



## Legislation Details (With Text)

**File #:** 20-212      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Agenda Ready

**File created:** 3/11/2020      **In control:** Planning Commission

**On agenda:** 3/19/2020      **Final action:**

**Title:** 9:05 a.m. Public Hearing on consideration of a Major Use Permit (UP 18-47) and a Mitigated Negative Declaration based on an Initial Study (IS 18-70). The project applicant is BRAMBLES DEVELOPMENT, LLC proposing an 18-hole golf course (mostly membership based, with limited access) and the operation of a private airport at the existing landing strip, formerly used as the Crazy Creek Glider Port. The project is located at 19970 S. Hwy 29, Middletown and further described as APN 014-280-18 (Mark Roberts)

**Sponsors:** Community Development

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report Brambles Development, 2. Attachment 1 - Vicinity map, 3. Attachment 2 - Project Description, 4. Attachment 3 - Proposed Golf Course and Grading Plans, 5. Attachment 4 - Proposed conditions of Approval, 6. Attachment 5 - Initial Study, IS 18-70, 7. Attachment 6 - Agency Comments, 8. Attachment 7 - Public Comments

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

## Memorandum

**TO:** Planning Commission

**FROM:** Scott DeLeon, Interim Community Development Director  
Mark Roberts, Principal Planner

**DATE:** February 24, 2020

**SUBJECT:** Major Use Permit, UP 18-47  
Design Review, DR 18-11 (*incorporated into the Use Permit review process*)  
Initial Study, IS 18-70

### Supervisor District One (1)

**ATTACHMENTS:** 1. Vicinity Map  
2. Project Description Packet  
3. Proposed Architectural/Grading Plans  
4. Proposed Conditions of Approval  
5. Initial Study, IS 18-70  
6. Agency Comments/Concerns  
7. Public Comments/Concerns

I. **EXECUTIVE SUMMARY**

The applicant proposes the installation of a natural style 18-hole golf course and the operation of a private airport at the existing landing strip, formerly used as the Crazy Creek Glider Port. The golf course would be mostly membership based, with limited public access. The private airport would be used by golfing guests and friends. (Please note: The future golf lodging, noted on the site plan, is not included in this project. When lodging occurs in the near future, the applicant shall obtain all necessary Federal, State and local agencies permits)

**Sample Motions:**

**MITIGATED NEGATIVE DECLARATION**

I move that the Planning Commission find on the basis of the **Initial Study No. 18-70** prepared by the Planning Division and the mitigation measures which have been added to the project, that the **Major Use Permit, UP 18-47** as applied for by **Brambles Development, LLC.**, will not have a significant effect on the environment and therefore a mitigated negative declaration shall be issued with the findings listed in the **Staff Report dated February 24, 2020.**

**MAJOR USE PERMIT**

I move that the Planning Commission find that the **Major Use Permit, UP 18-47** applied by **Brambles Development, LLC.**, on property located at **19970 S. State Highway 29, Middletown, CA 95461, APN: 014-280-18** does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and grant the Major Use Permit subject to the conditions and with the findings listed in the **Staff Report dated February 24, 2020.**

***NOTE:** The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination*

**If not budgeted, fill in the blanks below only:**

Estimated Cost: \_\_\_\_\_ Amount Budgeted: \_\_\_\_\_ Additional Requested: \_\_\_\_\_ Future Annual Cost: \_\_\_\_\_

**Consistency with Vision 2028 and/or Fiscal Crisis Management Plan** (check all that apply):

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Well-being of Residents | <input type="checkbox"/> Public Safety               | <input type="checkbox"/> Infrastructure   | <input type="checkbox"/> Not applicable      |
| <input type="checkbox"/> Economic Development    | <input type="checkbox"/> Disaster Recovery           | <input type="checkbox"/> County Workforce | <input type="checkbox"/> Technology Upgrades |
| <input type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake       | <input type="checkbox"/> Revenue Generation  |
|  |  |   | <input type="checkbox"/> Cost Savings        |

**If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:**

Which exemption is being requested?

How long has Agreement been in place?

When was purchase last rebid?  
Reason for request to waive bid?

**Recommended Action:**