



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

Item # 3
9:20 AM
March 26, 2020

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon, Interim Community Development Director
Eric Porter, Associate Planner

DATE: March 11, 2020

SUBJECT: Parcel Map, PM 19-02
Initial Study, IS 19-16

Supervisor District Five (5)

ATTACHMENTS: 1. Vicinity Map
2. Proposed Tentative Parcel Map
3. Proposed Tentative Parcel Map Conditions of Approval
4. Initial Study, IS 19-16
5. Agency Comments

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a parcel map to allow one (1) lot to be split into two (2) parcels. According to the Tentative Parcel Map dated April 9, 2019, the applicant is proposing the following:

- Parcel 1 would contain the previously approved Minor Use Permit, MUP 18-13, which is currently under construction for the Kelseyville Apartments and would be approximately 5.70 acres in size.
- Parcel 2 would remain vacant and would be approximately 4.82 acres in size. Parcel 2 would not be part of the Kelseyville Family Apartments Development.

Staff is recommending Approval of the Parcel Map, PM 19-02

Previous Approved Projects (Kelseyville Family Apartment):

A Minor Use Permit, MUP 18-13, Development Review Permit, DR 18-03 and Initial Study, IS 18-08 was approved on June 14, 2018 by the Lake County Planning Commission to allow a 54-unit Multi-family Apartment Complex, known as the Kelseyville Family Apartments.

II. PROJECT DESCRIPTION

Applicant: Lori Koester

Owner: 5400 Gaddy Lane, LN, LP (contact: Lori Koester)

Location: 5400 Gaddy Lane, Kelseyville, CA 95451

APN: **024-071-69**

Parcel Size: Approximately \pm 10.46 acres

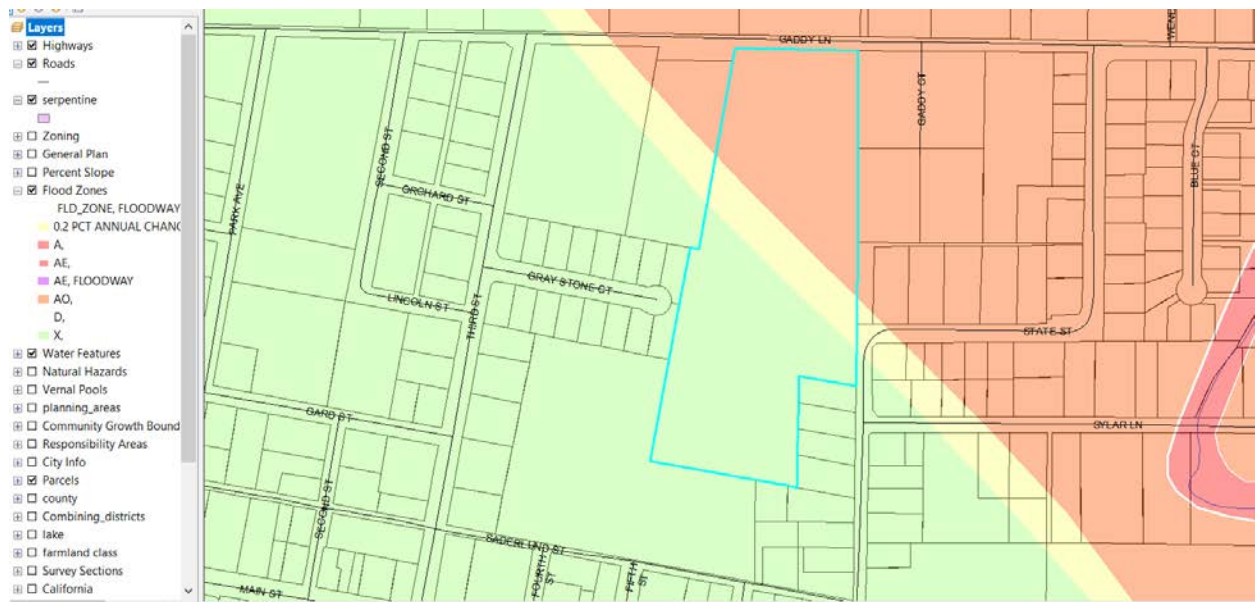
General Plan Designation: High Density Residential

Zoning Designation: "R3-FF" Multi-Family Residential and Floodway Fringe

Flood Zone: "X"; Areas determined to be outside and "AO" - Areas of the 100 year shallow flooding where depths are between one (1) and three (3) feet (*average depths of inundation are shown, but no flood hazard factors are determined*).

Fire Zone: None

Earthquake Failure Zones: Not within a known fault zone



Flood Plain Map showing Subject Site

III. PROJECT SETTING

Existing Uses and Improvements: Currently, the project parcel being development with the approved 54-unit Multi-Family Apartment Complex, known as Kelseyville Family Apartment Complex which would be located on Parcel 1.

Surrounding Zoning and Land Uses:

- Parcel to the “**North**” are zoned “A” Agriculture. The parcels range in size from approximately two (2) acres to greater than ten (10) acres in size.
- Parcels to the “**South**” are zoned “R2” Two-Family Residential, “R3” Multi-Family Residential and “C2” Community Commercial. The parcels range in size from approximately 0.24 acres to greater than six (6) acres in size.
- Parcels to the “**West**” are zoned “R3” Multi-Family Residential, and “R2” Two-Family Residential. The parcels range in size from approximately two (2) acres to greater than ten (10) acres in size.
- Parcels to the “**East**” are zoned “R3” Multi-Family Residential, “R2” Two Family Residential and “R1” Single Family Residential. The parcels range in size from approximately 0.24 acres to greater than six (6) acres in size.

Topography: The project parcel is located near the Town Kelseyville and the slopes are less than 3%.

Soils:

According to the soil survey of Lake County, prepared by the U.S.D.A, the parcel contains the following soil types:

- *125- Cole Variant clay loam, calcareous substratum, 1 to 2 percent slopes. This very deep, moderately well drained soil is on flood plains. It formed in alluvium derived from mixed rock sources. Permeability of this soil is slow and available water capacity is 8 to 10 inches. This soil has severe hazard for erosion.*
- *233- Still loam, stratified substratum, 0 to 2 percent slopes. This very deep, well-drained soil is on alluvial plains. It formed in alluvium derived from mixed rock sources, dominantly sandstone and shale. Permeability of this soil is moderately slow and available water capacity is 7.5 to 10 inches. The erosion hazard is light.*

Water Supply: Lake County Special Districts

Sewage Disposal: Lake County Special Districts

Fire Protection: Kelseyville Fire Protection District

School District: Kelseyville Unified School District

IV. PROJECT ANALYSIS

General Plan Conformance

The land use designation on this site is High Density Residential:

High Density Residential: This land use is designed to provide for areas of multi-family residential uses that include a wide range of living accommodations, including duplexes, townhouses and apartments. This designation is appropriate in community areas where a full range of urban services are available, including but not limited to water, sewer and circulation facilities. Additionally, where the level of development is compatible with the

surrounding neighborhood. This land use designation is only located within Community Growth Boundaries.

The project parcel is located near the Town Kelseyville where there is a wide range of accommodations, including but not limited to transportation, sewer/water facilities, commercial uses and variety of residential accommodations. Parcel One of the Tentative Parcel Map would house the previous approved Kelseyville Family Apartments Complex and Parcel Two would allow future development within the “R3” Multi-Family Residential Zoning District.

County of Lake General Plan (2008) - Chapter 3.6 Residential Development:

By allowing the project parcel that is approximately ten (10) acres in size to be subdivided into two (2) parcels, each approximately five (5) acres in size, a new opportunity for future high density development will occur. The undeveloped portion of land will be in the AE flood plain, and special engineering will be necessary for the foundation footings, however this typically occurs during building permit review rather than at the land division stage of the land use process.

Kelseyville Area Plan

The purpose of the Kelseyville Area Plan is to provide guidelines regarding the long-term growth and development of the Kelseyville, Finely, and in Valley areas and other surrounding rural lands.

Response: The Kelseyville Area Plan was adopted in the early 1990s and contains provisions for multi-family development. The following objectives and policies are applicable to this action and the Kelseyville Apartment project:

Objective

5.1a: To encourage orderly growth and development within the Kelseyville Planning Area by focusing higher intensity development within the community of Kelseyville. Lower intensity land use patterns are encouraged in areas without public water and sewer systems in the remainder of the planning area.

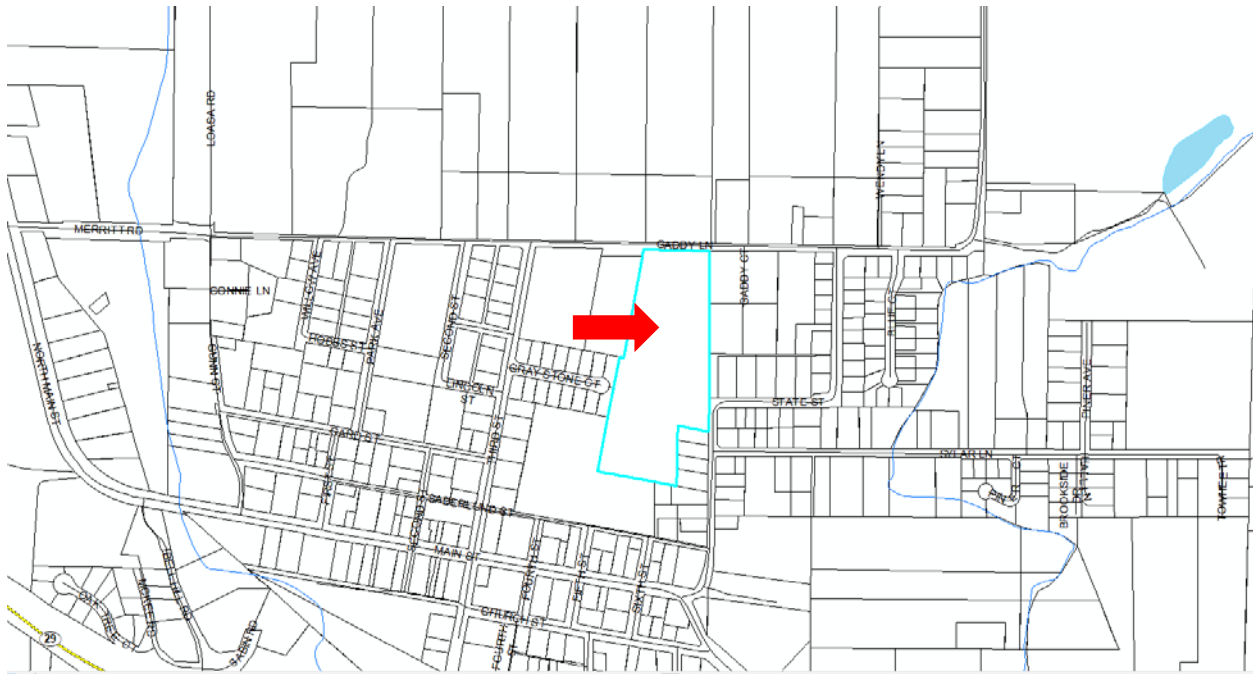
Policies

5.1a-1: Existing development patterns consistent with the Lake County General Plan should be recognized to logically provide for future development in the area.

5.1a-2: The focus of most new development in the planning area should be within or adjacent to the community of Kelseyville. Additional development in the immediate area of Finley may also be considered if adequate public services are available.

Objective

5.1c: To promote a mixed land use pattern that provides for the orderly and efficient development of the community within the community of Kelseyville.



Parcel Map PM 19-02 Vicinity Map

(Kelseyville Area Plan, con't) - Policies

5.1c-1: Land use planning decisions should encourage the efficient and cost-effective development of public services in the planning area.

5.1c-2: Development should be encouraged on non-prime agricultural soils within or contiguous to existing development and services in the Kelseyville Community Development Area.

5.1c-4: Infill development shall be encouraged within Kelseyville's Community Development Area.

Zoning Ordinance Conformance.

The proposal must meet the applicable requirements found within Lake County Zoning Ordinance for the following Articles:

Article 12 – Multi-Family “R3” Residential Zoning District:

The purpose of this zoning designation is to establish areas for high density residential development while allowing for a wide range of living accommodations from duplex units to townhouses to apartment buildings.

The project parcel is currently zoned “R3-FF” Multi-Family Residential and Floodway Fringe and is located within a Community Growth Boundary. The previously approved Kelseyville Family Apartments will be on Parcel One (1). All future development and/or expansion of existing approved uses shall adhere to all Federal, State and local agency requirements.

Article 34 – Floodway Fringe “FF” Combining District:

The purpose of this land use regulations for properties and their improvements situated in the floodplain to ensure protection from hazards and damage which may result from flood waters. When within the Floodway “FF” Combining District, no development shall take place except in accordance with the regulations of the base zoning district, with the regulations of this Article, and the regulations of Chapter 25, Floodplain Management. Where the “FF” imposes a greater restriction upon the use of buildings, structures or premises than are required by the base zoning district, the provisions of the “FF” district shall control. All uses shall be reviewed by the Director of the Lake County Flood Control and Water Conservation District for compliance with Chapter 25 prior to any development or issuance of any permit pursuant to this Code. Only those uses permitted in both the base zoning district and the “FF” combining district are permitted use.

According to the Lake County GIS database, the project parcel is located within the “X” and “AE” flood plain. The apartment development is located within the ‘X’ flood plain, and the undeveloped portion is located in the ‘AE’ flood plain. Areas of the 100-year shallow flooding where depths are between one (1) and three (3) feet average depths of inundation are shown, but no flood hazard factors are determined. Therefore, Conditions of Approval are in place to ensure all development adheres to all Federal, State and local agency requirements. (Please refer to Attachment 3 -Conditions of Approval for further details).

Chapter 17 (Subdivision Regulations) of the Lake County Code – Article III Tentative Map

Sec. 17-6. - Tentative Map

The applicant has met these submittal requirements.

Sec. 17-7. - Statements

The applicant has met these submittal requirements.

Sec. 17-22. - Dedications.

The applicant is proposing an additional 10’ road dedication and utility easement along the southern border of the project as part of State Street.

Sec. 17-23. - Lots.

The applicant is proposing the dedication of 10’ of road right of way and utility easement along the southern border of the property as part of ‘State Street.’ The size, orientation and all other aspects of this land division comply with Section 17.23, Lots.

Sec. 17-24. - Easements.

All easements required and desired by the developer are shown on the Tentative Map provided to the County and under consideration herein.

Sec. 17-27A. - Park and Recreation Facilities.

The applicant is required to pay all Quimby Act park fees prior to recording the final map. This fee shall be paid to the Lake County Public Services Department.

Sec. 17-28. - Improvements.

All necessary improvements are shown on the Tentative Map prepared by Walsh Engineering, San Luis Obispo, CA, and dated 'Received August 16, 2019'.

Conditions of Approval

The applicant shall adhere to all conditions of approval. *(Refer to Attachment 3 for further details).*

V. ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of their actions. The Community Development Department has completed an Environmental Analysis (Initial Study) for the proposed Tentative Parcel Map and any potential environmental impacts have been reduced to less than significant with the incorporated Mitigation Measures and Conditions of Approval. The following areas were identified to as having potential environmental impacts: *(Refer to Attachment 4 for details)*

Air Quality

Future development and/or expansion on Parcel One (1) and/or Parcel Two (2) may have the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of development activities. Additionally, the import and export vehicle traffic on roadways may create fugitive dust and impact air quality.

Therefore, the implementation of the mitigation measures in Section III (Air Quality) of Initial Study, IS 19-16 located on pages 8 through 9 would reduce any potential environmental impacts to less than significant. The mitigation measures, include but are not limited to the following:

- *AQ-1: Work practices shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.*
- AQ-2: Vehicles and equipment shall be well maintained and in compliance with State emission requirements. The permit holder shall obtain all necessary for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment for the Lake County Air Quality Management District.
- AQ-3: Vegetation that is removed for any development must be properly disposed. The permit holder shall chip vegetation and spread the material for erosion control.

- AQ-4: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Biological Resources:

A review of the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB) indicates the project site does not identify any sensitive species within the project area. However, the applicant had a Biological Resources and Wetland Evaluation for APN: 024-071-69; A +/- 10-acre parcel located at 5400 Gaddy Lane, Kelseyville, CA. The study was performed by Marcus H. Bole & Associates dated October 31, 2017.

A record search was completed of the United State Fish and Wildlife Service's Federal Endangered and Threatened Species list and the California Natural Diversity database. These documents list plants and wildlife that have Federal, State and California Native Plant Society special status. The records revealed several plants and wildlife species with a potential to occur onsite. The report indicated the use of the methodologies described in the 1987 wetland Delineation Manual, Marcus H. Bole and Associates found no evident of State or Federal jurisdictional wetlands on or near the subject property.

The species habitat surveys were conducted by walking all areas of the property, including a 500-foot buffer and evaluating potential habitat for special status species based on vegetation composition and structure, surrounding area, presence of predatory species, microclimate and available resources. A delineation of Waters of the U.S was also conducted.

Therefore, the implementation of the mitigation measures in Section IV (Biological Resources) of Initial Study, IS 19-16 located on pages 9 through 11 would reduce any potential environmental impacts to less than significant. The mitigation measures, include but are not limited to the following:

- *BIO-1: During site preparation and/or tree removal/trimming during the spring bird nesting season (February through July), a pre-construction survey shall be conducted by a qualified professional two (2) weeks prior to removing/trimming any trees.*
 - *If active nest (with eggs of living young) are found, no activity shall be permitted that may disturb and/or remove the active nest until the young birds are able to leave the nest and forge on their own.*
 - *If eggs and/or young are present, the nest shall be left until the young birds leave.*
 - *Setback buffers for the nest will vary depending on the species and shall be determined in consultation with a California Department of Fish and Wildlife approved Biologist.*
- BIO-2: Any tree/vegetation removal and/or ground disturbance activities shall begin during the avian non-breeding (September 1 - February 28) season shall adhere to the following;
 - If construction is to begin within the avian breeding season (March 1 - August 31) then a migratory bird and raptor survey shall be conducted within the project area, including the oak woodlands, by a qualified biologist.

- A qualified biologist shall: Conduct a survey for all birds protected by the MBTA and CFWC no later than fifteen (15) days prior to construction activities; map all nests located within 300 feet of construction areas; develop buffer zones around active nests as recommended by a qualified biologist.
 - Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice (2) per week and a report submitted to the California Department of Fish & Wildlife monthly. If construction activities stop for more than ten (10) days then another migratory bird and raptor survey shall be conducted no later than fifteen (15) days prior to the continuation of construction activities.
 - *If active nest are found during then construction buffer shall be determines by a qualified biologist and no construction shall occur within the buffer until the biologist has determined that the young have fledged.*
- *BIO-3: Prior to any development and/or construction during the avian nesting season (February through July), the permit holder shall have a pre-construction survey performed by a qualified biologist.*
 - *If active nests (with eggs or living young) are found, no activity shall be permitted that might disturb and/or remove the active nests until the young birds are able to leave the nest and forage on their own. Empty nests may be removed.*
 - *If eggs or young are present, the nests shall be left until the young birds leave and the buffer determined by the qualified biologist. Setback buffers for the nests will vary depending on the species affected and the location of the nest. Buffer zones shall be determined on a case by case basis in consultation with a California Department of Fish and Wildlife approved biologist.*

Cultural & Tribal Resources

A Cultural Resource Survey was performed by Hudlow Cultural Resources Associates in September 2017.

Record Research:

According to the report, a records search of the project area and the environs within one (1) mile was conducted at the Northwest Archaeological Information Center. The record research revealed that one survey has been performed within the project area in 2004. However, twenty-five cultural resources have been recorded within one half mile of the current project area, sixteen are historical resources and nine of pre-historic resources. Additionally, twenty-eight projects have been conducted within one half mile of the current project area.

Field Survey:

A field survey was conducted on August 6, 2017 by Scott M. Hudlow which included a pedestrian survey of the entire proposed parcel in north/south transects at 10-meter (33 feet) intervals across the entire parcel. According to the report, all archaeological material more than fifty (50) years of age or earlier encountered during the inventory was record using current California Department of Parks and Recreation Record Form. All archaeological sites were described, mapped, photographed and all diagnostic artifacts were sketched and/or photographed.

Report Findings:

According to the report, there were no cultural resources identified. However, the evaluation does not involve subsurface investigation. There is a small possibility that buried cultural or archeological deposits lie beneath the surface soils of the property. If any artifacts, archaeological features or human remains are encountered during grading or excavation, the mitigation measures below shall be implemented.

Therefore, the implementation of the mitigation measures in Section V and XVIII (Cultural/Tribal Resources) of Initial Study, IS 19-16 located on pages 10 through 11 & 22 through 23 would reduce any potential environmental impacts to less than significant. The mitigation measures, include but are not limited to the following:

- *CUL -1: Should any archaeological, paleontological, or cultural materials be discovered during development, all activity shall be halted in the vicinity of the find(s), the local overseeing tribes shall be notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall immediately halt all work and contact the Lake County Sheriff's Department, the local overseeing Tribe, and the Community Development Department if any human remains are encountered.*

Geology & Soils

Any future development, including grading activities and/or improvements has the potential to result in substantial erosion and loss of topsoil.

Therefore, the implementation of the mitigation measures in Section VII (Geology & Soils) of Initial Study, IS 19-16 located on pages 13 through 15 would reduce any potential environmental impacts to less than significant. The mitigation measures, include but are not limited to the following:

- *GEO-1: Prior to any ground disturbance, the permit holder shall submit Grading, Erosion Control and Sediment Plans to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after vineyard installation.*
- *GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.*

- *GEO-3: The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.*
- *GEO – 4: All future development and/or grading shall submit Engineered Drainage Plans and Calculations, including an Operation and Maintenance Plan shall be submitted to the Lake County Water Resources Department for review and approval prior to building permit submittal. Said plans shall include a detention basin and detention basin shall be maintained for the life of the project. The applicant shall contact the Water Resource Department at (707) 263-2344 for further details.*
- *GEO-5: The permit holder shall adhere to all the requirements in the Geotechnical Engineering Investigation; Prepared by Krazan & Associates, INC – Geotechnical Engineering Division dated December 21, 2017 (KA Project NO. 032-17033)*

Hydrology and Water Quality:

A Storm-Water Control Plan was prepared by this project by Mathew Walsh, Walsh Engineering, and April 11, 2018. As noted in the report, the existing site generally slopes towards Gaddy Lane.

An drainage channel exists along Gaddy Lane to the north which ultimately collects surface drainage. Constraints include utility routing and parking/access requirements for residential use. There are no known soil issues and no known groundwater issues associated with this site. Site runoff will be dispersed to the pervious bio-retention area and ultimately released to the natural vegetated pervious area running northerly along the historical drainage path. New Storm-water facilities are proposed. The plan includes several permanent source control BMPs and operational source control BMPS

Therefore, the implementation of the mitigation measures in Section X (Hydrology & Water Quality) of Initial Study, IS 19-16 located on pages 16 through 19 would reduce any potential environmental impacts to less than significant. The mitigation measures, include but are not limited to the following:

- *HYDRO-1: Before any future grading activities, the developer or its contractor shall prepare a SWPPP for all proposed development. The objectives of the SWPPP are to identify pollutant sources from construction activities that may affect the quality of storm-water discharge, implement practices to reduce pollutants in storm-water runoff from the project site, and protect receiving water quality. The SWPPP shall identify and implement BMPs.*
- *HYDRO-2: All construction on Lot 1 shall be consistent with the April 11, 2018 Storm-Water Control Plan prepared by Walsh Engineering.*
 - *Owners shall educate management staff of storm water pollution prevention practices; onsite inlets shall be designed to have their tributary area drain to self-retaining area or bio retention area prior to discharging off site via overland release.*
 - *Landscaping shall be maintained using minimum or no pesticides.*
 - *Plaza, sidewalks and parking lots shall be regularly swept to regularly prevent accumulation of litter and debris. Collect debris from pressure washing to prevent*

- entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.
 - *Bio-retention facility shall be maintained by removing soil or debris blocking planter inlets or overflows, trash shall be removed that collects near the inlets or gets caught in vegetation. Plants shall be cut or pruned for health and to ensure flow into inlets and across the surface of the facility. Plants shall be removed and replanted as necessary, replanting shall maintain the design surface elevation and minimize introduction of soil, and weeds shall be controlled by manual methods and soil amendment.*
- *HYDRO – 3: All future development that is within a designated flood zone shall adhere to all Federal, State and local agency requirements, including Chapter 25 (Flood Plain Management) of the Lake County Code.*
- *HYDRO - 4: Prior to any future development, Engineered Drainage Plans and Calculations, including an Operation and Maintenance Plan for the detention basin shall be submitted to the Lake County Water Resources Department for review and approval. The detention basin shall be maintained for the life of the project. All new construction shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. Typical BMPs include scheduling of activities, temporary erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. The applicant shall contact the Water Resource Department at (707) 263-2344 for further details.*
- *Implementation of GEO-1 through GEO 5 Mitigation Measures*

VI. FINDINGS FOR APPROVAL

According to SB 1241, three findings must be made in order to approve a parcel map. Section 66474.02(a)(1) requires that “a finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resource Code (PRC).”

Section 66474.02(a)(2) requires that a finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities: (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that are monitored and funded by a county or other public entity. (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

Section 66474.02(a)(3) requires that “a finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for the fire equipment access adopted pursuant to Section 4290 of the Public Resource Code and any applicable local ordinance. CAL FIRE has reviewed the site plan proposal for the

Kelseyville Apartment site plan and for PM 19-02 and had no adverse comments. One driveway is being proposed for the apartment development; this driveway is shown on the Tentative Map for this land division.

The property is not within the State Responsibility Area (SRA) and is under the jurisdiction of the Kelseyville Fire Protection District. The District has reviewed the proposed land division and had no adverse comments. The proposal is consistent with these required findings.

VII. RECOMMENDATIONS:

Staff recommends the Planning Commission take the following actions:

A. Adopt a Mitigated Negative Declaration based on Initial Study, IS 19-16 for Parcel Map, PM 19-02 with the following findings:

1. Potential environmental impacts related to Air Quality have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
2. Potential environmental impacts related to Biological Resources have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
3. Potential environmental impacts related to Cultural & Tribal Resources have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
4. Potential environmental impacts related to Geology & Soils have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
5. Potential environmental impacts related to Hydrology & Water Quality have been mitigated to insignificant levels with the incorporated Mitigation Measures and Conditions of Approval.
6. This project is consistent with land uses in the vicinity.
7. This project is consistent with the Lake County General Plan, Kelseyville Area Plan and Zoning Ordinance.
8. As mitigated, this project will not result in any significant adverse environmental impacts.

B. Approve Parcel Map, PM 19-02 with the following findings:

1. This project is consistent with the Lake County General Plan, Zoning Ordinance, Subdivision Ordinance, and the Kelseyville Area Plan.

2. This project is consistent with the State Subdivision Map Act and Chapter 17 of the Lake County Code.
3. Structural fire protection and suppression services will be available for the subdivision through Lakeport Fire Protection District.
4. Ingress and egress for the subdivision meets the regulations regarding road standards for the fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable ordinance.
5. As mitigated this project will not result in any significant adverse environmental impacts and a negative declaration has been adopted.

SAMPLE MOTIONS:

Mitigated Negative Declaration

I move that the Planning Commission find on the basis of the **Initial Study No. 19-16** prepared by the Planning Division and the mitigation measures which have been added to the project, that the **Parcel Map, PM 19-02** as applied for **Lori Koester** will not have a significant effect on the environment and thereof, recommend the Planning Commission approve the proposed Mitigated Negative Declaration with the findings listed in the **Staff Report dated March 11, 2020**.

Parcel Map, PM 19-02

I move that the Planning Commission find that the **Tentative Parcel Map, PM 19-02** applied by **Lori Koester** on property located at on property located at **5400 Gaddy Lane, Kelseyville, CA 95451; APN: 024-071-69** is in conformity with the provisions of the Subdivision Map Act and Chapter 17 of the Lake County Code and the Lake County Zoning Ordinance, and upon that basis approve said map subject to the conditions and with the findings listed in the **Staff Report dated March 11, 2020**.

NOTE: The applicant or any interested person is reminded that the Subdivision Ordinance provides for a fifteen (15) calendar day appeal period. If there is a disagreement with the Planning Commission, 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 Commission's final determination.