

1 **BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA**
2 **RESOLUTION NO. _____**

3 **RESOLUTION ADOPTING DEVELOPMENT AGREEMENT (DA 18-01) FOR THE**
4 **GUENOC VALLEY MIXED USE COMMERCIAL DEVELOPMENT PROJECT**

5 **WHEREAS**, the Board of Supervisors has conducted a duly noticed public hearing on a Development
6 Agreement Resolution (DA 18-01; **Exhibit A**) for the Guenoc valley Mixed Use Commercial Development Project,
7 subject to the Conditions of Approval for the General Plan and Specific Plan of Development, with
8 recommendations and the reasons therefore; and

9 **WHEREAS**, the Board of Supervisors has reviewed and considered the environmental effects of the
10 proposed Development Agreement Resolution (DA 18-01), as conditioned and as set forth in the Final
11 Environmental Impact Report (EIR); and

12 **WHEREAS**, the Board of Supervisors found the Final EIR is in compliance with the California
13 Environmental Quality Act (CEQA) and the State CEQA Guidelines; and

14 **WHEREAS**, the Board of Supervisors has independently reviewed and evaluated the CEQA Findings of
15 Fact and Statement of Overriding Considerations referenced herein; and

16 **WHEREAS**, on July 7, 2020, at a duly noticed public hearing, the Board of Supervisors certified the Final
17 EIR that was prepared for Guenoc Valley Mixed Use Commercial Development Project; and

18 **WHEREAS**, the proposed Development Agreement ensures consistency with the goals and objectives of
19 the General Plan and the Middletown Area Plan; and

20 **WHEREAS**, the proposed Development Agreement (DA 18-01) is consistent with Article 69 (Development
21 Agreements) with the Lake County Zoning Ordinance; and

22 **WHEREAS**, is consistent with the objective, policies, general land uses, and programs specified in the
23 General Plan as well as the Middletown Area Plan; and

24 **WHEREAS**, the proposed Development Agreement (DA 18-01) is compatible with the uses authorized in,
25 the regulation prescribed for, and the zoning district in which the real property is located; and

26 **WHEREAS**, the proposed Development Agreement (DA 18-01) is in conformity with the public
27 convenience, general welfare, and good land use practice; and

28 **WHEREAS**, the proposed Development Agreement (DA 18-01) will not adversely affect the orderly
development of property or the preservation of property values; and

WHEREAS, the proposed Development Agreement (DA 18-01) outlines a project as described in the
General Plan of Development and the Specific Plan of Development for the new zoning district GVD (Exhibit B);
and

WHEREAS, the proposed Development Agreement (DA 18-01) provides for public convenience and
economic viability for the surrounding community as required by the Lake County Economic Development Plan
2016; and

1 **WHEREAS**, the proposed Development Agreement will not be detrimental to the public health, safety,
2 and general welfare; and

3 **WHEREAS**, the proposed Development Agreement will implement the planned and orderly development
4 of the project subject to the General Plan of Development and the Specific Plan of Development; and

5 **WHEREAS**, the Proposed Development Agreement will preserve and enhance the property values of the
6 County.

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

9 The Board of Supervisors hereby adopts the Guenoc Development Agreement.

10 **THIS RESOLUTION** was passed by the Board of Supervisors of the County of Lake, State of California,
11 at a regular meeting thereon on the 7 day of July, 2020, by the following vote:

12 **AYES:**

13 **NOES:**

14 **ABSENT OR NOT VOTING:**

15 _____
16 Chair, Board of Supervisors

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

19 By: _____
20 Deputy

21 APPROVED AS TO FORM:

22 ANITA L. GRANT
23 County Counsel

24 APPROVED AS TO FORM:

25
26 By _____
27 NICOLE JOHNSON
28 Deputy County Counsel

Lake County Community
Development Department

EXHIBIT A-GUENOC VALLEY MIXED USE DEVELOPMETN AGREEMENT
EXHIBIT B- GUENOC VALLEY MIXED USE SPECIFIC PLAN OF DEVELOPEMENT