



CITY OF CLEARLAKE
Planning Commission

STAFF REPORT	
SUBJECT: General Plan Consistency Determination, GPCD 2022-03 Categorical Exemption, CE 2022-15	MEETING DATE (Regular): 06/14/2022
SUBMITTED BY: Michael Taylor, Planning Department	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	
LOCATION: 16626 3rd Avenue Clearlake, CA 95422 <div>042-234-620</div> APN: -000	APPLICANT/OWNER: Cynthia L. Chiechi & Richard T. Chiechi
ZONING: Rural Residential, "RR"	GENERAL PLAN: Medium Density Residential

WHAT IS BEING ASKED OF THE PLANNING COMMISSION

The Planning Commission is being asked to make a determination of General Plan Consistency and environmental determination prior to the conveyance of real property by a government agency, pursuant to Government Code 65402. The assessor parcel number of the property is 042-234-620-000, and is commonly known as 16626 3rd Avenue, Clearlake, CA 95422.

BACKGROUND/DISCUSSION

The parcel is located approximately 2,100 feet east of Konocti Avenue and 500 feet north of Dam Road. The parcel is approximately 0.110 acres in size with an average cross slope of less than 10%. According to the Assessor Parcel Map, there are two contiguous lots within the subject parcel. Each lot is approximately 25 feet in width with a depth of 100 feet (2,500 square feet each). The property could be developed with a single-family residence, be part of the Homestead Program or may be purchased from the City. All development shall adhere to all current requirements/regulations.

Roads

The surrounding roadways are unimproved.

Water Service

Per Konocti Water District, the nearest water line is a 6-inch pipe along Konocti Avenue.

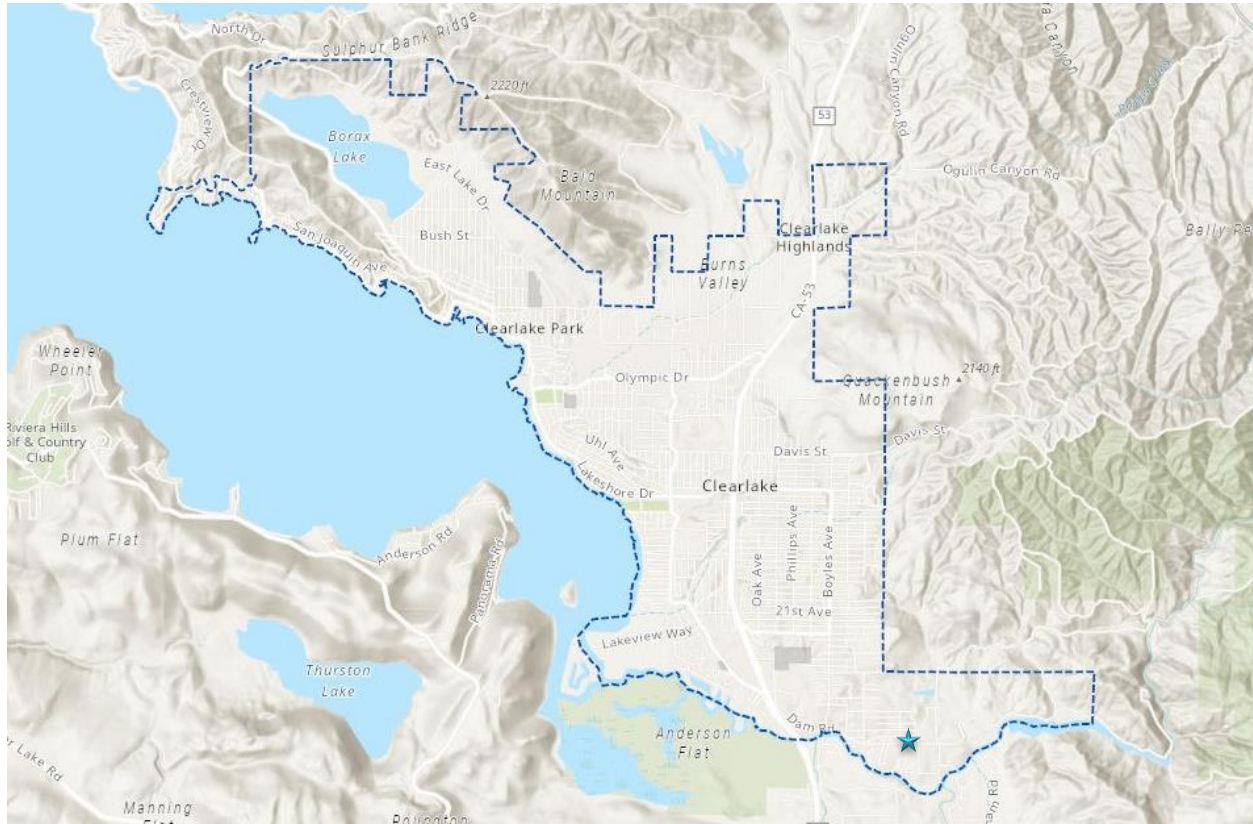
Public Sewer

Per Lake County Special Districts, the nearest sewer line is located at Dam Road/Wilkinson Avenue.

Groundwater Well/Septic System

Per Lake County Environmental Health, there are no known onsite waste management systems (septic) and/or wells.

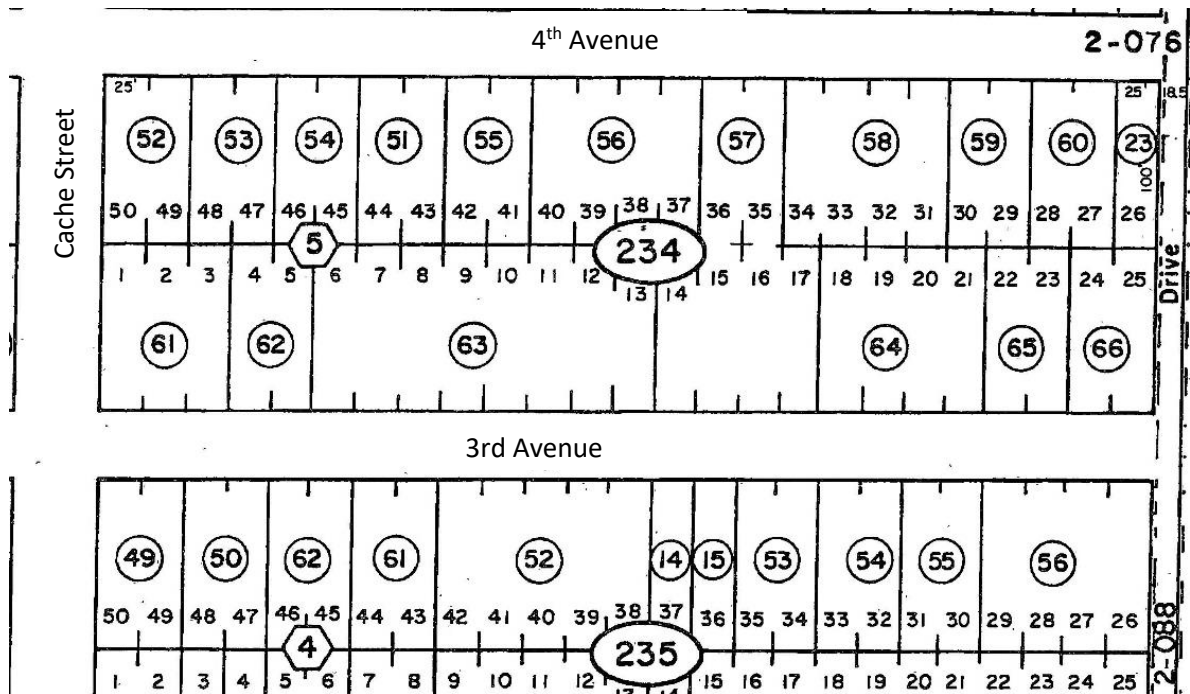
Location Map



Neighborhood Location Map



**Assessor Parcel Map, APN 042-234-62
(Showing Two Lots within one APN)**



GENERAL PLAN AND ZONING ORDINANCE CONFORMITY

General Plan:

The parcel and surrounding area are designated as Medium Density Residential which allows for low density concentrations of single-family homes up to 15 dwelling units per acres and compatible uses. Applicable General Plan element policy areas:

- *Land Use*
- *Housing*
- *Public Facilities*

Zoning Ordinance:

Land Use Designation of “RR” Rural Residential allows for a maximum density of one (1) dwelling unit per net acre. The minimum lot size is one and one-quarter (1.25) acres. This zone allows for low density concentrations of single-family homes and compatible uses.

ENVIRONMENTAL REVIEW (CEQA Analysis)

This General Plan Consistency Report is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) (Common Sense Exemption) and therefore does not require an environmental determination process. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. Future development of the site will be subject to additional environmental analysis.

ENABLING PROVISIONS OF THE PLANNING COMMISSION

Government Code Section 65402 states that prior to the conveyance of real property by a government agency, the planning agency must first make the finding that the location, extent, and purpose of such conveyance is in conformance with the General Plan. The city is requesting a determination of General Plan consistency for the proposed transfer of 16626 3rd Avenue, Clearlake, CA 95422.

RECOMMENDATION

Staff recommends option 1 below – that the Planning Commission move to Adopt Resolution PC 2022-13, a Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.

MOTION/OPTIONS

1. Move to Adopt Resolution PC 2022-13, A Resolution of the Planning Commission of the City of Clearlake finding that the location, extent, and purpose of such conveyance is in conformance with the City of Clearlake General Plan.
2. Move to Deny Resolution PC 2022-13 and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate direction to staff.

ATTACHMENT(S)

1. Resolution PC 2022-13
2. Grant Deed and Correspondence