

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

2 **RESOLUTION NO. _____**

3 **RESOLUTION ADOPTING GUENOC VALLEY TENTATIVE SUBDIVISIONS MAPS (SD 18-01) FOR THE**
4 **GUENOC VALLEY MIX USE COMMERCIAL DEVELOPMENT PROJECT**

5 **WHEREAS**, the Board of Supervisors has conducted a duly noticed public hearing on an Guenoc Valley
6 Tentative Subdivision Maps (SD 18-01) to include the Bohan Rdige, Denniston Golf Estates, Equestrian, Maha
7 Farms, and Trout Flat Subdivisions (included as **Exhibit A**) for the Guenoc Valley Mixed Use Commercial
8 Development Project, subject to the Conditions of Approval, and with recommendations and the reasons
9 therefore; and

10 **WHEREAS**, the Board of Supervisors has reviewed and considered the environmental effects of the
11 proposed Guenoc Valley Tentative Subdivision Maps (SD 18-01) as set forth in the Final Environmental Impact
12 Report and on July 7, 2020, at a duly noticed public hearing, has certified the Final EIR that was prepared for
13 Guenoc Valley Mixed Use Commercial Development Project is in compliance with the California Environmental
14 Quality Act (CEQA) and the State CEQA Guidelines; and

15 **WHEREAS**, the Board of Supervisors has certified the Final EIR and independently reviewed and
16 evaluated the CEQA Findings of Fact and Statement of Overriding Considerations referenced and/or enumerated
17 herein; and

18 **WHEREAS**, the proposed Guenoc Valley Tentative Subdivision Maps (SD 18-01), subject to the
19 Conditions of Approval, is consistent with the goals and objectives of the Lake County Zoning Ordinance, the
20 General Plan and the Middletown Area Plan, and,

21 **WHEREAS**, Guenoc Valley Tentative Subdivision Maps (SD 18-01) consistent with the State Subdivision
22 Map Act and Chapter 17 of the Lake County Code; and

23 **WHEREAS**, Structural fire protection and suppression services will be available for the subdivision
24 through the South Lake Fire Protection District and the California Department of Forestry and Fire Protection
25 Services (Calfire);

26 **WHEREAS**, ingress and egress for the subdivision meets the regulations regarding road standards for
27 the fire equipment access adopted pursuant to Section 4290 and 4291 of the Public Resource Code and any
28 applicable ordinances, and

29 **WHEREAS**, the Guenoc Valley Tentative Subdivision Maps (SD 18-01) will not be detrimental to the
30 public health, safety, and general welfare. A detailed analysis of hazards is included in the Environmental Impact
31 Report (EIR) for the project, especially Section 3.8 – Hazards and Section 3.16 – Wildfire. Elements of the project
32 will serve to ensure public health, safety, and general welfare, and one of the primary objectives of the agreement
33 is to confirm the timely construction of the proposed emergency response center; and

34 **THIS RESOLUTION** was passed by the Board of Supervisors of the County of Lake, State of California,
35 at a regular meeting thereon on the ____ day of _____, 2020, by the following vote:

1
2
3 **AYES:**

4 **NOES:**

5 **ABSENT OR NOT VOTING:**

6
7 _____
8 Chair, Board of Supervisors

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

11 By: _____
12 Deputy

13
14 APPROVED AS TO FORM:

15 ANITA L. GRANT
16 County Counsel

17 APPROVED AS TO FORM:

18
19 By _____
20 NICOLE JOHNSON Lake County Community
21 Deputy County Counsel Development Department

22 **EXHIBIT A- SUBDIVISION MAPS**

23 **A-BOHAN RIDGE SUBDIVISION**

24 **B-DENNISTON GOLF ESTATES SUBDIVISION**

25 **C-EQUESTRIAN SUBDIVISION**

26 **D-MAHA FARMS SUBDIVISION**

27 **E-TROUT FLAT SUBDIVISION**
28