



Legislation Text

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Memorandum

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon, Community Development Director
Tocarra Nicole Thomas, Community Development Deputy Director

Prepared by: Eric Porter, Associate Planner

DATE: April 8, 2021

RE: Hidden Valley Lake HOA / Hartmann Complex Improvements; Major Use Permit (UP 14-09) and Initial Study (IS 14-33). APN: 141-371-01

Supervisor District 1

ATTACHMENTS:

1. Vicinity Map
2. Agency Comments
3. Conditions of Approval
4. Site Plan
5. Initial Study IS 14-33
6. Correspondence with Applicant
7. Public Comments
8. Grading and Drainage Study

I. EXECUTIVE SUMMARY

The proposed Hartmann Complex at Hidden Valley Lake Project (proposed project) consists of the construction of a new 12,483 sq. ft. building, referred to as the Hartmann Complex, which will be located approximately 255 feet northwest of the existing facility; and the subsequent demolition of the existing 7,200 square foot (sq. ft.) building that houses the Greenview Restaurant and pro shop. The new building would house the same facilities that currently operate at the existing Hidden Valley Lake building, including the Greenview Restaurant & Café and golf Pro Shop, plus the addition of expanded banquet facilities. A new 3,180 sq. ft. covered patio would be attached to the Hartmann Complex building. Golf amenities surrounding the Hartmann Complex would be modified to include additional driving range tees with netting, relocated practice greens, and repositioning of the 1st hole golf tees. The project would also include additional parking and a dedicated drop-off area.

Implementation of the proposed project requires approvals from the County including grading, building, and demolition permits. The existing Hidden Valley Lake Association facility would be relocated from a County zoning designation of Community Commercial (C2) to Open Space (O), which is the reason for this Major Use Permit. As required by the County's Department of Public Works, a sidewalk, curb, and gutter within six inches of the parcel boundary's right of way would be constructed, necessitating an Encroachment Permit. The County's issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA).

Project activities would consist of development within previously disturbed, paved, and regularly maintained areas of the golf course and do not include expansion of the existing golf course boundaries. Utility providers such as the Hidden Valley Lake Community Services District, South Lake County Fire Department, Pacific Gas & Electricity, and South Lake Refuse and Recycling are expected to remain the same. No improvements will be made within 20 feet of Coyote Creek.

II. RECOMMENDATION

Staff recommends the Planning Commission:

A. Adopt negative declaration (IS 14-33) for Use Permit (UP 14-09) with the following findings:

1. Potential air quality impacts can be mitigated to less than significant levels with the inclusion of mitigation measure AQ-1.
2. Potential environmental impacts related to cultural and tribal resources can be mitigated to less than significant levels with the inclusion of mitigation measures CR-1 and CR-2.
3. Potential biological impacts can be mitigated to less than significant levels with the inclusion of mitigation measures BIO-1, BIO-2 and BIO-3.
4. Potential geology and soils can be mitigated to less than significant levels with the inclusion of mitigation measure GEO-1.
5. Potential impacts regarding hazards and hazardous materials can be mitigated to less than significant levels with the inclusion of mitigation measures HAZ-1, HAZ-2 and HAZ-3.
6. Potential impacts related to hydrology and water quality can be mitigated to less than significant impacts with the inclusion of mitigation measure HYD-1.
7. This project is consistent with land uses in the vicinity.
8. This project is consistent with the Lake County General Plan, Middletown Area Plan and Zoning Ordinance.
9. Any changes to the project will require either an amended Use Permit or a new Use Permit unless the Community Development Director determines that any changes have no potential environmental impacts.
10. As mitigated through specific conditions of approval, this project will result in less than significant environmental impacts.

B. Approve Use Permit UP 14-09 with the following findings:

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.
2. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.
3. The streets, highways and pedestrian facilities can be mitigated to be reasonably adequate to safely accommodate the proposed use.
4. 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.

5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

Sample Motions:

Mitigated Negative Declaration (IS 14-33)

I move that the Planning Commission find that the **Initial Study (IS 14-33)** applied for by **Hidden Valley Lake Homeowner's Association** on property located at **19210 Hartmann Road, Hidden Valley Lake**, and further described as **APN 141-371-01** will not have a significant effect on the environment and therefore a mitigated negative declaration shall be approved with the findings listed in the staff report dated **April 8, 2021**.

Major Use Permit (UP 14-09)

I move that the Planning Commission find that the **Hidden Valley Lake Homeowner's Association** on property located at **19210 Hartmann Road, Hidden Valley Lake**, and further described as **APN 141-371-01** does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and the Major Use Permit be granted subject to the conditions and with the findings listed in the staff report dated **April 8, 2021**.