

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

2 **RESOLUTION NO. _____**

3 **RESOLUTION ADOPTING GENERAL PLAN OF DEVELOPMENT (GPD 18-01)**
4 **AND SPECIFIC PLAN OF DEVELOPMENT (MAJOR USE PERMIT, UP 18-49)**
5 **FOR THE GUENOC VALLEY MIXED USE COMMERCIAL DEVELOPMENT PROJECT**

6 **WHEREAS**, the Board of Supervisors has conducted a duly noticed public hearing on an General Plan
7 of Development, GPD 18-01 and the Specific Plan of Development (Major Use Permit, UP 18-49) for the
8 Guenoc Valley Mixed Use Commercial Development Project, subject to the Conditions of Approval, and with
9 recommendations and the reasons therefore; and

10 **WHEREAS**, the Board of Supervisors has reviewed and considered the environmental effects of the
11 General Plan of Development, GPD 18-01 and the Specific Plan of Development (Major Use Permit, UP 18-49),
12 subject to the Conditions of Approval, and as set forth in the Final Environmental Impact Report and on July 7,
13 2020, at a duly noticed public hearing, has certified the Final EIR that was prepared for Guenoc Valley Mixed
14 Use Commercial Development Project is in compliance with the California Environmental Quality Act (CEQA)
15 and the State CEQA Guidelines; and

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

19 **WHEREAS**, the General Plan of Development, GPD 18-01 and the Specific Plan of Development
20 (Major Use Permit, UP 18-49), as conditioned is consistent with the goals and objectives of the Lake County
21 Zoning Ordinance, the General Plan and the Middletown Area Plan, and,

22 **WHEREAS**, General Plan of Development, GPD 18-01 and the Specific Plan of Development (Major
23 Use Permit, UP 18-49), as conditioned are consistent with the Article 15 of the Lake County Zoning Ordinance
24 (Regulations for the Planned Development Commercial or "PDC" District), and has applied for a Specific Plan of
25 Development (Use Permit) pursuant to Section 15.7, and

26 **WHEREAS**, Specific Plan of Development (Major Use Permit, UP 18-49) is consistent with the Article
27 51 (Major Use Permit) of the Lake County Zoning Ordinance and has met the required six (6) findings of
28 approval, in Section 51.4.

- (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
as uses permitted under the proposed Specific Plan of Development (**Exhibit A**) will be allowed
uses under the proposed zone district (**Exhibit B**). 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 C**) will further ensure land use compatibility, and

- (2) The project parcel is adequate in size, shape, location and physical characteristic as it 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, and
- (3) 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 (Appendix TIS of the Draft EIR). 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, and
- (4) There are adequate public or private services, as the Water Feasibility Report (Appendix WATER of the Draft EIR and Water Supply Assessment (Appendix WSA of the Draft EIR) 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 (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). Additionally, the project parcels have adequate emergency service protection through South Lake Fire Protection District, and the Lake County Sheriff's Office
- (5) 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) There are no known violations for existing land uses within the Guenoc Ranch at this time; and

WHEREAS, THIS RESOLUTION was passed by the Board of Supervisors of the County of Lake, State of California, at a regular meeting thereon on the ____ day of _____, 2020, 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

APPROVED AS TO FORM:

By _____
NICOLE JOHNSON
Deputy County Counsel

Lake County Community
Development Department

EXHIBIT A- GUENOC VALLEY MIXED USE SPECIFIC PLAN OF DEVELOPMENT
EXHIBIT B-GUENOC VALLEY DISTRICT ZONING ORDINANCE
EXHIBIT C-GUENOC VALLEY DISTRICT DESIGN GUIDELINES

