Associate Planner

DATE: July 14, 2022

SUBJECT: **General Plan Conformity, GPC 22-02, CE 22-14**
Supervisor District 4

ATTACHMENTS: None

I. EXECUTIVE SUMMARY

Lake County owns a 53 acre property located at 1985 Park Drive, Lakeport. The site contains Lakeside Park, a County Park. The County Public Services Department has applied for a General Plan of Conformity for improvements, including:

- New athletic field
- Concessions building
- Dog park
- Shade structure
- Picnic Gazebo
- Ballfield lighting
- Disc golf area
- Minor support elements

Staff recommends approval of the General Plan Conformity, GPC 22-02, and adoption of the Categorical Exemption to CEQA, CE 22-14.

II. PROJECT DESCRIPTION

Applicant/Owner: County of Lake

Location: 1985 Park Drive, Lakeport

APN: 008-011-02

General Plan: Public Lands

Zoning: "O – FF - WW" Open Space – Floodway Fringe - Waterway

III. PROJECT SETTING

Existing Uses and Improvements: The property has been developed as a County Park. Current improvements are three softball fields, two boat launches, two public restrooms, two playgrounds, numerous picnic tables and benches, a dog park, a paved parking lot, and benches for picnicking.

Topography: The site is flat.

Soils: According to the soil survey of Lake County, prepared by the U.S.D.A., the soil on the developed portion of the site is unit type 157 Lupoyoma silt loam, protected. This soil type occurs on land that is between 0 and 2% slope. The permeability is moderately slow, surface runoff is slow, and the hazard of erosion is slight.

Fire Protection: Lakeport Fire Protection District

Flood Zone: The entire property is in the AE flood plain.

Surrounding Uses:

- South, West and Northwest: Large lots containing "A" Agriculture-zoned properties that are mostly undeveloped
- East: Clear Lake
- North: R1-zoned land containing dwellings.

IV. PROJECT ANALYSIS

The subject site had historically been used as a County Park. The County now seeks to make certain improvements to the park. Because the park is public property, this General Plan of Conformity is required to verify that the park improvements are consistent with the General Plan, as well as the Lakeport Area Plan and any applicable zoning ordinances.

V. GENERAL PLAN CONFORMANCE

The County is seeking to improve Lakeside Park with the amenities previously stated. The improvements proposed for this property are consistent with the following Lake County General Plan categories, Goals and Policies.

General Plan, Chapter 3, Land Use:

Public Lands and Public Facilities

Public Lands is under the General Plan category of Public Facilities. This land use category establishes areas for services and facilities which are necessary to maintain

the welfare of the community and the natural environment. Typical uses include parks... This designation does not preclude future facilities from being located outside noted locations. This designation is located both inside and outside of Community Growth Boundaries.

Aerial Photo of Lakeside Park and Vicinity



Source: Lake County GIS Mapping

Response: Parks are a named use in the Public Facility-designation within the General Plan. The use of the property as a park complies.

Lake County General Plan, Chapter 9, Open Space, Conservation and Recreation

- **Policy OSC-1.15 Protect Natural Resources**

The County shall strive to protect natural resource areas, fish and wildlife habitat areas, scenic areas, open space areas, and parks from encroachment or destruction by incompatible development and invasive species.

Goal OSC-6: To provide a parks, recreation, and open space system that serves the recreational needs of County residents and visitors, including a regional non-motorized recreational trail system.

- **Policy OSC-6.2 Park Amenities**

The County shall provide a broad range of active and passive recreational needs within community parks. When possible, this should include large trees for

shade, active sports fields and facilities, community center/recreation buildings, multi-use areas and trails, sitting areas, and other specialized uses as appropriate (refer to Figure 9-2).

Response: *The addition of the proposed improvements to Lakeside Park will enhance the park experience for more local and visiting individuals by offering a wider mixture of activities that can occur in the Park.*

- **Policy OSC-6.9 Meet Changing Recreational Needs**

The County should cooperate with local, state, and federal agencies to ensure flexibility in the development of recreational areas and services to respond to changing trends in recreational activities.

Response: *The County is adding new types of recreational activity areas to respond to needs of local residents and visitors to Lake County.*

- **Policy OSC-6.10 Funding for Recreational Areas and Facilities**

The County shall strive to obtain adequate funding to improve and maintain existing parks as well as construct new facilities, including a regional trail system with linkages, and should consider adopting a park mitigation fee ordinance.

Response: *The County has funding available to make the improvements proposed to the Lakeside Park.*

Lakeport Area Plan Conformance

Objective 5.4.1 Upgrade and expand parks and recreation facilities to encourage more public usage.

- Policy 5.4.1.b Support efforts to fund, maintain and expand the shared recreation facilities at the schools for community use during non-school hours.

Response: *The County has funding available to make improvements to Lakeside Park. These improvements to public land, including parks, require an evaluation for conformity with the General Plan.*

VI. ZONING ORDINANCE CONFORMANCE

The Lake County Zoning Ordinance does not have any Articles that address General Plan Conformity. Article 27 lists 'permitted uses' in various zones; parks are a permitted use in the 'O' Open Space zoning district.

VII. ENVIRONMENTAL REVIEW

This project will allow the County to make improvements to the Lakeside Park. Minimal site disturbance is needed. The California Environmental Quality Act Guidelines Section

15301, Class 1, exempts improvements to public facilities from needing to undergo a CEQA review. This project qualifies for a categorical exemption from CEQA since the site is already developed with a public park, and since the County is requesting minimal site improvements with the addition of the amenities listed previously in this report.

VIII. RECOMMENDATION

Staff recommends that the Planning Commission:

A. Adopt Categorical Exemption CE 22-14 for GPC 22-02 with the following findings:

1. Potential environmental impacts related to the General Plan of Conformity will not occur due to the nature of the action, which is to make minor improvements to an existing and developed County park.
2. This project is consistent with the Lake County General Plan, the Lakeport Area Plan and the Lake County Zoning Ordinance.
3. That this project will not result in any significant adverse environmental impacts, including impacts on cultural or historic resources.

B. Approve GPC 22-02 with the following findings:

1. The project is compatible with surrounding land uses.
2. The project is consistent with the Lake County General Plan goals and policies related to the health and safety of the residents and property of Lake County.
3. The use of the land as a park is consistent with the Lakeport Area Plan; and,
4. An evaluation for compliance with the California Environmental Quality Act has been performed pursuant to CEQA requirements, and a Categorical Exemption to CEQA has been determined to be appropriate for this action under CEQA section 15301.

Sample Motions:

Categorical Exemption

I move that the Planning Commission find and report that, on the minimal site improvements associated with this project, that a Categorical Exemption to CEQA shall be adopted pursuant to CEQA Section 15301, and that this project, located at 1985 Park Drive, Lakeport, CA and known as APN: 008-011-02, will not have a significant effect on the environment with the findings listed in the staff report dated July 14, 2022.

General Plan Conformity

I move that the Planning Commission find and report that General Plan Conformity GPC 22-02, applied for by the Lake County Public Services Department for the property located at 1985 Park Drive, Lakeport, CA and known as APN: 008-011-02, is in conformity with the Lake County General Plan with the findings listed in the staff report dated July 14, 2022.

NOTE: *The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission's recommendation, 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 seventh calendar day following the Commission's final determination.*

Reviewed by: Mary Darby, Community Development Director