

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 9, 2018

Commission Members

P John Hess, District I
A Bob Malley, District II
P Eddie Crandell, District III
P Matt Levesque, District IV
P Daniel Suenram, District V

Staff Members

A Michalyn DeValle, Director
P Byron Turner, Principal Planner
P Shanda Harry, Deputy County Counsel
P Danae Bowen, Office Assistant III

9:26 a.m. Public Hearing on reconsideration of a previously approved Mitigated Negative Declaration based on Initial Study (IS 06-86) for a Subdivision Map Extension (SDX 17-04). The project applicant is WALTER SCHLICHER proposing approval of a two year Subdivision Extension of time for a previously approved Tentative Merger and Re-subdivision Map (MRS 06-01). The project is located at 5105 & 5209 Konocti Road and 5575 Vista Mountain Estates Drive, Kelseyville and also described as APNs 008-054-22, 23 & 24. (Eric Porter)

Eric Porter, Associate Planner, provided background information and a power point presentation of the project application. Mr. Porter said that staff is recommending a two year extension and explained that the California State Map Act allows for up to six years of extensions. He said staff is not recommending six years, because conditions have not been met. He said if the Planning Commission agrees it would extend this approval until January 25, 2020.

9:32 a.m. Opened Public Hearing

Walter Schlicher, the applicant, said that he did not have any changes since this project has been started. He said this project is going to take longer than two years and requested that the extension go for six years.

Comm. Hess said he believed this housing would be great for Kelseyville and asked if there was a reason for the lack of the conditions not being addressed in the period prior to asking for an extension.

Exhibit D

Mr. Schlicher said he was just waiting for the right time. He said they did not have enough time and money to do things.

Comm. Hess asked if it was unrealistic to make progress within a two year period on any of the conditions.

Mr. Schlicher said if the state gives you six years to complete the subdivision, they obviously figured that it would take a while to complete a subdivision and he agrees with them.

Comm. Levesque asked why it could not be extended for six years and what ramifications would there be if that was the approval.

Mr. Porter said historically, the department has not recommended the maximum extension whenever conditions have not been met mainly because it does not show good faith in completing the project. He added that there is no reason why it cannot go longer than two years.

Comm. Levesque said in this case there are some mitigating factors with the downturn in the economy and even if a six year extension is granted and he does not do anything, then nothing has changed.

Comm. Suenram thought this was a great project and the time is right for this type of development. He thought a six year extension would be fine.

9:41 a.m. Closed Public Hearing

Comm. Suenram moved, 2nd by Comm. Levesque that the Mitigated Negative Declaration, which was previously prepared for MRS 06-01 for the property located at 5105 and 5209 Konocti Road, and 5575 Vista Mountain Estates Drive, Kelseyville, CA does meet the requirements of Section 15162(a) of the CEQA Guidelines, and that no additional environmental review need be prepared with the findings listed in the staff report dated **June 18, 2018**.

Reconsideration of a previous Mitigated Negative Declaration 4 Ayes 0 Noes 1 Absent (Comm. Malley)

Comm. Suenram moved, 2nd by Comm. Hess that the Planning Commission recommend that the Board of Supervisors approve Subdivision Map Extension (SDX 17-04) for Tentative Merger Re-subdivision Map (MRS 06-01) for Walter Schlicher on properties located at 5105 and 5209 Konocti Road, and 5575 Vista Mountain Estates Drive, Kelseyville, CA for a period of six years to August 9, 2024, with the findings listed in the staff report dated June 18, 2018.

Subdivision Map Time Extension 4 Ayes 0 Noes 1 Absent (Comm. Malley)

Comm. Crandell noted that there is a fifteen (15) calendar day appeal period provided by the Lake County Subdivision Ordinance.

DRAFT