

LAKE COUNTY PLANNING COMMISSION
MINUTES
SPECIAL MEETING
August 8, 2025

<u>Commission Members</u>	<u>Staff Members</u>
<u>P</u> Monica Rosenthal, District I	<u>P</u> Mireya G. Turner, Director
<u>P</u> Everardo Chavez, Chair District II	<u>P</u> Michelle Irace, Senior Planner
<u>P</u> Batsulwin Brown, District III	<u>P</u> Nicole Johnson, Deputy County Counsel
<u>P</u> Maile Field, District IV	<u>P</u> Danae LoDolce, Office Assistant III
<u>P</u> Sharron Zoller, Vice Chair District V	<u>P</u> Pamela Miles, Office Assistant III

9:06 a.m. CALL TO ORDER

Pledge of Allegiance was led by Chair Everardo Chavez.

VERIFICATION OF LEGAL NOTICE(S)

The clerk reported the item was properly noticed.

CONSENT AGENDA

Action on minutes from July 24, 2025, Planning Commission Meeting.

Comm. Zoller moved, 2nd by Comm. Brown to approve the minutes from July 24, 2025, Planning Commission Meeting.

APPROVAL OF MINUTES 5 AYES 0 NOES

CITIZEN’S INPUT

No one present wished to speak.

PUBLIC HEARING

9:05 a.m. PUBLIC HEARING – (Continued from July 24, 2025)
Consideration of Planned Development Project¹ of PL-25-112:
EIR 24-01, DA 24-01, AM 24-01, GPAP 24-01, GPAP 24-02, RZ
24-01, GPD 24-01, UP 24-05, RZ 24-02, UP 24-08², for the
Guenoc Valley Mixed Use Planned Development Project at the
following locations: 22671, 22901, 23534, 23573, 24221, 24566,
24783, 25111 Grange Rd; 22500, 23597, 24563, 26753
Jerusalem Grade Rd; 22900, 23510, 25470, 23450 Guenoc
Valley Road; 23790, 23120, 24245, 24355, 24385, 24425, 24275,
24683, 24733 Bohn Valley Rd; 19506, 19862, 21323, 21423,
21423, 21523, 21665, 22000, 22110, 22725, 22880, 23150, 23351,
23250, 23350, 23375, 23400, 23650, 24150, 24305, 24350, 24090
Butts Canyon Road; 23501 Oat Hill Road; 21000 Santa Clara
Road; and 20740, 20830 State Highway 29 (APNs: 013-015-59 &
60; 013-016-14, 06, 08, 10, 12, 13, 15, 16, 17, 18 & 19; 013-019-
22, 23, 24 & 25; 013-021-05, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25 & 26; 013-022-08, 09, 10, 11, 12, 13, 16, 17, 18, 19, 20,
21, 22, 23 & 24; 013-023-06, 09, 11, 12, 13, 14, 16, 17, 18, 19, 20,
21, 22, 23, 24 & 25; 013-024-29, 30, 31, 33, 34, 35, 36, 37, 38, 39
& 40; 013-053-01; 014-004-25; 014-310-07 & 09; 014-320-08 &

¹ PL-25-112 also includes the following Tentative Subdivision Maps (SD) that will seek entitlement in a future hearing: SD 24-01, SD 24-02, SD 24-03, SD 24-04, SD 24-05
² EIR= Environmental Impact Report, DA= Development Agreement, AM= Zoning Ordinance Amendment, GPAP= General Plan Amendment, RZ= Rezone, GPD= General Plan of Development, and UP= Major Use Permit.

**10; 014-330-09; 014-340-04, and 014-380-09). Applicant:
Lotusland Investment Holdings, Inc.**

Director Turner explained the purpose of this Special Planning Commission meeting was to allow for additional time for the Commission to review documents and for Commissioners to conduct site visits.

She pointed out additional information submitted, corrections to APN numbers, which affected the legal notice and staff report, have been updated. It was brought to her attention that there was an inadvertent copy and paste error in the Conditions of Approval, which will be corrected and placed before the Board of Supervisors, as amended.

Director Turner added that several representatives on behalf of the applicant were present to address the Commission today, specifically to address the Commissions concerns from the last hearing regarding the wildfire and evacuations aspects of this project.

Representative for the applicant Jonathan Breene presented a power point presentation and the following representatives spoke: Kevin Case, Florent Gattau, and Kathlene Cutter.

9:44 a.m. Opened Public Hearing

The following people spoke: Julia Bono, Carlos Bono, Mike Pickens, Kate Schmit-Hopper, Charles Morse, Angela Amaral, Rebecca Harper, Brian Fisher, Don Smith, Max Hopkins, Shannon Sanders, Larry Galupe, Margaux Kambara, Shane Stane and Lingzi Chen.

10:23 a.m. Closed Public Hearing

The following applicant representatives spoke: Rob Huddle, Johnathan Breene and Acorn Environmental Representative Bryan Sawyer.

Commissioner Zoller disclosed that she conducted a site visit on August 5th, Commissioner Brown disclosed that he conducted a site visit on August 5th, Commissioner Chavez disclosed that he conducted a site visit on August 6th, Commissioner Rosenthal disclosed that she met with the developers Johnathan Breene, Kevin Case and CAL FIRE Assistant Chief Mike Wink on August 7th, and Commissioner Field disclosed a conversation with CAL FIRE Assistant Chief Mike Wink after the last hearing on July 24, 2025.

11:18 a.m. Commissioner Field was absent for the remainder of the meeting.

11:20 a.m. Break

11:26 a.m. Back to Order

Comm. Rosenthal moved, 2nd by Comm. Zoller that the Planning Commission certify the final EIR consisting of the 2020 Draft and Final Environmental Impact Reports. 2020 Draft and Final EIR Errata, July 2024 Draft PREIR. March 2025 Draft PREIR, July 2025 Final PREIR, and all appendices thereto and supporting information and adopt the accompanying CEQA Findings of Fact, Statement of overriding Considerations and Mitigation Monitoring and Reporting program (EIR 24-01) pursuant to the requirements of the California Environmental Quality Act for the Guenoc Valley Mixed Use Planned Development Project on property located at Jerusalem Grade Rd., Oat Hill Rd., Guenoc Valley Rd., Bohn Valley Rd., Butts Canyon Rd., Santa Clara Rd., Grange Rd., State Hwy. 29, and as more fully described in the Staff Report dated July 24, 2025, and August 8, 2025.

EIR CERTIFICATIONS 4 AYES 0 NOES 1 ABSENT (FIELD)

Comm. Rosenthal moved, 2nd by Comm. Zoller that the Planning Commission adopted the Use Permit (PL 25-112; UP 24-05) as amended for the Guenoc Valley Site

conditioned upon approval of the General Plan Amendments (GPAP 24-01 and 24-02) and Zoning Ordinance Amendment (AM 24-01) by the Board of Supervisors. The permit approved today, for the General Plan and Specific Plan of Development, shall be of no force or effect until the Board of Supervisors approves the General Plan and Zoning Amendments as recommended by this Commission.

USE PERMIT SPECIFIC PLAN OF DEVELOPMENT 4 AYES 0 NOES 1 ABSENT (FIELD)

Comm. Rosenthal moved, 2nd by Comm. Zoller that the Planning Commission approve the Use Permit (PL 25-112; UP 24-08 (for the Middletown Housing Site conditioned upon approval of the zoning amendment (RZ 24-02) by the Board of Supervisors. The permit approved today shall be of no force or effect until the Board of Supervisors approves the Zoning Amendment as recommended by this Commission.

USE PERMIT – SANTA CLARA HOUSING AND CLUBHOUSE 3 AYES 1 NO (ROSENTHAL) 1 ABSENT (FIELD)

Comm. Rosenthal moved, 2nd by Comm. Chavez that the Planning Commission recommend the Board of Supervisors adopt an ordinance rezoning the Guenoc Valley Site parcels to a Guenoc Valley-Specific District, adding a new chapter to the zoning code pertaining to the development in that district, and specifying design guidelines for future development in that district.

REZONE – GVD DISTRICT AND ZONING CODE TEXT AMENDMENT 4 AYES 0 NOES 1 ABSENT (FIELD)

Comm. Rosenthal moved 2nd by Comm. Zoller that the Planning Commission recommended the Board of Supervisors approve a General Plan Amendment, Rezone, General Plan of Development, Specific Plan of Development, and Development Agreement with the findings as presented in the staff report today.

PROJECT APPROVAL 4 AYES 0 NOES 1 ABSENT (FIELD)

Comm. Zoller moved, 2nd by Comm. Chavez that the Planning Commission recommended that the Board of Supervisors approve a Rezone of the interior portion of the Santa Clara site from Single Family Residential (R1) to T20-family Residential (R2) subject to the attached findings.

REZONE – SANTA CLARA HOUSING SITE 2 AYES 2 NO (ROSENTHAL, ZOLLER) 1 ABSENT (FIELD) This motion failed to pass, prompting an automatic denial and automatic appeal to the Board of Supervisors.

Comm. Zoller moved, 2nd by Comm. Chavez that the Planning Commission approved the Use Permit to allow for the community clubhouse at the Santa Clara site.

SANTA CLARA COMMUNITY CLUBHOUSE 4 AYES 0 NOES 1 ABSENT (FIELD)
This action was inadvertently duplicative.

NON-TIMED ITEMS - None

DEPARTMENT UPDATE - None

11:46 a.m. ADJOURNED

Respectfully submitted,

Everardo Chavez, Chair
Lake County Planning Commission