



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Courthouse - 255 N. Forbes Street
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Item 1
9:05 a.m.
November 5, 2020

STAFF REPORT

TO: Planning Commission

FROM: Scott De Leon, Community Development Director

DATE: November 5, 2020

SUBJECT: County of Lake, General Plan Conformity; GPC 20-07
Supervisor District I

ATTACHMENTS: December 18, 2015, Board Memorandum with attached Resolution

I. SUMMARY

The County of Lake is proposing to sell property known as "Arabian Lane" in the Hidden Valley Lakes community area to the adjoining property owner. This parcel is approximately 0.7 acres in size and it currently contains an access road to and from the State Highway to the adjoining land, which is currently under development for the project known as Valley Oaks Subdivision. The access road from the highway extends approximately four-hundred (400') feet to a cul-de-sac, and the access road is not in the County Maintained Road system. It should be noted that this property was the result of a partial re-conveyance by the State of California, Department of Transportation to the County of Lake in 1969 prior to the construction of the new State Highway. This parcel has no Assessor Parcel Number or address. A map of the area is included in this report below:

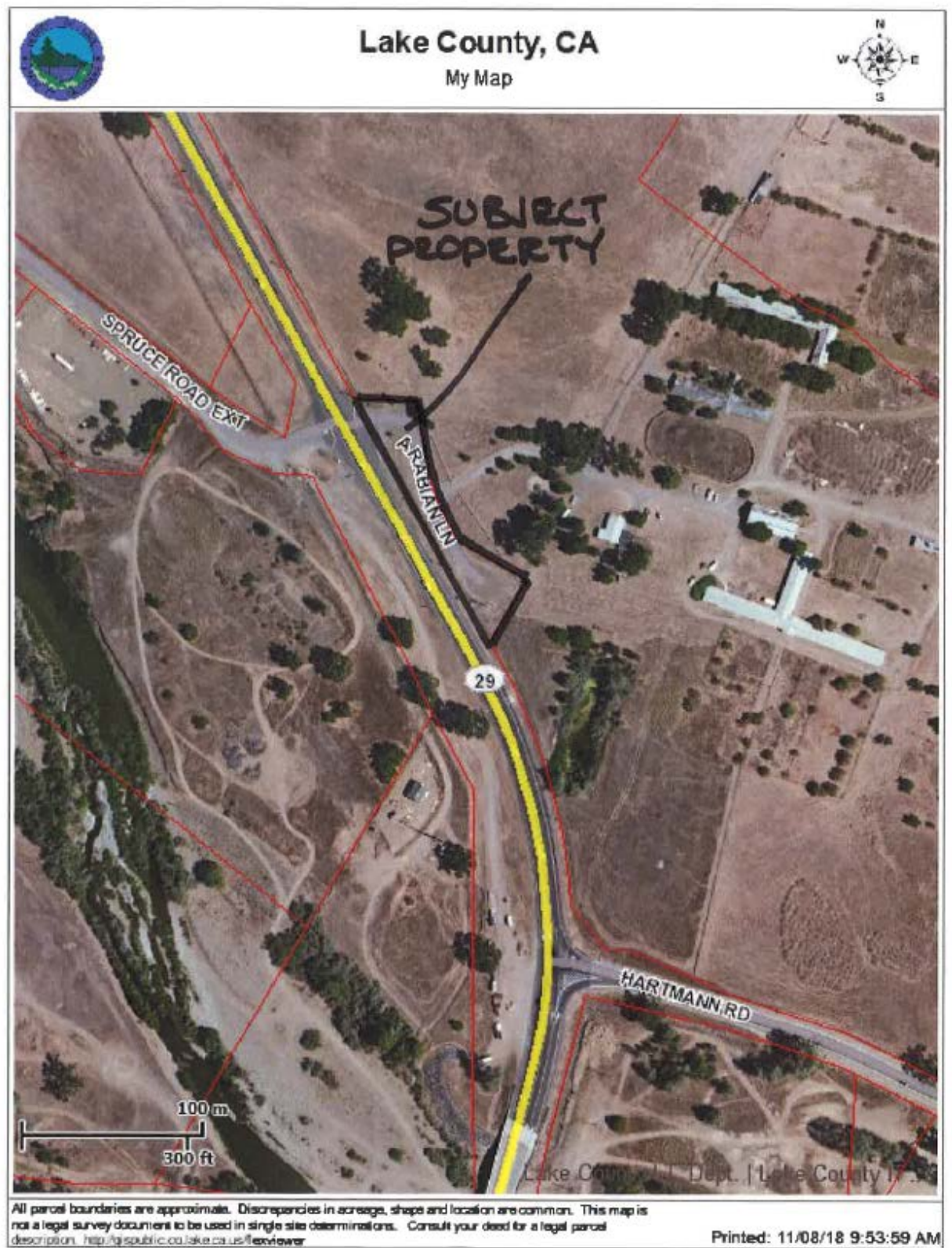


Figure 1 Subject Surplus Property

In May 2019, the Board of Supervisors declared the property surplus and directed the sale of the property to the adjoining owner, subject to the conveyance being determined to be in conformance with the General Plan. Today's item is for your Commission's consideration of that conformance.

II. GENERAL PLAN CONSISTENCY ANALYSIS

The County obtained this parcel of land through a re-conveyance from the State. It serves no public purpose, as the dead-end roadway contained on the property is not County-maintained, and it only provides access to and from the State Highway to the adjoining property owner. The proposal to sell this parcel is consistent with Section 3.9 Economic Development of the Land Use Chapter in the Lake County General Plan.

Goal LU-6 of the aforementioned section is: "***To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, and service needs of Lake County Residents***". The proposed (and permitted) development known as Valley Oaks will provide housing, commerce and employment when completed. As an integral component of this development, the direct highway access that will be provided to Valley Oaks not only provides a safe and efficient means of ingress and egress for patrons and residents, it also provides a secondary access for emergency situations. Additionally, the conveyance of this surplus property supports Goal LU-6 as this parcel will directly support the flow of traffic to and from this shopping, recreational and employment facility. The disposal or sale of public property will not eliminate, delay or unreasonably interfere with the opportunity to develop public sites or structures as identified in the General Plan.

This property, and the State Highway access it provides, helps promote this goal and is therefore consistent with the guidelines of Economic Development in the Lake County General Plan.

IV. ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of their actions. The sale of this surplus is categorically exempt from CEQA because it falls within Categorical Exemption Class 12, Section 15312 – Surplus Government Property Sales, based on the findings set forth in Staff Report dated November 5, 2020.

V. RECOMMENDATION

Staff recommends the Planning Commission report that this sale conforms to the Lake County General Plan for the following reasons:

1. This project is consistent with Lake County General Plan objectives and policies related to land use and economic development.

2. The Sale of this surplus property is exempt from CEQA as it falls within Categorical Exemption Class 12, Section 15312 – Surplus Government Property Sales

Sample Motions:

General Plan of Conformity

I move that the Planning Commission find that General Plan Conformity GPC 20-07, as proposed by the County of Lake, is in conformity with the Lake County General Plan.

Categorical Exemption

I move that the Planning Commission find that the Sale of the Surplus Property, herein described as “Arabian Lane”, is exempt from CEQA because it falls within Categorical Exemption Class 12, Section 15312 – Surplus Government Property Sales, based on the findings set forth in Staff Report dated November 5, 2020.