



Legislation Text

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Memorandum

Item 1
9:05 AM
November 12, 2020

STAFF REPORT

TO: Planning Commission

FROM: Scott De Leon, Community Development Director
Tocarra Nicole Thomas, Deputy Community Development Director
Mark Roberts, Principal Planner

Prepared by Eric Porter, Associate Planner

DATE: October 15, 2020

SUBJECT: **PMX 20-01**, Extension to approved Parcel Map. Originally known as 'Van Eck Estates' (SD 05-13); modified from 16 lots to 4 lots through Minor Modification to Map, MMM 17-01, PM 18-01 and IS 18-01.

Supervisory District 4

ATTACHMENTS:

1. Vicinity Map
2. Agency Comments
3. Original Subdivision Conditions for SD 05-13
4. Modification Conditions
5. Tentative Parcel Map
6. Extension Conditions
7. Initial Study IS 05-70

I. EXECUTIVE SUMMARY

On May 28, 2020, the applicant John Van Eck submitted an application for a three (3) year extension of time to an approved Parcel Map, PM 18-01 (formerly Subdivision, SD 05-13) and Minor Modification of Map, MMM 17-01. The applicant is not proposing any changes or modification at this time.

Historical Summary

On June 27, 2006, the Board of Supervisors approved a Tentative Subdivision Map (SD 05-13) for the division of approximately 7.11 acres to create 16 residential lots, a Rezone (RZ 05-14) from Unclassified to R1 Single Family Residential; a Deviation (DV 06-03) and an Initial Study (IS 05-70).

The lots were originally approved to be connected to a public water system, Soda Bay CSA #20, and to individual septic systems on each lot. In 2011, the State imposed a moratorium for any new connections into this water system based on available water quantity and quality; this moratorium remains in effect today.

On June 28, 2018, the Planning Commission approved a Minor Modification to Map MMM 17-01, Parcel Map PM 18-01 and Initial Study IS 18-01 which reduced the total number of lots from 16 to 4, and allowed a connection to a private on-site well due to the water moratorium.

The parcel map was due to expire on June 28, 2020. On May 28, 2020, the applicant (John Van Eck) submitted an extension request to the Community Development Department for processing.

VI. RECOMMENDATION

Staff recommends approval of a three (3) year extension for Subdivision, SD 05-13 and for Minor Modification of Map, MMM 17-01.

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

A. Find that the previously approved Initial Studies IS 05-70 and IS 18-01 meet the requirements of Section 15162(a) of the State CEQA Guidelines, and that no additional environmental review need be prepared, with the following findings:

1. There has been no change in the project which would create new significant environmental impacts.
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.

B. Approve a three-year extension of time for MMM 17-01 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 time extension request is consistent with the Lake County Subdivision Ordinance and the State Subdivision Map Act.
3. The parcel map is still compatible with neighboring land uses.

4. There has been no substantial change in circumstances resulting in new significant environmental impacts.

Sample Motions:

Reconsideration of Previously Approved Mitigated Negative Declaration

I move that the Mitigated Negative Declaration, which was previously prepared for Subdivision, SD 05-13 and for Minor Modification of Map, MMU 17-01 does meet the requirements of Section 15162 (a) of the CEQA Guidelines, and that an additional environmental review is not necessary with the findings listed in the staff report dated October 15, 2020.

Time Extension

I move that the Planning Commission recommend that the Board of Supervisors approve an extension of time for Subdivision, SD 05-13 and for Minor Modification of Map, MMM 17-01 for a period of three (3) years, with the findings listed in the staff report dated October 15, 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 fifteenth calendar day following the Commission's final determination.*