

1                   **BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA**

2                                   **RESOLUTION NO. \_\_\_\_\_**

3                                   **RESOLUTION ADOPTING AN AMENDMENT TO THE LAKE**  
4                                   **COUNTY GENERAL PLAN AND MIDDLETOWN AREA PLAN (GPAP 24-01) FOR THE**  
5                                   **GUENOC VALLEY MIXED USE PLANNED DEVELOPMENT PROJECT**

6                   **WHEREAS**, the Board of Supervisors has conducted a duly noticed public hearing on an  
7 amendment to the Lake County General Plan and Middletown Area Plan (collectively, the “General  
8 Plan Amendment”) which is designated (GPAP 24-01) for the Guenoc Valley Mixed Use Planned  
9 Development Project, subject to the Conditions of Approval for the General Plan of Development and  
10 Specific Plan of Development, and with recommendations and the reasons therefore; and

11                   **WHEREAS**, Section 65358 of the California Government Code requires that any mandatory  
12 element of the General Plan shall be amended no more than four (4) times during any calendar year;  
13 and

14                   **WHEREAS**, the General Plan Amendment contained in this resolution constitutes the first  
15 amendment to the Lake County General Plan during 2025; and

16                   **WHEREAS**, the Board of Supervisors has reviewed and considered the environmental effects  
17 of the proposed General Plan Amendment (GPAP 24-01) as set forth in the Final Environmental  
18 Impact Report and on \_\_\_\_\_, 2025, at a duly noticed public hearing, the Planning Commission has  
19 certified the Final EIR that was prepared for Guenoc Valley Mixed Use Planned Development Project  
20 is in compliance with the California Environmental Quality Act (CEQA) and the State CEQA  
21 Guidelines; and

22                   **WHEREAS**, the Board of Supervisors has independently reviewed and evaluated the CEQA  
23 Findings of Fact and Statement of Overriding Considerations referenced and/or enumerated herein.

24                   **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE**  
25 **COUNTY OF LAKE, THAT IT FINDS, DETERMINES, ORDERS AND HEREBY DECLARES AS**  
26 **FOLLOWS:**

- 27                   1.       The Board of Supervisors hereby adopts the General Plan Amendment (GPAP 24-01)  
28 for the Guenoc Valley Mixed Use Planned Development Project from “Resource Conservation – Rural  
Lands and Rural Residential” and the Middletown Area Plan Special Study Area No. 3 to Guenoc

1 Valley Zoning District or “GVD” District, and to revise the map of Middletown Area Plan Special Study  
2 Area No. 3 to include a portion of the Guenoc Valley Mixed Use Planned Development Project site  
3 that had previously been excluded. A list of parcels being rezoned to GVD, a map showing the  
4 Rezone, and a map showing the area added to Middletown Area Plan Special Study Area No. 3 are  
5 contained within **Exhibit A**.

6 2. The proposed amendments are consistent with the General Plan and Middletown  
7 Area Plan (as amended), and the Lake County Zoning Ordinance.

8 3. That the recitals above are a true and accurate reflection of the independent judgment  
9 of the Board of Supervisors.

10 4. That notice of the Planning Commission and Board of Supervisors hearings on this  
11 Guenoc Valley Mixed Use Planned Development Project and Final EIR was given as required by law  
12 and the actions were conducted pursuant to the Planning and Zoning Law, CEQA, and the State  
13 CEQA Guidelines.

14 5. That all individuals, groups and agencies desiring to comment were given adequate  
15 opportunity to submit oral and written comments on the Guenoc Valley Mixed Use Planned  
16 Development Project and all environmental review documents. These opportunities for comment meet  
17 or exceed the requirements of the Planning and Zoning Law and the State CEQA Guidelines.

18 6. The adoption of the General Plan Amendment is in the public interest, and is  
19 necessary for the promotion of the general health, safety, convenience and welfare of the citizens of  
20 Lake County.

21 7. The Board of Supervisors has reviewed and considered the environmental effects of  
22 the Guenoc Valley Mixed Use Planned Development Project as set forth in the Final EIR that was  
23 prepared for this project.

24 **NOW, THEN LET IT BE FURTHER RESOLVED BY THE BOARD OF SUPERVISORS OF**  
25 **THE COUNTY OF LAKE THAT IT ORDERS, DETERMINES, AND DECLARES AS FOLLOWS:**

26 That the Lake County General Plan Amendment (GPAP 24-01) is attached hereto as **Exhibit A** and  
27 is incorporated by reference herein.

28

- 1 1. That the Planning Commission adopted the CEQA Findings of Fact and Statement of  
2 Overriding Considerations on the \_\_\_ day of \_\_\_\_\_, 2025, which is attached hereto as **Exhibit**  
3 **B** and incorporated by reference herein.
- 4 2. That the Board of Supervisors hereby adopts the Lake County General Plan Amendment  
5 (GPAP 24-01) attached hereto as **Exhibit A** and incorporated herein by reference.
- 6 3. The Clerk of the Board is hereby directed to endorse this General Plan Amendment, (GPAP  
7 24-01) to show that it has been recommended by the Planning Commission and that it was  
8 adopted by the Board of Supervisors.
- 9 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of  
10 such conflict and no further.

11 **THIS RESOLUTION** was passed by the Board of Supervisors of the County of Lake, State of  
12 California, at a regular meeting thereon on the \_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

13 **AYES:**  
14 **NOES:**  
15 **ABSENT OR NOT VOTING:**

16 \_\_\_\_\_  
17 Chair, Board of Supervisors

18 ATTEST: SUSAN PARKER  
19 Clerk of the Board of Supervisors

20 By: \_\_\_\_\_  
21 Deputy

22 APPROVED AS TO FORM:

23 LLOYD GUINTIVANO

24 **EXHIBIT A- GENERAL PLAN AMENDMENT LIST OF PROPERTIES AND MAP**  
25 **EXHIBIT B- CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS**

26  
27  
28

EXHIBIT "A"

SECTION 3.7(B)1. \_\_\_\_\_, OF ORDINANCE 1602

WE HEREBY CERTIFY THAT THE PLANNING COMMISSION OF LAKE COUNTY, CALIFORNIA, ADOPTED THIS MAP ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_

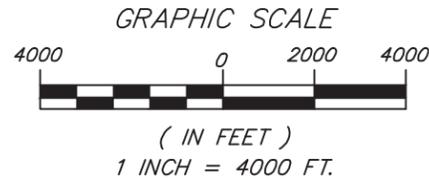
\_\_\_\_\_  
CHAIR, PLANNING COMMISSION

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES SECTION 3.7(B)1. \_\_\_\_\_, OF ORDINANCE 1602 OF LAKE COUNTY, CALIFORNIA AND THAT SECTION WAS ADOPTED BY ORDINANCE \_\_\_\_\_, PASSED ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_

\_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS

\_\_\_\_\_  
CLERK TO THE BOARD OF SUPERVISORS



# General Plan Amendment Guenoc Valley District

Of the lands of: Bohn Valley Inc, Doc. No. 2016-016244 & 2016-010660; Guenoc Valley Inc, Doc. No. 2016-010655; and Butts Creek Inc, Doc No. 2016-010654, 2016-010658, & 2016-016243  
Lake County Records

COUNTY OF LAKE,  
STATE OF CALIFORNIA

By  
ALBION SURVEYS  
ST. HELENA, CALIFORNIA



JULY 17, 2025



### Legend

-  General Plan Amendment: Resort Commercial (CR)
-  Not a part of this application

*For Planning Commission Staff Report Publication Only*

**Exhibit B: CEQA Findings of Fact and Statement of Overriding Considerations**

Can be viewed as Attachment 4 of the Staff Report