

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
RESOLUTION NO. 2017 -
FIRST CYCLE 2017
RESOLUTION ADOPTING AN AMENDMENT TO THE
LAKE COUNTY GENERAL PLAN (GPAP 12-02)

WHEREAS, the Board of Supervisors of the County of Lake has conducted a public hearing on an amendment to the Lake County General Plan which are proposed by and designated as GPAP 12-02; and

WHEREAS, the Planning Commission has conducted a public hearing on the aforementioned amendments to the Lake County General Plan and has adopted **Resolution No. 14-01 (GPAP 12-02)** making recommendations and the reasons therefore.

WHEREAS, Section 65358 of the California Government Code requires that any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year; and
WHEREAS, the General Plan Amendments contained in this resolution constitute the first amendment to the Lake County General Plan during 2017, and

WHEREAS, the Lake County Planning Commission and Lake County Board of Supervisors have conducted legally noticed public hearings during which the projects comprising the first cycle were considered and testimony received; and

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

SECTION 1:

The Board of Supervisors hereby adopts the General Plan Amendment proposal of the County of Lake (GPAP 12-02) from Agriculture and Resource Conservation to Rural Residential and Resource Conservation on four parcels located at 20444 State Highway 175, 20612 Dry Creek Cutoff, 20646 State Highway 175 and 20684 State Highway 175, Middletown, CA as set forth in Exhibit "A."

FINDINGS FOR THE GENERAL PLAN AMENDMENT

1. The proposed amendment is consistent with the General Plan, and the Middletown Area Plan. The amendment is consistent with the General Plan Land Use Designation and with the following policy of the Middletown Area Plan.

Lake County General Plan

The Rural Residential designation "is designed to provide single-family residential development in a semi-rural setting. Large lot development with small-scale agricultural activities is appropriate. These areas are intended to act as a buffer area between urban residential development and agricultural area of the County."

Middletown Area Plan

Policy 5.5.2a: Proposals to change to rural residential, suburban residential reserve or low density residential should provide a logical buffer between suburban densities and agricultural or more remote rural, or incompatible land uses.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a logical and orderly development of surrounding Rural Residential land uses.

3. The proposed land use zoning designation change is in the public best interest, there will be a community benefit, and other existing and allowed uses will not be compromised, because the proposed amendment represents a continuation of the existing Rural Residential land use patterns and zoning in the surrounding areas.

4. The proposed land use zoning designation change does not conflict with provisions of this Lake County Zoning Ordinance, because the project site conforms to the size and location criteria specific for Rural Residential uses.

5. The project site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provisions of public and emergency vehicle access and public services and utilities to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements within the project vicinity.

6. The Board of Supervisors has reviewed and considered the environmental effects of GPAP 12-02 as set forth in the Negative Declaration, which was adopted for GPAP 12-02, and finds on the basis of the Initial Study and any comments received that there is no substantial evidence that these projects will have a significant effect on the environment.

SECTION 2:

1. The Clerk of the Board is hereby directed to file a Notice of Determination on the sixth working day after these General Plan Amendments are approved and adopted.

2. The Clerk of the Board is hereby directed to endorse this General Plan Amendment to show that it has been approved by the Planning Commission and that it was adopted by the Board of Supervisors.

3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict and no further.

THIS RESOLUTION was passed by the Board of Supervisors of the County of Lake at a regular meeting thereof on the ____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

Chair, Board of Supervisors

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board of Supervisors

By: _____

Deputy

APPROVED AS TO FORM:

ANITA L. GRANT
County Counsel

By: _____

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County Counsel