



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
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Item # 1
9:05 A.M
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STAFF REPORT

TO: Planning Commission

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Supervisor District 1

DATE: June 18, 2020

SUBJECT: Guenoc Valley Mixed Use Commercial Development

1. Final Environmental Impact Report (“FEIR”) (EIR 18-01)
2. Guenoc Valley General Plan Amendment, (GPAP 18-01)
3. Guenoc Valley Zoning Amendment to adopt a new Zoning District (AM 18-04)
4. Guenoc Valley Rezone, (RZ 18-01)
5. Guenoc Valley General Plan of Development (GPD 18-01)
6. Guenoc Valley Specific Plan of Development Major Use Permit (UP 18-49)
7. Tentative Subdivision Maps for Phase 1 (SD 18-01)
8. Development Agreement (DA 18-01)

Middletown Housing Site (Santa Clara Housing Site)

9. Santa Clara Rezone (RZ 20-01)
10. Santa Clara Tentative Map (SD 20-01)
11. Santa Clara Use Permit (UP 20-02)

EXHIBITS:

1. Guenoc Valley Ownership and Parcel layout Map
2. Vicinity Map and EIR Exhibits Package
3. Existing and Proposed General Plan Land Use and Zoning Designation Maps
4. Proposed General Plan Land Use Designation Map
5. Proposed Zoning Designations
6. GVD Zoning District text
7. Proposed General Plan of Development
8. Proposed Specific Plan of Development Plans
9. Guenoc Valley District Design Guidelines
10. Guenoc Ranch Tentative Subdivision Maps
11. Santa Clara Tentative Subdivision Map
12. Santa Clara Concept Design

13. Draft Environmental Impact Report for the Guenoc Valley Mixed Use Planned Development Project (February 2020)
14. Final Environmental Impact Report, including Mitigation Monitoring and Reporting Plan, for the Guenoc Valley Mixed Use Planned Development Project (June 2020) (including comments on the DEIR and responses to those comments; additional corrections and additions to the DEIR)
15. Draft Conditions of Approval.
16. Draft Findings of Facts and Statement of Overriding Considerations.
17. Draft Development Agreement

I. EXECUTIVE SUMMARY

The Planning Commission is being asked to conduct a public hearing and make recommendations to the Board of Supervisors about changes to the Lake County General Plan, the Middletown Area Plan, and the Lake County Zoning Ordinance related to the Guenoc Valley Mixed Use Commercial Development project. In doing so, the Planning Commission will review and consider the Final Environmental Impact Report (EIR) prepared for the project, as well as oral and written comments from interested parties and written materials prepared by County staff.

The purpose of this hearing is for the Planning Commission to make a recommendation to the Board of Supervisors on certifying that the Final Environmental Impact Report is in compliance with the California Environmental Quality Act (CEQA) and approving the Guenoc Valley Mixed Use Commercial Development, which is composed of a General Plan Amendment, Rezone(s), Zoning Amendment to Adopted a New Zoning District, General Plan of Development, Specific Plan of Development Major Use Permit, Tentative Subdivisions Map(s) and a Development Agreement. The Final EIR consists of the DEIR (copies previously provided); comments on the DEIR and responses to those comments; additional corrections and additions to the DEIR.

All of these materials are also available on the County's website (http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/GuenocValley.htm), including the Final EIR (**Exhibit 14**), which contains the Draft EIR, comments received on the Draft EIR, responses to those comments, necessary changes to the text and analysis contained in the Draft EIR, and technical appendices.

Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the following:

- Adoption of a Water Supply Assessment
- Findings pursuant to CEQA, including adoption of the Statement of Overriding Considerations and a Mitigation Monitoring Reporting Program, and certify the Final EIR
- Zoning Ordinance Amendment to introduce a new Zoning District (AM 18-04) and subsequent Rezone (RZ 18-01)
- General Plan Amendment (GPAP 18-01)
- General Plan of Development (GPD 18-01)
- Major Use Permit (UP 18-01) for a Specific Plan of Development
- Development Agreement (DA 18-01)

- Tentative Subdivision Maps (SD 18-01) for the Guenoc Valley Site
- Actions related to the Middletown Housing Site, including: rezone approximately 3.5 acres of the Middletown Housing Site from Single-Family Residential to Two-Family Residential (RZ 20-01), Tentative Subdivision Map for the off-site workforce housing (SD 20-01) and a Use Permit for the Community Clubhouse (UP 20-02)

II. PROJECT SUMMARY

The Guenoc Ranch consists of 69 existing parcels within approximately 16,000 acres of land (refer to **Exhibit 1** which contains a spreadsheet with a detailed description of parcels, APNs, ownership, and parcel size and **Exhibit 2** for site and vicinity maps). The Guenoc Ranch is currently under General Plan designations of Agricultural Resource Conservation, Rural Lands, and Rural Residential, and proposed to be Resort Commercial (see **Exhibit 3** for a map showing the existing general plan and zoning of the subject parcels). In addition, the Tentative Subdivision Maps (see **Exhibit 10**) will include “no build” areas to preserve sensitive habitats and environmental constraints (see **Exhibit 10**). The Tentative Subdivision Map also will include exclusive easements such as utilities and access (see **Exhibit 10**).

The Guenoc Ranch is located on Butts Canyon Road, approximately four miles east of its intersection with Highway 29. The present use of the property includes vineyards, grazing, horse trails, a hunting lodge, and a few residences. The Guenoc Ranch does not include an area of approximately 360 acres which contains the Langtry winery and the Lily Langtry estate home.

For the Guenoc Ranch, the applicant is requesting approval of a General Plan and Zoning Ordinance Amendment, Rezone, a General Plan of Development, a Major Use Permit for a Specific Plan of Development (SPOD) to allow a Mixed-Use Commercial Resort and tentative subdivision maps, for which phased final maps would be recorded in the future, and a Development Agreement. The overall approvals would allow a mixed-use development which would include a total of 400 hotel units, 450 resort residential units, and 1,400 residential estate villas at the maximum buildout of the entire proposed Guenoc Valley District (GVD). The first phase of development, as described in the proposed SPOD, requests approval for 127 hotel units, 141 resort residential cottages, 50 temporary workforce hotel units, 20 campsites, 100 workforce housing co-housing units and 401 residential villas.

In addition, the applicant is requesting approvals related to the Middletown Housing Site (also referred to as the Santa Clara Housing Site), including a rezone of approximately 3.5 acres from Single-Family Residential to Two-Family Residential, a Tentative Subdivision Map, and a use permit for a community center (also referred to as a community clubhouse) to serve the housing site. The Middletown Housing Site is located on 21000 Santa Clara Road, accessed off of Hwy 171, approximately 0.4 miles from its intersection with State Route 29. This property was the subject of a 50-lot subdivision approved in 2006, which has expired; the requested Santa Clara subdivision follows a similar lot layout.

It should be noted that the EIR evaluated the construction of a new pipeline within the right of way of Butts Canyon Road from an offsite well property located on the northeast corner of Butts Canyon Road and State Route Highway 29, however the applicant is not requesting any project specific entitlements to install it at this time.

Guenoc Ranch Site

Below is a summary of the specific proposals for which the applicant is requesting approval on the Guenoc Ranch Site:

General Plan and Middletown Area Plan Amendment Request

In 2010 the Board of Supervisors adopted the Middletown Area Plan, which amplifies the goals and polices of the 2008 County of Lake General Plan. The Middletown Area Plan included three special study areas, of which, Special Study Area No. 3, Langtry/Guenoc, covers most of the Guenoc Ranch. The Middletown Area Plan defined the Langtry/Guenoc special study area as follows:

This Special Study Area includes the lands comprising Langtry Farms, LLC and Guenoc Winery, Inc. located southeast of Middletown along Butts Canyon Road and about 15 miles north of Calistoga in the Guenoc Valley. Figure 6-3 is a map of this Special Study Area. It defines the vision for future development of the 16,000-acre Langtry property in more detail with a goal of allowing the flexibility to create an economically diverse job base, innovative resort/residential communities, agritourism opportunities and resort-related uses while at the same time protecting significant agricultural lands, open space and natural resources of the area.

This proposal includes a request to amend the General Plan land use designations for the Guenoc Ranch to Resort Commercial, consistent with the intent of the Area Plan. This designation would allow the proposed mixed-use development (see **Exhibit 4**). Additionally, it is requested to amend Langtry/Guenoc Special Study Area map of the Middletown Area Plan to include the area commonly known as the college parcels (see **Exhibit 3**).

Zoning Ordinance Amendment and Rezone Request

Existing zoning on the Guenoc Ranch consists of Rural Lands, Agriculture, Rural Residential, and Agricultural Preserve (see **Exhibit 3**). The proposed Zoning Ordinance Amendment would create a new Zoning District, the proposed GVD Zoning District (see **Exhibit 6**), and the proposed rezone would apply this new zoning district to the entire Guenoc Ranch to allow a mixed-use planned development including a primary focus on agriculture, resort, and accessory commercial and residential uses. Within the proposed GVD Zoning District there are two new combining districts proposed to preserve the rural character of the area: Designated Open Space (2,765 acres) and Agriculture (1,700 acres), both of which will preclude resort and residential development. These combining districts are in addition to the existing combining districts which will remain and include Floodway Fringe, Scenic, Waterway, Wetlands. Below is a summary of the proposed GVD Zoning District primary uses. These uses would be allowed with the approval of a Specific Plan of Development (SPOD). Applicant is requesting approval of a SPOD, as described below, for only the first phase of development, planned to cover the first ten years of development, and this phase is what was analyzed in the project EIR at a project

level. Development of any future phases will require the approval of a SPOD for that development.

For a breakdown of the development intentions between of the GVD Zoning District and the First Phase and Future Phases please reference Table 2-1 in the Final EIR (see **Exhibit 14**, page 2-13).

General Plan and Specific Plan of Development, and Major Use Permit

The General Plan of Development, **Exhibit 7** outlines the intention of the development. The SPOD, **Exhibit 8** refined the project and will ultimately be the governing use permit to allow the land uses as proposed. Another requested approval is the Major Use Permit for the SPOD.

In general, the mixed-use development includes the following:

Five development clusters each designed by a different architects. The clusters include:

- Maha Farm.
- Equestrian Center.
- Bohn Ridge.
- Trout Flat.
- Denniston Golf Estates (formally named Red Hill Estates).

Each architectural cluster includes hotel rooms within the primary structure immediately surrounded by resort residential units, and then low impact residential villa parcels. A central village called Maha Farm surrounds the Upper Bohn Lake, an existing agricultural reservoir to showcase farm-to-table concepts including a weekly farmers market, artisan barns to include local sources agricultural products, a restaurant, a café, and market gardens.

- A private residence club to include a sports and recreational facility is located near Maha Farm.
- The Equestrian Center includes two regulation polo fields, a pony camp, a clubhouse, and a lodge.
- The Bohn Ridge cluster includes resort facilities such as a pool, restaurant, and hotel units.
- The Trout flat cluster includes minimal services and is the most simplistically designed.

Supporting infrastructure for the mixed-use project includes:

- Back of House facilities which include all shipping and receiving and administrative support.
- Ground mounted solar panel areas over parking structures or within the landscape.
- Roadways and Trails.
- Electrical Distribution facilities.
- Water treatment facilities.
- Wastewater treatment facilities.

Tentative Subdivision maps

Phase 1 of the Guenoc Valley District is separated into five different tentative maps based on the architectural cluster or planning communities within the master planned project. Phased final maps are proposed to be recorded for areas within the tentative maps. As shown below, the total new parcels in Phase 1 consist of 401 residential villa parcels, 141 resort residential parcels, 14 commercial parcels, 18 facility parcels, and 4 golf parcels, the peripheral parcels are the remaining parcels, for a total of 611 parcels (see **Exhibit 10**).

PROPOSED SUBDIVISION LOT COUNTS						
PARCEL TYPE	MAHA FARMS	EQUESTRIAN	MAHA GOLF	BOHN RIDGE	TROUT FLAT	TOTAL
VILLA	96	88	28	99	90	401
RESORT RESIDENTIAL	45	13	40	30	13	141
COMMERCIAL	5	2	3	3	1	14
FACILITY	2	10	5	0	1	18
GOLF	0	0	4	0	0	4
PERIPHERAL	9	7	4	7	6	33

Middletown Housing Site (Santa Clara Housing Site)

The applicant is requesting approval of the following for the Middletown Workforce Housing Site (also referred to as the Santa Clara housing site) which is a 12.75-acre site currently undeveloped located at the eastern terminus of Santa Clara Road, east of State Route 175 (see **Exhibit 11**):

- The Middletown off-site workforce housing would consist of a 50 lot subdivision, with 21 single-family homes, each with 5 bedrooms, within the R1 zone.
- 29 duplex units on 15 lots within the Two Family Residential Dwelling (R2) Zone, each with 4 bedrooms, for a total of 221 bedrooms.
- Single-family units would typically be approximately 1,300 square feet and include an optional accessory dwelling unit and the duplexes would be approximately 1,900 square feet.
- All housing structures would be two-stories.

Rezone Request

The applicant is requesting a Rezone for the Santa Clara Housing Site, which is approximately 3.5 acres of a 12.75-acre parcel from R1 to R2. This would allow for the multifamily duplex density within the inner portion of the larger parcel. The remainder of the property will remain R1. See the tentative map (**Exhibit 11**) or the concept design package (**Exhibit 12**) for the site layout.

Tentative Subdivision Map

The applicant is requesting a Tentative Subdivision Map to allow for the subdivision of the off-site workforce housing development to subdivide into 38 parcels to include 21 single-family residential lots, 15 duplex lots, one community clubhouse lot, and a small park area vacant lot.

Use Permit for a Community Center (Clubhouse)

The community center (also referred to as a community clubhouse) would be constructed on an approximately one-acre area and include communal uses such as a meeting room, a kitchen, outdoor pool, and a small gym with adjacent parking. The community clubhouse would be for the use of residents of the Middletown off-site workforce housing.

III. **PROJECT SETTING**

Guenoc Ranch Project Setting

Existing Uses and Improvements: The Guenoc Ranch parcels are currently developed with approximately 963 acre of vineyards and approximately 72 miles of existing roadways, overland water pipelines and associated pumps, and accessories to move water from the five irrigation reservoirs. The Middletown Housing Site is currently undeveloped.

Guenoc Valley Site Surrounding Zoning and Land Uses: The Guenoc Valley Site is bordered by rural and agricultural lands that have a mix of dry grazing lands, vineyards, and irrigated pastures. The Cedars Mountains border the northeast side of the Guenoc Valley Site and a previous U.S. Coast Guard LORAN station military reservation to the northwest. The closest edge of the Hidden Valley Lake Community is approximately one-mile northwest of the Guenoc Valley Site boundary and the Middletown Community is approximately six miles west.

Napa County borders the site to the south and east, and Yolo County is approximately five (5) miles northeast of the closest edge of the Guenoc Valley Site boundary.

Emergency Services Protection: The South Lake County Fire Protection District (SLCFPD) and Cal Fire would provide fire protection and fire suppression services and the Lake County Sheriff's Office/California Department of Highway Patrol (CHP) to this site.

Topography: The project area is located within a rural area of the County with slopes that range from approximately 20% to greater than 30%.

Soils: See Preliminary Geotechnical Analysis in Appendix GEO of the Draft EIR (**Exhibit 13**)

Water Supply: Groundwater will serve the potable water supply and treated wastewater, combined with existing surface water rights, will serve the non-potable water demand. Refer to the Water Supply Assessment (WSA) (Appendix WSA of the Draft EIR (**Exhibit 13**)) and the Water Feasibility Engineering Analysis (Appendix WATER of the Draft EIR (**Exhibit 13**)) for more information.

Sewage Disposal: On-site wastewater treatment facilities are proposed to serve the project. See the Wastewater Feasibility report (Appendix WW of the Draft EIR (**Exhibit 13**)).

Middletown House Site (Santa Clara Housing Site) Project Setting

Surrounding Zoning and Land Uses: This site is currently undeveloped and is surrounded by medium density residential and commercial uses to the east and south. Dry Creek and an undeveloped area border the site to the north and west.

Topography: Elevation ranges from approximately 1,095 feet above mean sea level (amsl) on the western portion of the site to 1,100 feet amsl on the eastern portion.

Flooding: As identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), effective September 29, 2005, the Middletown Housing Site is located in Zone AO, a 1% Annual Chance Flood Hazard zone with a two-foot base flood elevation (FEMA, 2005). A 1% Annual Chance Flood Hazard Zone is the 100-year flood zone. Dry Creek borders the western edge of the site, and thus a small portion of the Middletown Housing Site is classified as AE, a Regulatory Floodway.

Water Supply: The Callayomi County Water District (CCWD) is proposed to supply potable water to the Middletown Housing Site, pending annexation request to the Local Agency Formation Commission (LAFCO); “will serve letter” provided.

Emergency Services Protection: The South Lake County Fire Protection District (SLCFPD) and Cal Fire would provide fire protection and fire suppression services and the Lake County Sheriff’s Office/California Department of Highway Patrol (CHP) to this site.

IV. PROJECT ANALYSIS

General Plan Conformance:

This request would re-designate the entire site to Resort Commercial. The project is consistent with the goals and policies of the Lake County General Plan and the Middletown Area Plan by including resort activities, agricultural production, land stewardship, landscape preservation, outdoor recreational activities, and respect for cultural heritage and social cohesion. Please refer to the General Plan Consistency Table in Appendix GPCT of Draft EIR (**Exhibit 13**).

Zoning Ordinance Amendment:

Article 47 of the Lake County Zoning Ordinance requires that the Planning Commission review any zoning ordinance amendment, and include in its recommendation, the relationship of the proposed amendment to the Lake County General Plan. As described above, the proposed project includes a General Plan Land Use diagram amendment to allow uses consistent with the Middletown Area Plan, and the project is otherwise consistent with the goals and policies of the Lake County General Plan and the Middletown Area Plan. The establishment of a Guenoc Valley District to allow a mixed use planned development will implement these General Plan policies and the proposed General Plan land use designations.

Article 27 of the Lake County Zoning Ordinance – Uses Generally Permitted with a Use Permit - community club:

The purpose of Article 27 subsection (f) is to outline the development procedures to establish a community club, private club, or fraternal organization. The specific requirements are:

- Minimum lot area 20,000 square feet , which a six-foot wide buffer strip with visual screening of at least three feet in height on all sides abutting residential districts or uses.
- All parking shall be screened to a minimum height of three (3) feet from the view of surrounding residential districts or uses.
- The project site shall front on and be served by an existing publicly maintained road.

Response: The community clubhouse proposed on the Middletown Housing site is on one acre of land and meets the parking and landscape screening requirements and will be located on a publicly maintained road. Landscaping and parking, and site design are shown on Sheet A.2 of **Exhibit 12**.

Article 34 of the Lake County Zoning Ordinance – Scenic Combining “SC” Combining District:

The purpose of the Scenic Combining “SC” Combining District is to protect and enhance views of scenic areas from the County’s scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation based economy of the County.

Response: The project is located off Butts Canyon Road, which considered a “Scenic Corridor”. According to the applicant’s site plan and Specific Plan of Development, all development would be located outside the Scenic Combining District (see Figure 3.2-7 of the EIR).

Article 37 of the Lake County Zoning Ordinance - Waterway “WW” Combining District:

The purpose of Article 37 is to help preserve, protect and restore significant riparian and aquatic systems, streams, woodland habitats, protect water quality, reduce erosion sedimentation runoff and protect the public’s health and safety by minimizing dangers due to potential flooding and landslides.

Response: The project parcels contain Bucksnot Creek, including unnamed tributaries, both ephemeral and perennial waterways. Pursuant to Article 37, Section 37(b) all development shall be a minimum of thirty (30) feet from the top of bank. According to the development proposal (see **Exhibit 6**), all infrastructure, except for crossings will be greater than thirty (30) feet from the top of bank.

Article 36 of the Lake County Zoning Ordinance - Floodway Fringe “FF” Combing District:

The purpose of Article 36 is to provide land use regulations for properties and their improvements situated in the floodplain to ensure protection from hazards and damage which may result from flood waters.

Response: No development or structures proposed on the “FF” zones within the Guenoc Valley site and the Santa Clara housing site.

Article 10 – Single-Family Residential or “R1” District

The purpose of Article 10 is to establish areas for individual residential dwelling units at relatively low densities where the traditional neighborhood character of single-family units prevail.

Response: As shown in **Exhibit 12**, the R1 portion of the Middletown Housing Site in Middletown complies with the Single Family Residential (R1) Zoning District development standards:

- The proposed single family lots would be approximately 6,050 SF, which is consistent with the zoning ordinance.
- Lot size, setbacks, and dwelling sizes are illustrated on **Exhibit 12**, and comply with the requirements of the Single-Family Residential (R1) Zoning District.
- The density fits in with the surrounding land uses.
- Once a complete Building Permit Application Packet has been submitted, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all necessary regulations, adheres to the approved project and conducting the necessary site inspections.

Article 11 – Two-Family Residential or “R2” District

The purpose of Article 11 is to establish areas for individual residential dwelling units at relatively low densities where the traditional neighborhood character of single-family units prevail. The Two-Family Residential District allow for duplexes with a maximum permitted density of one unit per 4,000 SF.

Response: As shown in **Exhibit 12**, the R2 portion of the Middletown Housing Site in Middletown complies with the Two-Family Residential (R2) Zoning District development standards:

- The proposed duplexes would have a density of approximately one unit per 4,261 SF, which is consistent with the zoning ordinance.
- Lot size, setbacks, and dwelling sizes are illustrated on **Exhibit 12**, and comply with the requirements of the Two-Family Residential (R2) Zoning District.
- The project is requesting a Major Use Permit to allow more than 5 duplexes.
- The density fits in with the surrounding land uses.
- Once a complete Building Permit Application Packet has been submitted, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all necessary regulations, adheres to the approved project and conducting the necessary site inspections.

V. CONDITIONS OF APPROVAL

Proposed Conditions of Approval, including mitigation measures identified in the Environmental Impact Report (EIR), are included in **Exhibit 15**. Proposed Conditions of Approval include standard conditions of approval, conditions that implement mitigation measures, and conditions identified for the project by County departments and agencies.

VI. ENVIRONMENTAL IMPACT REPORT (EIR) EXPLANATION/ANALYSIS

Program/Project EIR

There are different types of EIRs. State CEQA Guidelines Article 11 describes variations in EIRs, as the documents are tailored to different situations and intended uses. The EIR analyzes the effects of the proposed General Plan amendment and rezoning of the Guenoc Valley Site to GVD on a programmatic level and, in addition to the program level analysis, the EIR provides a project level analysis of the impacts of the first phase (Phase 1) of the Proposed Project.

As described in Section 1 of the Draft EIR (**Exhibit 13**), the CEQA Guidelines define a project EIR as “focusing primarily on the changes in the environment that would result from the development project” (CEQA Guidelines § 15161). As further stated in Section 15161, a project-specific EIR “shall examine all phases of the project including planning, construction, and operation.” A project-specific analysis has been prepared for Phase 1 of the Proposed Project because the proposed SPOD (Appendix SPOD) and associated studies and reports, contain the information necessary to perform such an analysis.

By contrast, CEQA Guidelines Section 15168(a) define a program EIR as follows:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- Geographically;
- As logical parts in the chain of contemplated actions;
- In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in several different ways.

Program EIRs typically evaluate broad-scale impacts of a plan, program, or series of actions that can be characterized as one large project. The proposed GVD zoning designation proposed for the Guenoc Valley Site would allow the development of additional uses beyond those proposed within the SPOD for Phase 1, including but not limited to additional hotel units, additional residential units and additional resort amenities.

Because the site plans for the future phases of the Proposed Project have not been developed, this EIR provides a program level of analysis of future development that could foreseeably occur under the proposed GVD zoning district. The Project-level and Program-level analyses combined in this EIR will ensure that the effects of developing both Phase 1 and future phases are not segmented. For general and specific development plans associated with future phases, additional approvals would be required, and project-level environmental review would be performed based on specific development plans. It is expected that CEQA compliance documentation for future phases of development will “tier” off this document. The CEQA Guidelines define tiering as covering “general matters and environmental effects in an environmental impact report prepared for a policy, plan, program or ordinance followed by narrower or site-specific environmental impact reports which incorporate by reference the discussion in any prior environmental impact report and which concentrate on the environmental effects which are capable of being mitigated or were not analyzed as significant effects on the environment in the prior environmental impact report.”

EIR Findings

The Final EIR, including a draft Mitigation Monitoring and Reporting Program (MMRP), is provided as **Exhibit 14**. Table ES-1 in the Final EIR summarizes the impacts and mitigation measures identified in the EIR, as well as the level of significance of impacts before and after mitigation. The MMRP identifies how mitigation measures will be incorporated into the project. Section 5 of the EIR presents the analysis of alternatives considered in the EIR.

Significant and Unavoidable Impacts

Most of the significant impacts of this project will be reduced to less than significant by mitigation measures. However, as with any large and complex project, the project will result in impacts that cannot be reduced to less than significant by any feasible mitigation measures. The following list reprinted from the Draft EIR, Section 4.3 (**Exhibit 13**) summarizes the significant unavoidable impacts.

Proposed Project – Phase 1

3.1-1 Aesthetics: Degrade a scenic vista or the existing visual character or quality of public views - Project

Specific Impact. The visual alteration of the Guenoc Valley Site resulting from construction of the Primary Access Road Option 2 at McCain Canyon would constitute a significant and unavoidable impact to the visual character and scenic views of the site.

3.2-3 Agricultural Resources: Convert prime farmland, unique farmland, or farmland of statewide importance (important farmland), as shown on maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use. Phase 1 of the Proposed Project would convert approximately 50.5 acres of Important Farmland to non-agricultural use.

3.7-1 Greenhouse Gas Emissions: Generate emissions of GHGs that may have a significant impact on the environment - Cumulative Impact. Phase 1 would result in emissions of GHGs that would contribute on a cumulative level to impacts associated with climate change.

3.7-2 Greenhouse Gas Emissions: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases – Cumulative impact. Phase 1 would result in a major increase in GHG emissions above BAAQMD thresholds and therefore conflict with the AB 32 Scoping Plan.

3.10-5 Noise: Substantial Increase in Traffic Noise – Project Specific and Cumulative Impact. The Proposed Project would cause a substantial increase in traffic related noise at sensitive receptors located along Butts Canyon Road between SR-29 and the project driveways.

3.13-8 Traffic: Generation of Vehicle Miles Traveled (VMT) above regional average – Project specific impact. Phase 1 would not meet the recommended OPR threshold of a 15 percent reduction in per capita VMT below the regional average.

Proposed Project – Future Phases

3.1-2 Aesthetics: Degrade a scenic vista or the existing visual character or quality of public views – Project Specific Impact. Depending on the location, scale, design, and density of the proposed development, future phases under the proposed zoning designation of GVD could substantially alter the visual character or scenic vistas of the Guenoc Valley Site as viewed from public vantage points, from rural to urban development. The visual alteration of the Guenoc Valley Site under future phases is conservatively assumed to constitute a significant and unavoidable impact to the visual character and scenic views of the site.

3.2-3 Agricultural Resources: Convert prime farmland, unique farmland, or farmland of statewide importance (important farmland), as shown on maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use. Depending on the location, future phases under the GVD could convert Important Farmland to non-agricultural use.

3.7-1 Greenhouse Gas Emissions: Generate emissions of GHGs that may have a significant impact on the environment – Cumulative Impact. Future phases under the GVD would result in emissions of GHGs that would contribute on a cumulative level to impacts associated with climate change.

3.7-2 Greenhouse Gas Emissions: Generate emissions of GHGs that may have a significant impact on the environment – Cumulative Impact. Future phases under the GVD would result in emissions of GHGs that would contribute on a cumulative level to impacts associated with climate change.

3.10-5 Noise: Substantial Increase in Traffic Noise – Cumulative Impact. The Proposed Project would cause a substantial increase in traffic related noise at sensitive receptors located along Butts Canyon Road between SR-29 and the project driveways.

3.13-5 Traffic: Generation of VMT above regional average – Project specific impact. Future Phases would not meet the recommended OPR threshold of a 15 percent reduction in per capita VMT below the regional average.

3.13-6 Traffic: Intersection Level of Service – Cumulative impact. Future Phases of the Proposed Project would cause the level of service at three intersections outside Lake County jurisdiction to exceed acceptable levels.

CEQA Guidelines Section 15090 requires the following actions by the lead agency:

(a) Prior to approving a project the lead agency shall certify that:

(1) The final EIR has been completed in compliance with CEQA;

(2) The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and

(3) The final EIR reflects the lead agency's independent judgment and analysis.

State CEQA Guidelines Section 15151 – Standards for Adequacy of an EIR

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of the environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

Board of Supervisors Actions

The Board of Supervisors will be required to make these certifications. The Board of Supervisors will be required to make findings pursuant to CEQA Guidelines Sections 15091 and 15093 (draft Findings are found in **Exhibit 16**), and adopt a Mitigation Monitoring and Reporting Program (**Exhibit 14**) pursuant to CEQA Guidelines Section 15097.

VII. FINDINGS FOR APPROVAL – LAND USE APPROVALS

General Plan Amendment

1. The proposed amendment is consistent with the General Plan and the Middletown Area Plan.

Response: Many of the goals and policies of the General Plan and Middletown Area Plan were adopted for the purpose of avoiding or mitigating environmental effects. The Proposed Project is generally consistent with the goals and policies in the General Plan, and would further the intention of policies that encourage resort development within the County and promote clustered development to limit land use impacts. Additionally, the General Plan includes policies for preserving open space. Phase 1 of the Proposed Project includes 2,765 acres of designated open space with additional open space preserved through deed-restrictions on residential parcels and other open space incorporated into the landscaping design.

The Middletown Area Plan also emphasizes resort development and states that “resort development should be strongly supported by the County as a means to provide local jobs and create additional attractions for tourists”. The Middletown Area Plan includes the Guenoc Valley Site as a Special Study Area and states that the goal of the area is to have a mix of resort/commercial, residential, and agricultural uses. The Proposed Project would be generally consistent with the Middletown Area Plan’s goals for the land uses within the Guenoc Valley Site.

The project is consistent with the goals and policies of the Lake County General Plan and the Middletown Area Plan by including resort activities, agricultural production, land stewardship, landscape preservation, outdoor recreational activities, and respect for cultural heritage and social cohesion. Please refer to the General Plan Consistency Table in Appendix GPCT of Draft EIR (**Exhibit 13**).

The requested change to the General Plan land use designations for the Guenoc site to Resort Commercial is consistent with the General Plan's description of the purpose of this land use designation:

Resort Commercial provides for a variety of commercial uses oriented toward tourists and visitors to the county. These uses typical include but are not limited to agriculturally-based tourism, recreation activities (e.g., golf courses), dining, entertainment services, destination-resorts, lodging facilities such as, but not limited to hotels, motels, retreats, fractional ownership lodging units and time-share units, wineries, spas, and on-site residential uses if secondary and subordinate to commercial resort uses. This designation is located both inside and outside of Community Growth Boundaries. Additionally, Resource Conservation assures the maintenance of County's natural resources by making this land use categorical a high priority when managing and/or issuing a Conditional Use Permit for a use that will and/or is currently utilizing the County's Natural Resource Infrastructure. The Community Development.

The requested change to the General Plan land use designations for the Guenoc site to Resort Commercial is consistent with the Middletown Area Plan Special Study Area No.3 goals:

This Special Study Area includes the lands comprising Langtry Farms, LLC and Guenoc Winery, Inc. located southeast of Middletown along Butts Canyon Road and about 15 miles north of Calistoga in the Guenoc Valley. Figure 6-3 is a map of this Special Study Area. It defines the vision for future development of the 16,000-acre Langtry property in more detail with a goal of allowing the flexibility to create an economically diverse job base, innovative resort/residential communities, agritourism opportunities and resort-related uses while at the same time protecting significant agricultural lands, open space and natural resources of the area.

The goal of Special Study Area No. 3, the Guenoc Ranch is to retain and expand agricultural uses and promote agricultural products and agricultural tourism. The County should continue to support efforts by Langtry to expand and diversify its agricultural base, and proposals that result in value added agricultural opportunities should be encouraged and supported (Policy 6.3.1a). The County shall consider developing an Agricultural Planned Development zoning district which accommodates wine country style development with lodging components (Policy 6.3.1b.) Future development should be high quality and low-impact planned development that includes mixed uses complementary to agricultural operations in the Guenoc Valley (Objective 6.3.2.) Residential development should be limited to the density presently allowed by the Land Use Map for the Langtry property (Policy 6.3.2a). A mixed-use destination resort with connectivity to Langtry's history and agricultural uses, while capitalizing on its varied recreational opportunities, should be encouraged and supported (Policy 6.3.2b.) Future commercial and/or residential development proposal applications shall be processed through the "PD", Planned Development process (Policy 6.3.2c.) Only innovative, diverse projects founded in smart growth principles should be considered.

2. **That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.**

Response: The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because it will bring the site into conformance with the goals and policies identified in the Middletown Area Plan. In addition, the proposed use shall meet all Federal, State and local agency requirements. Prior to construction, the applicant shall submit and obtain the necessary Building Permits from the Community Development Department to develop the resort. Once a complete Building Permit Application Packet has been submitted, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all necessary regulations, adheres to the approved project and conducting the necessary site inspections. County departments and agencies have reviewed the project, and where appropriate, have recommended conditions of approval that are included in the proposed Conditions of Approval for the project.

3. **The proposed land use designation change is in the public best interest, there will be a community benefit, and other existing and allowed uses will not be compromised.**

Response: The Lake County Economic Development Plan 2016 outlines where Lake County should focus efforts to maintain a resilient economy and rebuild due to the devastating wild fires of 2015. In 2015, Lake County suffered three separate wildfires that burned approximately 171,000 acres of wild land, forest, and residential property, and resulted in the cumulative loss of 1,329 homes and damage of over 70 commercial properties. The Economic Development Plan specifically identifies the need to develop more tourist destinations, lodging, and agritourism - all of which are included in the Proposed Project plans. The applicant proposes to develop a portion of the project site into a luxury resort, consisting of hotels, retail and commercial uses, residential housing, and outdoor recreation amenities, including a golf course and equestrian facilities. The Proposed Project incorporates low impact development and open space preservation with an integrative animal husbandry element for fuel reduction management. According to the applicant, one of the project's objectives is to plan for long term growth of the County with a significant fiscal contribution toward the county's community goals of new economic, employment, and housing opportunities.

The majority of the Guenoc Valley Site border is adjacent to undeveloped grazing land or agricultural land. It is expected that cattle grazing would continue to occur as the primary agricultural activity on adjacent lands. There are no communities directly adjacent to the Guenoc Valley Site. Development of Phase 1 of the Proposed Project would not occur near these borders and therefore would not create inconsistencies with surrounding residential uses. Although the proposed residential areas would be clustered within resort communities, the overall density would still be low with an

average lot size of five acres. This low density would be generally consistent with surrounding residential areas.

The project will also include fire breaks and a Wildfire Prevention Plan, as well as emergency response and fire center. The emergency response and fire center would be located on the eastern portion of the Guenoc Valley Site near Upper Bohn Lake and include a fire response center, medical staff, and a helipad dedicated for emergency purposes. The fire response center would house firefighting equipment and fire engines and serve as a headquarter space in case of emergency.

4. **Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.**

Response: The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of their actions. A Final EIR has been prepared which analyzes the environmental effects of this project. The Final EIR, including a draft Mitigation Monitoring and Reporting Program (MMRP), is provided as **Exhibit 14**. Draft Findings are attached that address the impacts and mitigation measures, and alternatives, presented in the project EIR (**Exhibit 16**).

Rezone, General Plan of Development

1. **That the project is in conformance with the applicable provisions and policies of this Code, the General Plan, Lake County Zoning Ordinance and any approved zoning or land use plan.**

Response: The approval of a General Plan Amendment, Rezone, General Plan of Development and Major Use Permit for a Specific Plan of Development would ensure consistency with the Lake County General Plan, Middletown Area Plan and the Lake County Zoning Ordinance as a mixed use planned community and commercial resort. Additionally, the project would be consistent with the requested General Plan and zoning designations.

2. **That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.**

Response: The Water Feasibility Report (Appendix WATER of the Draft EIR (**Exhibit 13**)) and Water Supply Assessment (Appendix WSA of the Draft EIR (**Exhibit 13**)) describe that potable water to serve the Proposed Project would be provided through on-site groundwater wells and a water treatment and distribution system. The project applicant has provided information demonstrating that the site can provide an adequate private water system consistent with the regulatory requirements of the State Water Resource Control Board - Division of Drinking Water (see Appendix WSA of the Draft EIR). Wastewater will be treated onsite and subject to regulation and

permitting by the Regional Water Quality Control Board (Appendix WW of the Draft EIR (**Exhibit 13**)). Additionally, the project parcels have adequate emergency service protection through South Lake Fire Protection District, and the Lake County Sheriff's Office.

- 3. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.**

Response: The project site is approximately 16,000 acres in size (all parcels combined) with slopes that range from approximately 20% to greater than 30%. The project parcels are located in a rural area of the County and are able to accommodate the proposed use. The project site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provisions of public and emergency vehicle access, public services and utilities.

- 4. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.**

Response: The existing streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the existing and proposed developed of the Guenoc Valley Mixed Use Project as the projects parcels are located off Butts Canyon Road, which is maintained by the Lake County Department of Public Works (see Appendix TIS of the Draft EIR in **Exhibit 13**). Implementation of traffic mitigation improvements in the Traffic Impact Study provided as Appendix TIS of the Draft EIR have been included as conditions of project approval.

Development Agreement

The Planning Commission shall make its recommendation in writing to the Board of Supervisors. The recommendation shall include the Planning Commission's determination whether or not the development agreement proposed is:

- 1. Inconsistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan or community plan.**

Response: The proposed Development Agreement ensures consistency with the goals and objectives of the General Plan and the Middletown Area Plan.

- 2. Is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the real property is located.**

Response: The proposed Development Agreement outlines a Project as described in the General Plan of Development (**Exhibit 7**) and the Specific Plan of Development (**Exhibit 8**) for the new zoning district GVD (**Exhibit 6**), which is a combination of PDR and PDC, in response to the goals and objectives of the Middletown Area Plan.

- 3. Is in conformity with public convenience, general welfare and good land use practice.**

Response: The proposed Development Agreement provides for public convenience and economic viability for the surrounding community. The Lake County Economic Development Plan 2016 outlines where Lake County should focus efforts to maintain a resilient economy and rebuild due to the devastating wild fires of 2015. In 2015, Lake County suffered three separate wildfires that burned approximately 171,000 acres of wild land, forest, and residential property, and resulted in the cumulative loss of 1,329 homes and damage of over 70 commercial properties. The Economic Development Plan specifically identifies the need to develop more tourist destinations, lodging, and agritourism - all of which are included in the Proposed Project plans. The applicant proposes to develop a portion of the project site into a luxury resort, consisting of hotels, retail and commercial uses, residential housing, and outdoor recreation amenities, including a golf course and equestrian facilities. The Proposed Project incorporates low impact development and open space preservation with an integrative animal husbandry element for fuel reduction management. According to the applicant, one of the project's objectives is to plan for long term growth of the County with a significant fiscal contribution toward the county's community goals of new economic, employment, and housing opportunities.

The project will also include fire breaks and a Wildfire Prevention Plan, as well as emergency response and fire center. The emergency response and fire center would be located on the eastern portion of the Guenoc Valley Site near Upper Bohn Lake and include a fire response center, medical staff, and a helipad dedicated for emergency purposes. The fire response center would house firefighting equipment and fire engines and serve as a headquarter space in case of emergency.

4. Will be detrimental to the public health, safety and general welfare.

Response: The proposed Development Agreement will not be detrimental to the public health, safety, and general welfare. A detailed analysis of hazards is included in the EIR for the project (**Exhibit 14**), especially Section 3.8 – Hazards and Section 3.16 – Wildfire. Elements of the project will serve to ensure public health, safety, and general welfare, and one of the primary objectives of the agreement is to confirm the timely construction of the proposed emergency response center.

5. Will adversely affect the orderly development of property or the preservation of property values.

Response: The DDA will implement the planned and orderly development of the project subject to the General Plan of Development and the Specific Plan of Development. The Proposed Project and therefore the Development Agreement will preserve and enhance the property values of the County.

Major Use Permit Findings for Specific Plan of Development (Article 51, Section 51.4a)

The Review Authority shall only approve or conditionally approve a Major Use Permit pursuant to Article 51 Section 51.4(a), Major Use Permits of the Lake County Zoning Ordinance if all of the following findings are made:

1. **That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.**

Response: Uses permitted under the proposed SPOD (**Exhibit 8**) will be allowed uses under the proposed zone district (**Exhibit 6**). Proposed uses will consist of residential, commercial and open space uses. Effects on neighboring land uses were evaluated in the EIR and found to be less than significant. The proposed Design Guidelines (**Exhibit 9**) will further ensure land use compatibility.

2. **That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.**

Response: The project site is approximately 16,000 acres in size (all parcels combined) with slopes that range from approximately 20% to greater than 30%. The project parcels are located in a rural area of the county and are able to accommodate the proposed uses. The project site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provisions of public and emergency vehicle access, public services and utilities.

3. **That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.**

Response: The existing streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the existing and proposed developed of the Guenoc Valley Mixed Use Project as the projects parcels are located off Butts Canyon Road, which is maintained by the Lake County Department of Public Works (see Appendix TIS of the Draft EIR (**Exhibit 13**)). Implementation of traffic mitigation improvements in the Traffic Impact Study provided as Appendix TIS of the Draft EIR have been included as conditions of project approval.

4. **That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.**

Response: The Water Feasibility Report (Appendix WATER of the Draft EIR (**Exhibit 13**)) and Water Supply Assessment (Appendix WSA of the Draft EIR (**Exhibit 13**)) describe that potable water to serve the Proposed Project would be provided through on-site groundwater wells and a water treatment and distribution system. The project applicant has provided adequate information that the site can provide a private water system consistent with the regulatory requirements of the State Water Resource Control Board - Division of Drinking Water (see Appendix WSA of the Draft EIR). Wastewater will be treated onsite and subject to regulation and permitting by the Regional Water Quality Control Board (Appendix WW of the Draft EIR (**Exhibit 13**)).

Additionally, the project parcels have adequate emergency service protection through South Lake Fire Protection District, and the Lake County Sheriff's Office.

- 5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.**

Response: With the approval of the requested General Plan Amendment, Rezone, General Plan of Development and Major Use Permit for a Specific Plan of Development, the project would be in conformance with the Lake County General Plan, Middletown Area Plan and the Lake County Zoning Ordinance as a Mixed Use Project.

- 6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and.**

Response: There are no known violations for existing land uses within the Guenoc Ranch at this time.

Major Use Permit Findings of Approval for a Community Clubhouse (Santa Clara property)

- 1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.**

Response: The Use Permit is to allow a community clubhouse in this location will benefit the general welfare of the surrounding neighborhood – the Workforce Housing neighborhood. Once a complete Building Permit Application Packet has been submitted, the Planning Department would perform a Zoning Clearance (ZC) to ensure the proposed use has met all necessary regulations, adheres to the approved project and conducting the necessary site inspections.

- 2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.**

Response: The project parcel is adequate in size, shape, location and physical characteristic as it exceeds the minimum lot size of 20,000 square feet in size for a Community club by approximately 23,560 square feet (project parcel is approximately one (1) acre in size).

- 3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.**

Response: The existing streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed community clubhouse, as the Santa Clara Site is accessed directly via eastbound Santa Clara Road, which is maintained by the Lake County Department of Public Works (see Appendix TIS of the Draft EIR (**Exhibit 13**)). Implementation of traffic mitigation improvements in the Traffic Impact Study provided as Appendix TIS of the Draft EIR have been included as conditions of project approval. Additionally, all necessary permits shall be obtain from the Lake County Department of Public Works and the California Department of Transportation (Caltrans)

- 4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.**

Response: The Draft EIR (**Exhibit 13**) determined that there are adequate public or private services, including water, wastewater and local fire and sheriff, to accommodate the proposal.

- 5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.**

Response: The request for a community clubhouse is in conformance with the Zoning, Middletown Area Plan and the General Plan upon approval of the Guenoc Valley Mixed Use Commercial Project.

- 6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.**

Response: There are no code violations on this site.

RECOMMENDATIONS:

Staff recommends the Planning Commission approve the following motions:

1. Move that the Planning Commission recommend that the Board of Supervisors (a) adopt a Water Supply Assessment, (b) make findings pursuant to CEQA, including adoption of the Statement of Overriding Considerations and a Mitigation Monitoring Reporting Program, and (c) certify the Final EIR.
2. Move that the Planning Commission recommend to the Board of Supervisors adopt an ordinance rezoning the Guenoc Ranch parcel to a Guenoc Valley-Specific District, adding a new chapter to the zoning code pertaining to development in that district, and specifying design guidelines for future development in that district.

3. Move that the Planning Commission recommend that the Board of Supervisors approve a General Plan Amendment, Rezone, General Plan of Development, Specific Plan of Development, Use Permit, Tentative Maps, and Development Agreement with the following findings:
 - A. As outlined in this Staff Report, this General Plan Amendment and Rezone is consistent with the Lake County General Plan, the Middletown Area Plan and the Lake County Zoning Ordinance.
 - B. The uses proposed by the general plan of development are compatible with the existing land uses in the vicinity.
 - C. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
 - D. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.
4. Move that the Planning Commission recommend that the Board of Supervisors approve a Rezone of the interior portion of the Santa Clara site from Single Family Residential (R1) to Two-family Residential (R2) subject to the attached findings.
5. Move that the Planning Commission recommend that the Board of Supervisors approve the Tentative Subdivision Map and the Use Permit to allow for the community clubhouse at the Santa Clara site.