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LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 22, 2018

Commission Members

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

Staff Members

P Robert Massarelli, CDD Director
P Michalyn DelValle, Principal Planner
P Shanda Harry, Deputy County Counsel
P Danae Bowen, Office Assistant III

9:25 a.m. Public Hearing on reconsideration of a previously approved Mitigated Negative Declaration for a Subdivision Map Time Extension (SDX 17 - 12) for Subdivision (04-01). The project applicant is CLEARLAKE ESTATES LLC, MITCH THURSTON proposing the division of a 55 acre parcel to create 12 residential lots and 1 remainder parcel. The project is located at 9555 State Highway 281 and 4619 Kaweah Road, Kelseyville and further described as APNs 009-004-22 & 009-017-07. (Eric Porter)

Eric Porter, Associate Planner, pointed out corrections in the staff report dated January 17, 2018. He said on page 1, in the first paragraph under the "Summary and Discussion" the date should be: "*January 13, 2005*" not "*January 27, 2005*" and if the Commission approves the extension it will be until January 13, 2021, which is also noted wrong in sample motion B on page 4 and should also reflect January 13, 2021 date. He pointed out on page 4 of the staff report Recommendation B1 should be: "***Riviera Area Plan***" not the "*Lakeport Area Plan*."

Mr. Porter provided background information and a power point presentation of the project application

9:31 a.m. Opened Public Hearing

No one present wished to speak.

9:31 a.m. Closed Public Hearing

Comm. Suenram asked if there have been any setback requirement changes for septic systems. He added that he would hate to see lots that would turn out to be unbuildable.

Exhibit C

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Michalyn DelValle, Principal Planner, said she did not know and Environmental Health would be able to answer that question.

Mr. Porter said the lots are averaging three acres per lot, so there is a big area for the septic systems. He said Environmental Health did not have any adverse comments.

Comm. Hess asked Comm. Suenram if the size of the lots alleviated those concerns at all.

Comm. Suenram said he is familiar with that area and he had concerns with the proximity to the lake, because some of the soils in the area are porous, which would mean chemicals would leach further versus dense soils.

Mr. Porter said Tina Rubin from Environmental Health said in her comments that the applicant must meet Lake County Division Environmental Health requirements regarding onsite wastewater treatment and potable water requirements, and they did not have any concerns at this time for the subdivision extension, if the project is completed according to the plans submitted.

Comm. Suenram moved, 2nd by Comm. Hess that the Planning Commission find that on the basis of the Initial Study IS 04-05 that a tentative subdivision map applied for by Mitch Thurston representing the Clearlake Estates LLC will not have a significant effect on the environment and therefore, a mitigated negative declaration shall be issued with the findings listed, and the conditions contained within the staff report dated January 17, 2018.

RECONSIDERATION OF PREVIOUS MITIGATED NEGATIVE DECLARATION 4 Ayes 0 Noes 1 absent (Comm. Levesque)

Comm. Suenram moved, 2nd by Comm. Hess that the Planning Commission recommend that the Board of Supervisors approve an extension of time for SD 04-01 for a period of three (3) years to January 13, 2021, with the findings listed in the staff report dated January 17, 2018.

SUBDIVISION MAP TIME EXTENSION 4 Ayes 0 Noes 1 absent (Comm. Levesque)

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