



CITY OF CLEARLAKE

Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-02 Categorical Exemption, CE 2022-08	MEETING DATE (Regular): 04/26/2022
SUBMITTED BY: Mark Roberts and Michael Taylor, Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: Partial Abandonment of Spruce and Armijo Avenue; Clearlake, CA 95422	APPLICANT/OWNER: City of Clearlake
ZONING: General Commercial (GC)	GENERAL PLAN: General Commercial

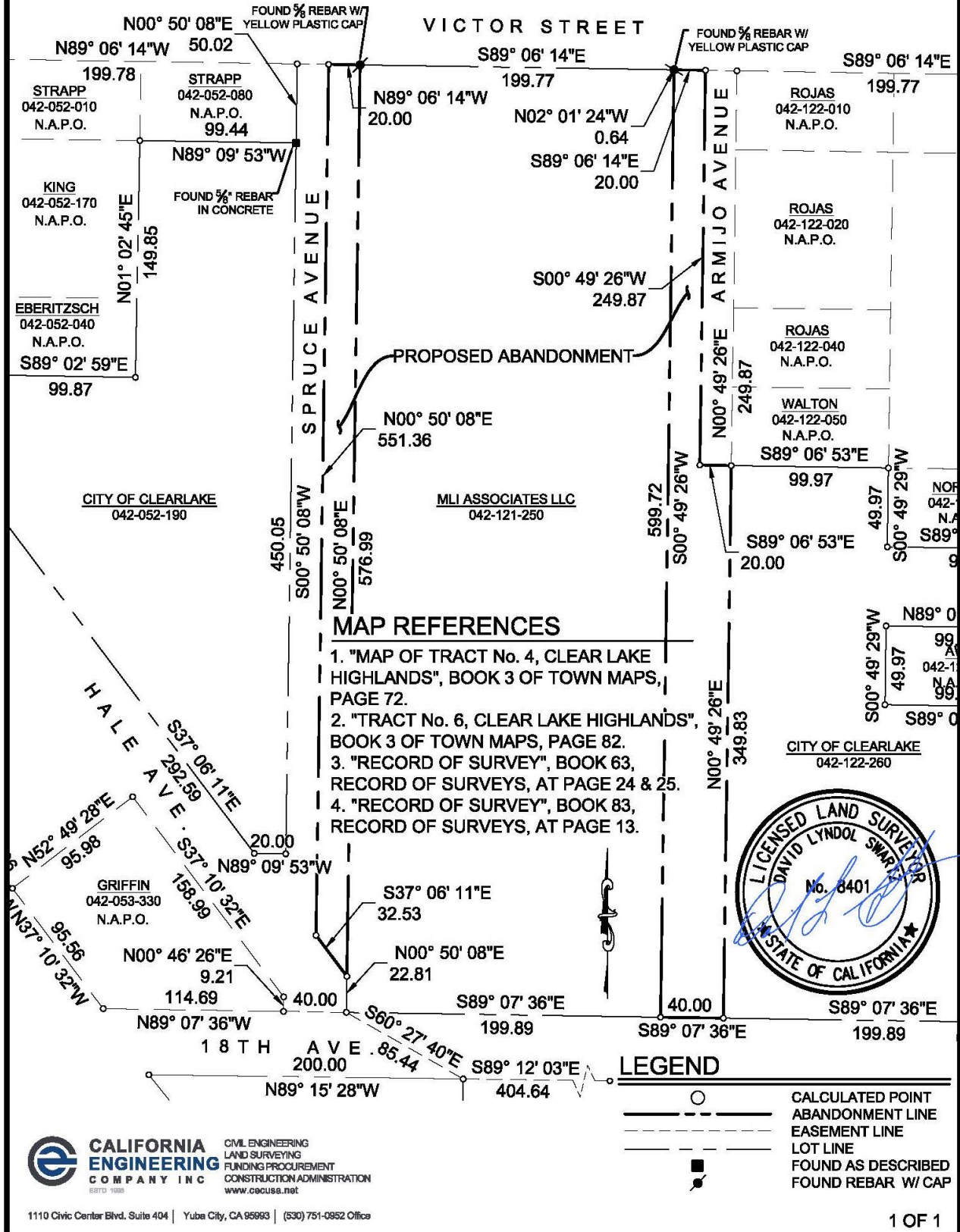
WHAT IS BEING ASKED OF THE PLANNING COMMISSION

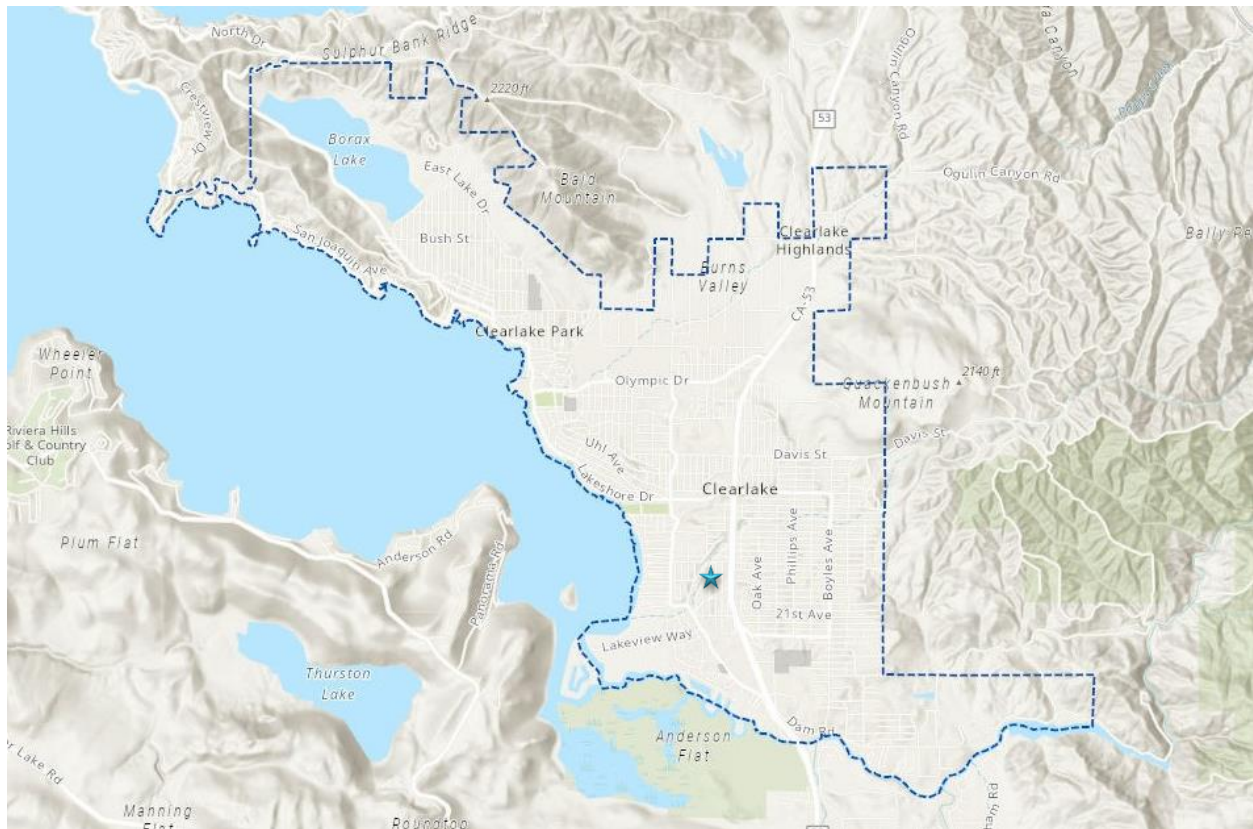
The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402 to abandon a portion of Spruce Avenue and Armijo Avenue.

BACKGROUND/DISCUSSION

The site is located approximately 600 feet east of Old Highway 53 and 550 feet from the intersection of State Highway 53 and 18th Avenue. The surrounding area is mostly characterized by undeveloped and developed lots zoned for commercial and residential uses. The surrounding parcels itself has no building improvements and will be used for future economic developments. The partial abandonment of Spruce Avenue and Armijo Avenue will not only help stimulate future economic growth, but it is also for the overall health, safety, and general welfare of the public. Please refer to the Exhibit below for details on the partial abandonment.

EXHIBIT





GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan and Zoning Designation:

The surrounding parcels have a General Plan and Zoning Designation of “GC” - General Commercial.

ENVIRONMENTAL REVIEW (CEQA)

Categorical Exemption CE 2022-08.

This General Plan Consistency Report is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) (Common Sense Exemption) and therefore does not require an environmental determination process. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Future development of the site will be subject to additional environmental analysis.

ENABLING PROVISIONS OF THE PLANNING COMMISSION

Government Code Section 65402 states that prior to the conveyance of real property by a government agency, the planning agency must first make the finding that the location, extent, and purpose of such conveyance is in conformance with the General Plan. The city is requesting a determination of General Plan consistency for the partial abandonment of Spruce Avenue and Armijo Avenue.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-10, a Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.

MOTION/OPTIONS

1. Move to Adopt Resolution PC 2022-10, A Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.
2. Move to Deny Resolution PC 2022-10 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENT(S)

1. Attachment 1 – Abandonment Road Exhibit Map