



Legislation Text

File #: 21-482, Version: 1

Memorandum

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon, Interim Community Development Director
Prepared By: Sateur Ham

DATE: **May 21, 2021**

RE: Greg Hansen

- General Plan Amendment (GPAP 20-02)
- Rezone (RZ 20-02)
- Initial Study (IS 20-91)

Supervisor District Jessica Pyscka
Planning Commissioner Lance Williams

ATTACHMENTS:

1. Vicinity Map
2. Project Description
3. Proposed Rezone & General Plan Maps - "Exhibit A"
4. Draft Rezone Ordinance
5. Draft General Plan Amendment Resolution
6. Agency Comments
7. Initial Study
8. Site Visit Photos from Oct. 22, 2020

I. EXECUTIVE SUMMARY

The applicant is requesting a Rezone from "A" Agricultural" to "M2" Heavy Industrial, and General Plan Amendment from "Agricultural" to "Industrial" of approximately +/- 7 acres of undeveloped land for accessor parcel numbers 008-038-17 and 008-038-44. The remaining portion of the project parcel will remain with the Land Use Designation of Agriculture.

The project parcels are/will be accessed from existing unimproved roadways off of Big Valley Road, a County maintained roadway. The applicant shall obtain all necessary permits from the Lake County Department of Public Works for any work and/or improvements within the right-of-

way.

General Plan Amendment Request

The applicant is requesting approval of a General Plan Amendment of APN 008-038-17 and 008-038-44 from “A” Agriculture to “I” Industrial for approximately +7 acres (an area that fronts Big Valley Road). All other areas of project parcels will remain designated as “Agriculture”. Refer to Map below for details. Additionally, no current agriculture activities will be impacted and/or removed.

GENERAL PLAN AMENDMENT REQUEST:

Parcel Number	Current General Plan Designation	Proposed General Plan Designation
008-038-17	“A” Agriculture	“I” Industrial.
008-038-44	“A” Agriculture	“I” Industrial.

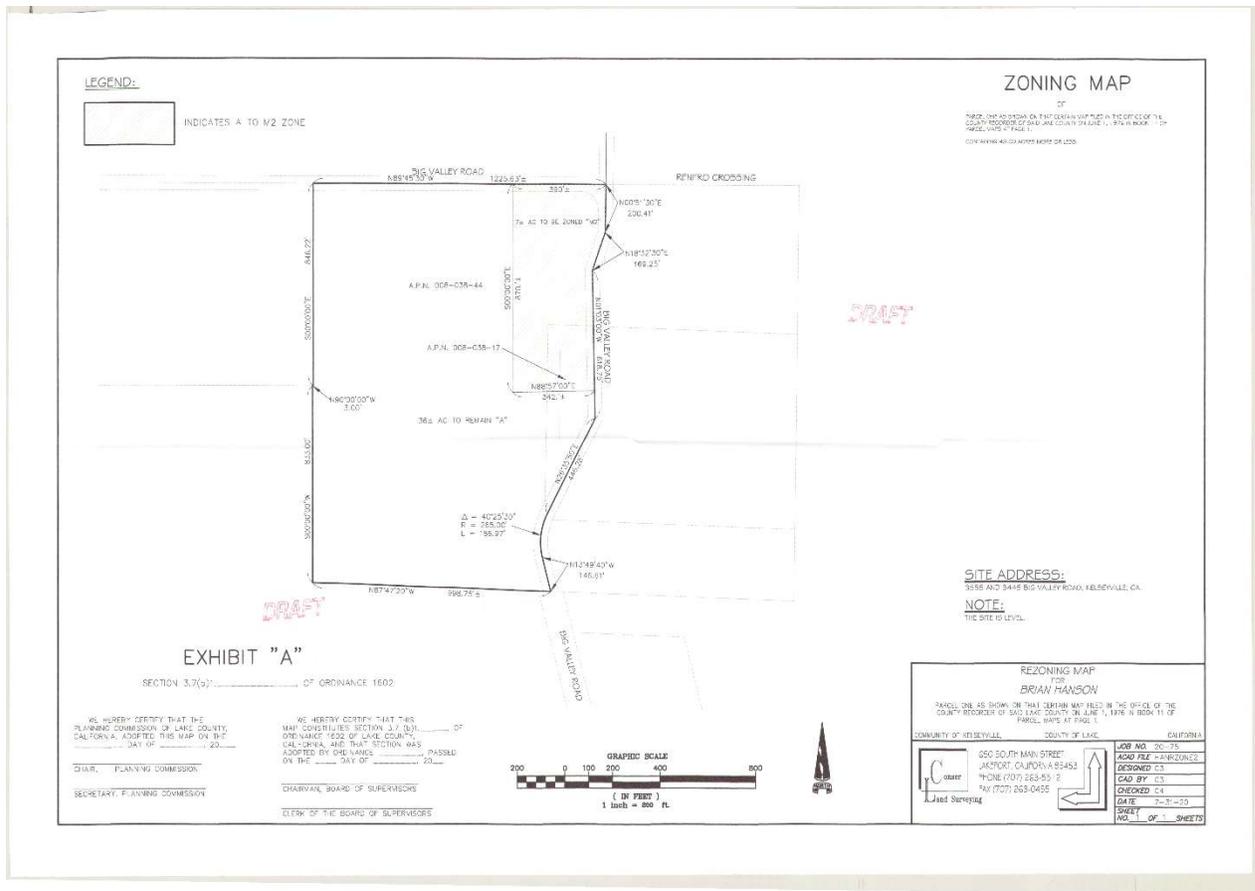
Rezone Request

The applicant is requesting approval of a Rezone of +7 acres of APN 008-038-17 and 008-038-44 from “A” Agricultural District to “M2” Heavy Industrial District (an area that fronts Big Valley Road). All other areas of project parcels will continue to have a land-use zoning designation of “A” Agricultural. Refer to Map below for details. Additionally, no current agriculture activities will be impacted and/or removed.

REZONE REQUEST:

Parcel Number	Current Zoning Designation	Proposed Zoning Designation
008-038-17	“A” Agricultural	“M2” Heavy Industrial District
008-038-44	“A” Agricultural	“M2” Heavy Industrial District

ZONING MAP - EXHIBIT A



Applicant/owner: Greg Hanson

Location: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451.

APN: 008-038-17 (approximately 2.23 acres in size)
 008-038-44 (approximately 38.54 acres in size)

General Plan: Agriculture

Zoning: "A" Agricultural

Fire District: Kelseyville Fire Protection District.

Flood Zone: "X" - Areas determined to be outside the 0.2% annual chance (500-year) flood plain.

School District: Kelseyville Unified School District.

RECOMMENDATIONS

Staff recommends the Planning Commission:

A. Staff recommends that the Planning Commission recommend to the Board of Supervisors to Adopt

Negative Declaration Based on Initial Study, IS 20-91 with the following findings:

- 1) The Initial Study and Negative Declaration have been prepared in conformance with CEQA and all CEQA requirements have been adequately met for the project.
- 2) This project is consistent with the Lake County General Plan, Kelseyville Area Plan, and the Lake County Zoning Ordinance.
- 3) This project will not conflict with land uses in the vicinity.
- 4) There has been no change in the project which would create new significant environmental impacts.
- 5) This project will not result in any significant adverse environmental impacts.

B. Staff recommends that the Planning Commission recommend to the Board of Supervisors to approve General Plan Amendment, GPAP 20-02 with the following findings:

- 1) The proposed amendment is consistent with the General Plan, and the Kelseyville Area Plan.
- 2) That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
- 3) There has been no change in the project which would create new significant environmental impacts.
- 4) This project will not result in any significant adverse environmental impacts.

C. Staff recommends that the Planning Commission recommend to the Board of Supervisors to approve the Rezone, RZ 20-02 with the following findings:

- 1) That the project is in conformance with the applicable provisions and policies of this Code, the General Plan, Lake County Zoning Ordinance, and any approved zoning or land use plan.
- 2) This project will not conflict with land uses in the vicinity.
- 3) There has been no change in the project which would create new significant environmental impacts.
- 4) This project will not result in any significant adverse environmental impacts.

II. SAMPLE MOTIONS:

Initial Study and Negative Declaration

I move that the Planning Commission recommend that the Board of Supervisors find based on the **Initial Study IS 20-91** that **General Plan Amendment GPAP 20-02**, and the **Rezone RZ 20-02** will not have a significant effect on the environment and thereof, recommend the Planning Commission recommend the Board of Supervisors approve the proposed Negative Declaration with the findings listed in the Staff Report dated **May 21, 2021**.

General Plan Amendment

I move that the Planning Commission recommend that the Board of Supervisors make a motion of approval for **General Plan Amendment GPAP 20-02 applied for by Greg Hansen** for the following reasons: **1) The proposed General Plan Amendment is found to be consistent with the Lake County General Plan, the Kelseyville Area Plan, and the Lake County Zoning Ordinance; 2) The proposed amendment is compatible with the existing land uses in the vicinity, and 3) As outlined in the Initial Study IS 20-91, prepared for this application, the proposed amendment will not result in any significant adverse environmental impacts as outlined in the Staff report dated **May 21, 2021**.**

I Offer the Resolutions.

Rezone:

I move that the Planning Commission has reviewed and considered the environmental effects of **Rezone RZ 20-02** and General Plan Amendment (GPAP 20-02) as outlined in the proposed **Initial Study (IS 20-91)** which has been prepared for this project and that the Planning Commission recommends that the Board of Supervisors approve the proposed rezoning applied for by **Greg Hansen** on property located at **3555 and 3445 Big Valley Road, Kelseyville, CA 95451; APNs 008-038-17 and 008-038-44** for reasons listed in the Staff Report dated **May 21, 2021**.

I Offer the Resolutions.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) 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