



Legislation Details (With Text)

**File #:** 20-1274      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Agenda Ready

**File created:** 1/8/2021      **In control:** Planning Commission

**On agenda:** 1/14/2021      **Final action:**

**Title:** 9:10 A.M. - Public Hearing on Consideration of a Mitigated Negative Declaration based on Initial Study (IS 19-45) for Parcel Map (19-03). The applicant William Clark is proposing two (2) parcel land division. The 16.17 acre property would be divided into two parcels. Parcel A would be 10.17 acres; Parcel B would be 6.00 acres in gross area. The property currently contains two single family dwellings, several small sheds, a well for potable water, and two internal driveways. The project is located at 8845 Red Hills Rd, Kelseyville, further described as APN 011-015-16

**Sponsors:** Community Development

**Indexes:**

**Code sections:**

**Attachments:** 1. Clark (PM 19-03) Staff Report, 2. Attachment 1 vicinity map, 3. Attachment 2 agency comments, 4. Attachment 3 conditions, 5. Attachment 4 parcel map, 6. Attachment 5 IS

Date	Ver.	Action By	Action	Result
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**Memorandum**

Item # 2  
9:10 A.M.  
January 14, 2021

**STAFF REPORT**

**TO:** Planning Commission

**FROM:** Scott De Leon, Community Development Director  
Tocarra Nicole Thomas, Community Development Deputy Director

Prepared by Eric Porter, Associate Planner

**DATE:** January 14, 2021

**SUBJECT:** **Clark Parcel Map, PM 19-03 and Initial Study, IS 19-45**

Supervisory District 5

- ATTACHMENTS:**
1. Vicinity Map
  2. Tentative Parcel Map
  3. Proposed Conditions of Approval
  4. Agency Comments

5. Initial Study IS 19-45

**RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

**A. Adopt a Negative Declaration based on Initial Study, IS 19-45 for Parcel Map, PM 19-03 with the following findings:**

1. There is no new development proposed or contemplated by the developer.
2. There has been no substantial change in circumstances resulting in new significant environmental impacts.
3. No new information of substantial importance to the project has become available.
4. The project will not result in a substantial environmental impact.

**B. Approve Parcel Map PM 19-03 with the following findings:**

1. This project is consistent with the Lake County General Plan, Lake County Zoning Ordinance, Chapter 17 (Subdivisions) of the Lake County Code, and the Kelseyville Area Plan.
2. This land division is consistent with the Lake County Subdivision Ordinance and the State Subdivision Map Act.
3. The parcel map is compatible with neighboring land uses.
4. The project will not result in any environmental impacts since no development is proposed with this land division.

**Sample Motions:**

**Negative Declaration**

I move that the Planning Commission find on the basis of the **Initial Study No. 19-45** prepared by the Planning Division and no mitigation measures were added to the project, that the **Parcel Map, PM 19-03** as applied for **William Clark** on property located at **28845 Red Hill Road, Kelseyville, CA 95451; APN: 011-015-16** will not have a significant effect on the environment and thereof, recommend the Planning Commission approve the proposed Negative Declaration with the findings listed in the Staff Report dated **January 14, 2021**.

**Parcel Map, PM 19-03**

I move that the Planning Commission find that the **Tentative Parcel Map, PM 19-03** applied by **William Clark** on property located at **28845 Red Hill Road, Kelseyville, CA 95451; APN: 011-015-16** 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 **January 14, 2021**.

***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 fifteenth calendar day following the Commission's final determination.*

Reviewed by: