



Legislation Details (With Text)

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On agenda: 6/18/2020 **Final action:**

Title: 9:05 A.M. - Public Hearing on the Guenoc Valley Mixed Use Planned Development Project (AM 18-04; DA 18-01, GPAP 18-01; RZ 18-01, RZ 20-01; GPD 18-01; SD 18-01, SD 20-01; UP 18-49 and UP 20-02). The project applicant is LOTUSLAND LAND INVESTMENT HOLDINGS, INC., proposing to designate the Guenoc Valley Site as Resort Commercial, and Rezone it to Guenoc Valley District (GVD). The project locations are: 22000 Butts Canyon Road, Middletown; 21000 Santa Clara Road, Middletown, and the Southeast corner of the intersection of Butts Canyon Road and HWY 29.

Sponsors: Community Development

Indexes:

Code sections:

Attachments: 1. Staff Report Guenoc, 2. Exhibit 1_Guenoc Ownership 05212020, 3. Exhibit 1A_Guenoc Ownership DATA, 4. Exhibit 2_Vicinity Map & EIR Exhibits_Package_200204, 5. Exhibit 3_Existing & Proposed Land Use Maps_191216, 6. Exhibit 4_GVD General Plan Amendment Map Revised, 7. Exhibit 5_GVD RE-ZONE Map 060220, 8. Exhibit 6_GVD Zoning Ordinance 200810, 9. Exhibit 7_General Plan_Vision Book_200602, 10. Exhibit 8_Specific Plan of Development, 11. Exhibit 9_GVD Design Guidelines_061020, 12. Exhibit 10A_Tentative Map Subdivision BR, 13. Exhibit 10B_Tentative Map Subdivision DG, 14. Exhibit 10C_Tentative Map Subdivision EQ, 15. Exhibit 10D_Tentative Map Subdivision MF, 16. Exhibit 10E_Tentative Map Subdivision TF, 17. Exhibit 11_Santa Clara Tentative Map 200109, 18. Exhibit 12_Santa Clara Concept Design 190821, 19. Exhibit 13a_Draft EIR, 20. Exhibit 13b_Draft EIR Appendices I_e, 21. Exhibit 13c_Draft EIR Appendices II, 22. Exhibit 13d_Draft EIR Appendices III_m, 23. Exhibit 13e_Draft EIR Appendices IV_e, 24. Exhibit 13f_Draft EIR Appendices V, 25. Exhibit 14a_Final EIR Volume I Response to Comments, 26. Exhibit 14b_Final EIR Volume II Revised EIR, 27. Exhibit 14c_Final EIR Volume III Appendices, 28. Exhibit 15_Conditions of Approval, 29. Exhibit 16_Findings and Statement of Overrides_Replacement, 30. Exhibit 17_Draft Development Agreement, 31. Public Support Letters

Date	Ver.	Action By	Action	Result
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Memorandum

Item # 1
9:05 A.M
June 18, 2020

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon - Interim Community Development Director
Tocarra Thomas - Deputy Community Development Director
Mark Roberts - Principal Planner
Michelle Irace - Senior Planner

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.lakecountycalifornia.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 to the Board of Supervisors the 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)

Sample Motions:

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, and Tentative Maps 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.