

**COUNTY OF LAKE
Planning Commission**



**FRIDAY, AUGUST 8, 2025
9:00 AM
AGENDA**

Commissioner Monica Rosenthal District I
Commissioner Everardo Chavez District II
Commissioner Batsulwin Brown District III
Commissioner Maile Field District IV
Commissioner Sharron Zoller District V

Director Mireya G. Turner
Principal Planner Vacant
Deputy County Counsel Nicole Johnson
Office Assistant III Danae LoDolce

GENERAL INFORMATION

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting. Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission and is not already on today's agenda or scheduled for a future public hearing. Speakers are requested to legibly write your name on the sign in sheet at the podium and state your name for the record.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, CA.

AGENDA AVAILABLE ONLINE AT www.lakecountycalifornia.gov

Meetings of the Lake County Planning Commission will be available for participation virtually via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at <https://countyoflake.legistar.com/Calendar.aspx>. To submit a written comment on any agenda item, please visit site above and click on the eComment feature linked to the meeting date.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://lakecounty.zoom.us/j/99417602765?pwd=aEdsUWtFMVJEQWFDRHNtT3V6cStSQ09>

Passcode: 155982

Or One tap mobile:

+16699006833,,99417602765#,,, *155982# US (San Jose)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1-669-900-6833 or +1-669-444-9171

Webinar ID: 994 1760 2765

Passcode: 155982

1. 9:00 AM - Call To Order**2. Pledge of Allegiance****3. Verification of Legal Notice****4. Consent Agenda**

4a Approve minutes from the July 24, 2025, Planning Commission Meeting

Sponsors: Community Development

Memo: [25-807](#)

Attachments: [7-24-2025 PC Minutes](#)

5. Public Input**6. Timed Items - Public Hearings**

6a

9:05 a.m. PUBLIC HEARING - Consideration 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 and UP 24-08, 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; 013-016-04, 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 & 10; 014-330-09; 014-340-04, and 014-380-09). Applicant: Lotusland Investment Holdings, Inc.

Sponsors:

Community Development

Memo:[25-779](#)

Attachments:

[Final PREIR July 2025](#)
[March 2025 Draft PREIR Part1](#)
[March 2025 Draft PREIR Part2](#)
[March 2025 Draft PREIR Part3](#)
[March 2025 Draft PREIR Part4](#)
[July 2024 Draft PREIR](#)
[Draft Conditions of Approval](#)
[Mitigation Monitoring and Reporting Program](#)
[Findings of Fact and Statement of Overriding Considerations](#)
[Comments on Request for Review of Application](#)
[Tribal Comments](#)
[Draft 2020 EIR - Volume I February 2020](#)
[Draft 2020 EIR - Volume II Appendices February 2020](#)
[Final 2020 EIR - Volume I - Response to Comments June 2020](#)
[Final 2020 EIR - Volume II - Revised EIR June 2020](#)
[Final 2020 EIR - Volume III - Appendices June 2020](#)
[Final 2020 EIR Errata - July 2020](#)
[General Plan and Zoning Maps](#)
[Proposed General Plan of Development Part1](#)
[Proposed General Plan of Development Part2](#)
[Proposed General Plan of Development Part3](#)
[Proposed Specific Plan of Development Part1](#)
[Proposed Specific Plan of Development Part2](#)
[Proposed Specific Plan of Development Part3](#)
[Proposed Specific Plan of Development Part4](#)
[Draft Guenoc Valley District Design Guidelines](#)
[Draft Ordinance Establishing GVD Development Standards](#)
[Draft Ordinance for GVD Zoning Map Rezone](#)
[Draft Ordinance Santa Clara Site Rezone](#)
[Draft Resolution for Guenoc Development Agreement](#)
[Draft Resolution for General Plan Amendment Policy LU 6.12](#)
[Draft Resolution for GV General Plan Amendment](#)
[Draft Resolution for Water Supply Assessment](#)
[Staff Report PL-25-112 Guenoc Project 7-17-25](#)
[PUBLIC COMMENTS 7-24-2025 \(1OF2\)](#)
[PUBLIC COMMENTS 7-24-2025 \(2OF2\)](#)
[Attorney General Letter to Lotusland 7.25.25](#)
[Exhibit 1 Updated Draft Conditions of Approval](#)
[Exhibit 2 Updated MMRP 7-31-25](#)

[Exhibit 3 Guenoc Valley CEQA Findings 7-31-25](#)

[Exhibit 4 Response to AG Letter](#)

[Updated Draft Conditions of Approval - track](#)

[Updated MMRP 7-31-25 track](#)

[Supplemental Staff Report 7-31-25](#)

7. Non-Timed Items

8. Department Update

9. Adjournment