



COUNTY OF LAKE

255 North Forbes Street
Lakeport, CA 95453

Memorandum

8/18/2025

Item#:

Memorandum

Date: August 18, 2025

To: The Honorable Lake County Planning Commission

From: Mireya G. Turner, Community Development Director

Subject: Consideration of Corrections on (a) Resolution Adopting an Amendment to the Lake County General Plan Policy for the Guenoc Valley Mixed Use Planned Development Project; and (b) An Ordinance Establishing Regulations and Development Standards for the Guenoc Valley Zoning District or "GVD" District; for the Guenoc Valley Mixed Use Planned Development Project

Executive Summary: After the August 8, 2025, Planning Commission meeting, typographical errors were noted in various Project documents. Most were simple and non-substantive formatting or spelling errors. The two documents included in this agenda item had more significant corrections made. Out of an abundance of caution, these corrections are presented for Commission consideration and possible reaffirmation of the related actions previously taken.

Resolution Adopting an Amendment to the Lake County General Plan and Middletown Area Plan (GPAP 24-01) for the Guenoc Valley Mixed Use Planned Development Project

The purpose of this resolution is to change the General Plan Land Use Designations on the Project Site from Resource Conservation, Rural Lands, and Rural Residential, to Resort Commercial. The Planning Commission discussion on this item recognized the correct designation change.

The previously changed the Land Use Designation to the "GVD" Zoning District. The Lake County Zoning Map is separate and distinct from the General Plan Land Use Designation Map. The corrected version is included as Attachment 1.

An Ordinance Establishing Regulations and Development Standards for the Guenoc Valley Zoning District or "GVD" District

The purpose of this ordinance is to establish the guidelines for development of the Project. Corrections made to this document include:

- *Removal of 1.6.2 Uses Permitted (i) Temporary events meeting the standards outlined in Article 27:* Removed for clarity. Temporary events require a Zoning Permit and are already included in Article 27.
- *1.9: Development Standards (d) Covenants, Conditions and Restrictions Required Elements.*

This sections wording was changed from: *"The resort shall be subject to covenants, conditions and restrictions (CC&Rs). The Final CC&Rs shall be subject to the review and approval to form by the Community Development Director and the County Counsel, prior to the opening of any unit purchase escrow"* to *"The resort shall be subject to covenants, conditions and restrictions (CC&Rs). The final CC&Rs shall be recorded with the Lake County Assessor-Recorder's Office prior to the opening of any unit purchase escrow."* This correction is necessary due to the fact that CC&Rs are not under the purview of the Community Development Department and County Counsel, but they do require recordation.

- *1.11 Resource Conservation Combining District*: This title was corrected to: Open Space Conservation Combining District, in order to correspond with the combining district title included in the zoning map.
- *Section Five*: This wording was changed to reflect a post-approval publication of a summary of the ordinance, rather than publishing the ordinance in its entirety.

The Planning Commission approved recommendations of approval for both documents as part of the overall project at the August 8, 2025 meeting. Staff requests the Commission ratify their recommendation of approval through the following motions.

SAMPLE MOTION

(a) Resolution Adopting an Amendment to the Lake County General Plan and Middletown Area Plan (GPAP 24-01) for the Guenoc Valley Mixed Use Planned Development Project

1. I move to amend the recommendation with the corrections, as described in the Staff Memo dated August 18, 2025.
2. I move that the Planning Commission recommend approval to the Board of Supervisors of the Resolution Adopting an Amendment to the Lake County General Plan and Middletown Area Plan (GPAP 24-01) for the Guenoc Valley Mixed Use Planned Development Project, as amended.

(b) An Ordinance Establishing Regulations and Development Standards for the Guenoc Valley Zoning District or "GVD" District

1. I move to amend the recommendation with the corrections, as described in the Staff Memo dated August 18, 2025.
2. I move that the Planning Commission recommend approval to the Board of Supervisors of An Ordinance Establishing Regulations and Development Standards for the Guenoc Valley Zoning District or "GVD" District, as amended.

Recommended Action(a) Resolution Adopting an Amendment to the Lake County General Plan and Middletown Area Plan (GPAP 24-01) for the Guenoc Valley Mixed Use Planned Development Project

1. I move to amend the recommendation with the corrections, as described in the Staff Memo dated August 18, 2025.

2. I move that the Planning Commission recommend approval to the Board of Supervisors of the Resolution Adopting an Amendment to the Lake County General Plan and Middletown Area Plan (GPAP 24-01) for the Guenoc Valley Mixed Use Planned Development Project, as amended.

(b) An Ordinance Establishing Regulations and Development Standards for the Guenoc Valley Zoning District or "GVD" District

1. I move to amend the recommendation with the corrections, as described in the Staff Memo dated August 18, 2025.

2. I move that the Planning Commission recommend approval to the Board of Supervisors of An Ordinance Establishing Regulations and Development Standards for the Guenoc Valley Zoning District or "GVD" District, as amended.

