



Legislation Details

File #: 20-196 **Version:** 1 **Name:**

Type: Report **Status:** Agenda Ready

File created: 3/6/2020 **In control:** Planning Commission

On agenda: 3/12/2020 **Final action:**

Title: 1:00 p.m. The County of Lake Planning Commission will host a public hearing where it will show an informational presentation and hold a public comment meeting on the Draft Environmental Impact Report (EIR) for the Guenoc Valley Mixed-Use Planned Development Project. Written and verbal comments will be accepted. The project applicant, LOTUSLAND INVESTMENT HOLDINGS, INC., is proposing a General Plan Amendment to designate the Guenoc Valley Site as Resort Commercial and a rezone to Guenoc Valley District (GVD), pursuant to the Middletown Area Plan Policy 6.3.1b. These amendments would allow for the development of up to 400 hotel rooms, 450 resort residential units, 1,400 residential estates, and 500 workforce co-housing units within the zoning district. The Draft EIR analyzes the effects of the proposed General Plan Amendment and Rezoning of the Guenoc Valley site to GVD on a programmatic level. In addition to the program level analysis, the Draft EIR provides a project level analysis of the impacts of the first phase (Phase 1) of the proposed project. Phase 1 proposes a phased subdivision and related entitlements to allow at full buildout up to 401 residential estates, 41 resort residential units, and 177 hotel units and accessory resort and commercial uses within the Guenoc Valley Site. In addition, Phase 1 includes a subdivision and a rezone of the Middletown Housing Site to accommodate workforce housing, including 21 single family residences with optional accessory dwelling units, 29 duplex units in 15 structures, and a community clubhouse and associated infrastructure. Off-site infrastructure improvements under the Proposed Project include a proposed water supply well on the Off-site Well Site and pipeline located adjacent to and within Butts Canyon Road, along with intersection and electrical improvements. The project location is 2200 Butts Canyon Road, Middletown. The project site is comprised of 49 assessor parcels totaling approximately 16,000 acres in southeast Lake County. (Mark Roberts) (Scott DeLeon)

Sponsors:

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