



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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Item #6a

9:05 AM

October 27, 2022

### STAFF REPORT

**TO:** Planning Commission

**FROM:** Mireya Turner, Community Development Director  
Eric Porter, Associate Planner

**DATE:** October 27, 2022

**SUBJECT:** General Plan Conformity, GPC 22-12, CE 22-65. Park Locations:

**ATTACHMENTS:**

1. Map showing General Park Locations
2. Park Spreadsheet with Improvements by Park
3. Individual Park Improvement Spreadsheets
4. Restroom Structure
5. Photos of Shade Structures

### I. EXECUTIVE SUMMARY

Lake County Public Services Department proposes improvements to 14 Lake County Parks. Pursuant to Government Code Title 7, Division 1, Chapter 3, Article 7, Section 65402, a determination of conformity of the proposed project with the Lake County General Plan must be made by the Planning Commission before the project can move forward. The following parks are proposed to have the improvements listed for each park:

1. **Alpine Park.** 5985 E. Highway 20, Lucerne (APNs 034-081-08; 034-051-13, 14 & 15); Zoning: Split; "O-FF-WW-SC-P" Open Space-Floodway Fringe-Waterway - Scenic Combining-Parking; and "CR-FF-WW-P-DR" Resort Commercial-Floodway Fringe - Waterway - Parking - Design Review. Site is in the AE flood plain. Four parcels on Lake shore totaling about 1.6 acres. Improvements to Alpine Park include two trash receptacles; two signs, five new trees, two drinking fountains, one shade structure and two concrete benches.

### Alpine Park



2. **Clearlake Oaks Boat Launch.** 12689 Island Drive, Clearlake Oaks. APN: 035-240-07. Zoning: "O-FF-WW", Open Space - Floodway Fringe - Waterway. General Plan: Public Facilities, Resource Conservation. Parcel is in the AE flood plain and is ±0.94 acres in size. Improvements to Clearlake Oaks Boat Launch park include two trash receptacles; two signs, eight new trees, one drinking fountain, one security system and two concrete benches.

### Clearlake Oaks Boat Launch Park



3. **Davis Beach.** 6881 E. Highway 20, Lucerne; APNs: 006-394-02 and 03. Zoning: "O-WW-FF-SC" Open Space – Waterway - Floodway Fringe - Scenic Combining. General Plan: Public Facility and Resource Conservation. Property is entirely within the AE flood plain. Total size is ±0.55 acres (both properties). Improvements to Davis Beach Park include one trash receptacle; one sign and one concrete bench.

### Davis Beach Park



4. **Hammond Park.** 6935 Hammond Avenue, Nice. APN: 031-052-23 and 031-061-58. Zoning: "R1-W-FF", Low Density Residential – Wetland - Floodway Fringe. General Plan: Low Density Residential, Resource Conservation. Western portion of the property is within an AE flood plain. Total lot size is ±12.65 acres. Improvements to Hammond Park include two trash receptacles; two signs, twenty new trees, three drinking fountains, one security system, three shade structures and four concrete benches.

### Hammond Park





5. **Hinman Park.** 3494 E. Highway 20, Nice. APN: 032-114-01. Zoning: "O-SC", Open Space - Scenic Combining. General Plan: Public Facility. Flood plain: none. Property size:  $\pm 0.8$  acres. Improvements to Hinman Park include one restroom, two trash receptacles; two signs, three new trees, two drinking fountains, one security system, and two concrete benches.

**Hinman Park**



6. **Keeling Park.** 3000 Lakeshore Boulevard, Nice. APN: 031-251-04. Zoning: "O-SC-WW-FF", Open Space - Scenic Combining – Waterway - Floodway Fringe. General Plan: Public Facility, Resource Conservation. Flood plain: a small portion of the southern area of the lot is in the AE flood plain. Property size:  $\pm 7.99$  acres. Improvements to Keeling Park include two trash receptacles; two signs, four new trees, one drinking fountain, one shade structure and two concrete benches.

**Keeling Park**



7. **Kelseyville Park.** 5270 State Street, Kelseyville. APN: 024-171-09. Zoning: "O", Open Space. General Plan: Public Land. Flood plain: "X" (low risk of flooding). Property size:

±3.15 acres. Improvements to Kelseyville Park include two trash receptacles; two signs, five new trees, three drinking fountains, one shade structure, and two concrete benches.

### Kelseyville Park



8. **Lakeside Park.** 1985 Park Drive, Kelseyville. APN: 008-011-02. Zoning: "O-WW-FF", Open Space – Waterway - Floodway Fringe. General Plan: Public Land. Flood plain: the entire property is in the AE flood plain. Property size: ±52.97 acres. Improvements to Lakeside Park include six trash receptacles; six signs, twenty-five new trees, four drinking fountains, three shade structures, and five concrete benches.

### Lakeside Park



9. **Lucerne Harbor Park.** 6215 E. Highway 20, Lucerne. APNs: 034-121-11 and 07; 034-141-01 and 02. Zoning: Split; lot 034-121-07 is zoned "CR-FF-WW-P-DR" Resort Commercial - Floodway Fringe – Waterway - Parking - Design Review. Lots 034-121-11, 034-141-01 and 02 are zoned "O-SC-WW-FF-P", Open Space - Scenic Combining – Waterway - Floodway Fringe - Parking. General Plan (lot 034-121-07 only): Resort Commercial and Resource Conservation. General Plan (lots 034-121-11, 034-141-01 and 02): Public Facility, Resource Conservation. Flood plain: most of the lots are in the AE flood plain. Property size: ±4.92 acres combined. Improvements to Lucerne Harbor Park include two trash receptacles; two signs, five new trees, two drinking fountains, one shade structure, and one concrete bench.

**Lucerne Harbor Park**



10. **Middletown Square.** 15771 Douglas Street; 21248, 21238 and 21268 Calistoga Street, and 21249 Washington Street, Middletown. APNs: 024-403-05, 06, 07, 08 and 09. The zoning for all five properties is "O-P-SC", Open Space – Parking - Scenic Combining. The total area of all five lots is ±1.15 acres. Flood Plain: "X" (low risk of flooding). Improvements include one restroom, two trash receptacles; two signs, two new trees, one drinking fountain, one shade structure, and three concrete benches.

**Middletown Square**





11. **Nylander Park.** 12588 Acorn Street, Clearlake Oaks. APN: 035-142-31 and 34. Zoning: Split; lot 31 is zoned "PDC-P-DR", Planned Commercial Development, Parking, Design Review. Lot 34 is zoned "O-SC-P", Open Space, Scenic Combining, Parking. General Plan: lot 31 is Community Commercial, and Lot 34 is Public Facility. Flood plain: a small portion of lot 34 is in the AE flood plain adjacent to Highway 20. Property size:  $\pm 0.7$  acres combined. Improvements to Nylander Park include two trash receptacles; two signs, two new trees, one drinking fountain, one shade structure, and two concrete benches.

**Nylander Park**



12. **Pioneer / Saderlund Park.** 5265 3<sup>rd</sup> Street, Kelseyville. APN: 024-122-01. Zoning: "C2-DR", Community Commercial, Design Review. General Plan: Community Commercial. Flood plain: "X", minimal risk of flooding. Property size:  $\pm 0.52$  acres. Improvements include one trash receptacle; one sign, two new trees, and one drinking fountain.

**Pioneer / Saderlund Park**



13. **Rodman Slough Park.** 1005 Nice – Lucerne Cutoff, Lakeport. APN: 004-026-17. Zoning: "O-SC-WW-FF", Open Space - Scenic Combining – Waterway - Floodway Fringe. General Plan: Resource Conservation. Flood plain: a portion of the north and east side of the lot is in the AE floodway and flood plain. Property size:  $\pm 38.00$  acres. Improvements to Rodman Slough include two trash receptacles; two signs, five new trees, one shade structure, and two concrete benches.

### Rodman Slough Park



14. **Russell Rustici (Lower Lake) Park.** 16375 Second Street and 9955 Mill Street, Lower Lake. APNs: 024-282-06 and 07. Zoning: "R1", Single-Family Residential. General Plan: Public Facility. Flood plain: "X", low risk of flooding. Property size: ±0.77 acres combined. Improvements to Russell Rustici Park include one drinking fountain, and one shade structure.

### Russell Rustici (Lower Lake) Park





- II. PROJECT DESCRIPTION AND ANALYSIS.** The applicant, County of Lake – Public Services Department, has requested a General Plan Conformity Determination for improvements at fourteen County parks. They propose various improvements at each park, but since they are all County parks, the various projects were grouped together into a single application.

Existing Uses and Improvements: The properties are developed with County Parks.

### **III. GENERAL PLAN CONFORMANCE**

The improvements proposed for this properties 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.*

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).*

The proposed improvements to the fourteen parks identified in this report will enhance the park experience for more local and visiting individuals by offering a wider mixture of activities that can occur in the parks.

- ***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.*

The County is adding amenities to each park to respond to the recreational needs of local residents and visitors to Lake County.

#### IV. ENVIRONMENTAL REVIEW

The following is an evaluation of each of the 14 parks under consideration regarding environmental impacts.

1. **Alpine Park.** Proposed amenities include two trash receptacles, two signs, five new trees, two drinking fountains, one shade structure (fabric with four support posts), and two benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
2. **CLO Boat Launch Park.** Proposed amenities include two trash receptacles, two signs, eight new trees, one drinking fountain, one security system, and two benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
3. **Davis Beach Park.** Proposed amenities include one trash receptacle, one sign, and one bench. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
4. **Hammond Park.** Proposed amenities include two trash receptacles, two signs, 20 new trees, three drinking fountains, one security system, three shade structures (fabric with four support posts each), and four benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
5. **Hinman Park.** Proposed amenities include one 10'-4" x 16'-4" restroom building, two trash receptacles, two signs, three new trees, two drinking fountains, one security system, and two benches. Qualifies for a Categorical Exemption under 15301(c), "Existing Facilities" based on the small footprint of the proposed restroom building (about 170 sq. ft.), and the minor trenching and site preparation required for the building. The site has been previously disturbed, and the park improvements meet the qualifiers found in CEQA 15301(c).
6. **Keeling Park.** Proposed amenities include two trash receptacles, two signs, four new trees, one drinking fountain, one security system, one shade structure and two benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
7. **Kelseyville Park.** Proposed amenities include two trash receptacles, two signs, five new trees, three drinking fountains, one shade structure and two benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
8. **Lakeside Park.** Proposed amenities include six trash receptacles, six signs, 25 new trees, four drinking fountains, three shade structures, and five benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
9. **Lucerne Harbor Park.** Proposed amenities include two trash receptacles, two signs, five new trees, two drinking fountains, one shade structure and one bench. Qualifies for a

Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.

10. **Middletown Square Park.** Proposed amenities include one 10'-4" x 16'-4" restroom building, two trash receptacles, two signs, two new trees, one drinking fountain, one shade structure, and three benches. Qualifies for a Categorical Exemption under 15301(c), "Existing Facilities," based on the small footprint of the proposed restroom building (about 170 sq. ft.), and the minor trenching and site preparation required for the building, since the park is existing, and the changes proposed are minimal in scope.
11. **Nylander Park.** Proposed amenities include two trash receptacles, two signs, two new trees, one drinking fountain, one shade structure and two benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
12. **Pioneer Park.** Proposed amenities include one trash receptacle, one sign, two new trees, and one drinking fountain. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
13. **Rodman Slough Park.** Proposed amenities include two trash receptacles, two signs, five new trees, one shade structure and two benches. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.
14. **Russell Rustici (Lower Lake) Park.** Proposed amenities include one drinking fountain and one shade structure. Qualifies for a Categorical Exemption under CEQA 15301(c), "Existing Facilities", since the park is existing, and the changes proposed are minimal in scope.

**Conclusion.** The park projects qualify for a CEQA exemption under section 15301(c) Existing Facilities, due to the preexisting use of the land as a public park, and the minimal impact of the proposed improvements.

## **V. RECOMMENDATION**

**Staff recommends that the Planning Commission:**

### ***A. Approve Categorical Exemption CE 22-65 with the following findings:***

1. The project will not have an adverse environmental impact on the site or its surroundings based on the details on the projects submitted; since the parks are all existing, and the changes proposed are minimal in scope.
2. No mitigation measures appear to be necessary because the projects will not adversely impact any of the categories evaluated under CEQA review.

### ***B. Approve GPC 22-12 with the following findings:***



The project is consistent with the Lake County General Plan goals and policies related to Land Use, Open Space, Conservation and Recreation. Parks are a named use in the Public Facility designation within the General Plan.

**Sample Motions:**

**Categorical Exemption**

I move that the Planning Commission find that this General Plan Conformity (GPC 22-12) applied for by the Lake County Public Services Department for the properties located at the locations named in Attachment B are categorically exempt from CEQA review based on CEQA section 15301(c), and that Categorical Exemption (CE 22-65) be approved based on the findings listed in the staff report dated October 27, 2022.

**General Plan Conformity**

I move that the Planning Commission find and report that the park improvement projects, proposed by the Lake County Public Services Department for the properties located at the locations named in Attachment B, are in conformity with the Lake County General Plan, based on the findings listed in the staff report dated October 27, 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 decision, 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 Planning Commission's final determination.*