

ORDINANCE NO. _____

AN ORDINANCE ADOPTING DEVELOPMENT AGREEMENT 24-01 FOR THE
GUENOC VALLEY MIXED USE PLANNED DEVELOPMENT PROJECT

WHEREAS, the proposed Development Agreement will implement the planned and orderly development of the Guenoc Valley Mixed Use Planned Development Project (Project) subject to the Project General Plan of Development (Exhibit B) and Specific Plan of Development (Exhibit C); and

WHEREAS, on August 26, 2025, at a duly noticed public hearing, the Planning Commission certified the Final Environmental Impact Report (EIR) SCH#2019049134 that was prepared for the Project, and adopted the California Environmental Quality Act (CEQA) Findings of Fact and Statement of Considerations; and

WHEREAS, the Board of Supervisors has independently reviewed and evaluated the CEQA Findings of Fact and Statement of Overriding Considerations of the EIR SCH#2019049134; and

WHEREAS, the Board of Supervisors has independently reviewed and considered the environmental effects of the proposed DA 24-01, as set forth in the EIR SCH#2019049134

WHEREAS, the DA 24-01 ensures Project consistency with the goals and objectives of the Lake County General Plan and the Middletown Area Plan; and

WHEREAS, the proposed DA 24-01 is consistent with Article 69 of Chapter 21 of the Lake County Municipal Code; and

WHEREAS, the proposed DA 24-01 is consistent with the objective, policies, general land uses, and programs specified in the Lake County General Plan as well as the Middletown Area Plan; and

WHEREAS, the proposed DA 24-01 will not adversely affect the orderly development of property or the preservation of property values; and

WHEREAS, the Project and accompanying proposed DA 24-01 provide for public convenience and economic viability for the surrounding community as required by the Lake County Economic Development Plan 2016; and

WHEREAS, the Board of Supervisors has conducted a duly noticed public hearing on DA 24-01 for the Guenoc Valley Mixed Use Planned Development Project; and

WHEREAS, on August 26, 2025, the Board of Supervisors approved the following amendment to Resolution 2025-102: “The County encourages the developer to continue to work with the Callayomi Water District regarding the District’s purchase of a portion of the off-site well site and the District’s operation of a well thereon pursuant to the existing Term Sheet between the Developer and the District”, and this amendment shall apply to this Ordinance.

NOW THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE ORDAINS AS FOLLOWS:

Section One: The County of Lake Board of Supervisors makes the following findings in support of the Ordinance approving the Development Agreement:

1. The proposed use to which the Development Agreement relates is allowed within the subject zoning district and complies with all applicable provisions of the County of Lake Municipal Code.
2. The proposed use would be consistent with the objectives, policies, general land uses, and programs of the Lake County General Plan and any applicable specific plan and is in compliance with all County, State, and federal laws and regulations.
3. The Development Agreement provides sufficient benefit to the community to justify entering into the Agreement.

Section Two: The County hereby adopts the Environmental Impact Report SCH#2019049134 and the findings and Statement of Overriding Considerations contained therein. The EIR, as it relates to DA 24-01, has been independently analyzed by the Board of Supervisors which finds that approval of the Ordinance is in compliance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000 et seq.).

Section Three: The Development Agreement attached hereto as EXHIBIT “A” is hereby approved, and the Chair of the Board is hereby authorized to execute the Development Agreement on behalf of the County of Lake. The Clerk of the Board, or their designee, is directed and authorized to do all of the following:

- a. Prepare a final version of the Development Agreement for execution and recording that fully reflects the action of the Board of Supervisors in adopting the Development Agreement; and
- b. Make all necessary and appropriate clerical, typographical, and formatting corrections to the adopted Development Agreement prior to execution and recording; and

c. To implement the Development Agreement, in accordance with its terms.

Section Four: All ordinances or parts of ordinances in conflict herewith are hereby rescinded.

Section Five: This ordinance shall take effect on the ____ day of _____, 2022 and before the expiration of fifteen days after its passage, it shall be published at least once in a newspaper of general circulation printed and published in the County of Lake.

The Foregoing Ordinance was introduced before the Board of Supervisors on the _____ day of _____, 2025, and passed by the following vote on the ____ day of _____, 2025.

AYES:

NOES:

ABSENT OR NOT VOTING:

COUNTY OF LAKE

Chair, Board of Supervisors

ATTEST: SUSAN PARKER
Clerk to the Board of Supervisors

APPROVED AS TO FORM:
LLOYD GUINTIVANO
County Counsel

Chair Board of Supervisors

By: _____