



Legislation Text

File #: 21-271, Version: 1

Memorandum

STAFF REPORT

TO: Planning Commission

FROM: Scott DeLeon, Community Development Director
Tocccarra Thomas, Community Development Deputy Director

DATE: November 24, 2020

SUBJECT: Huttoxia Six Sigma Glamping Project Major Use Permit UP 18-24, Initial Study IS 18-24; 13372 Spruce Grove Road, Lower Lake, CA 95457 (APNs 012-012-69 and 012-012-25).

Supervisor District 1

ATTACHMENTS:

1. Vicinity Map
2. Project Description and Operations Plan
3. Proposed Development Plans
4. Conceptual Development Details
5. Proposed Conditions of Approval
6. RFR Agency Comments
7. Initial Study, IS 18-24 and Mitigated Negative Declaration
8. Initial Study Comments

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a Major Use Permit to allow for the development of facilities associated with a walkable camping destination with an emphasis on the enjoyment of the local natural habitat. The propose project identifies the location of tents and cabins, central facilities, swimming pool, on-site water and sewer, and other support facilities (see Attachments 2 through 4).

The project is proposed at the Six Sigma Ranch and Winery property at 13444 Spruce Grove Road on Assessor's Parcel Numbers (APNs) 012-012-69 and in Lower Lake, California. The proposed project site is located southeast of Lower Lake. From Lower Lake, drive approximately 1.5 miles south on State Highway 29, then turn left on Spruce Grove Road. The project driveway is 3.3 miles southeast of the intersection of State Highway 29 and Spruce Grove Road.

Although the proposed project is located on the Six Sigma Ranch, the proposed project will have minimal

development activities related to the project; there will be no impact to the Six Sigma Ranch or facilities. The parcels outside of the lease area would continue to be used and managed by the Six Sigma Ranch and Winery.

The overall site layout, including drainage buffers and grading setbacks, is provided on the Development Site Plans (Attachment 3) Sheet D3. For ease of review, the site is divided into nine (9) zones with the details of each zone on a separate sheet. The layout within each zone is provided on Sheets D3.1 through D3.9. Construction staging is provided on Sheet D4. Proposed grading and erosion control, existing and proposed roads/trails/parking, road and pedestrian crossings, and typical details are provided on the Preliminary Grading and Erosion Control Plan (sheets C0 through C7 of Attachment 3). Proposed exterior lighting is provided on Sheets L0 through L2. Fire evacuation routes are summarized on Sheet F0. Conceptual details and illustrations are provided in Attachment 4.

Applicant/Owner: Huttopia Six Sigma, LLC.

Location/APN's: 13372 Spruce Grove Road, Lower Lake, CA 95457 (012-012-69 and 012-012-25).

Parcel Size: 012-012-69: Approximately 280± acres in size.
012-012-25: Approximately 40± acres in size.

General Plan: 012-012-69: "A-RL-RR" - Agricultural - Rural Lands - Rural Residential.
012-012-25: "RL" - Rural Lands.

Zoning: 012-012-69: "A-RL-RR" - Agricultural - Rural Lands - Rural Residential.
012-012-25: "RL" - Rural Lands.

Flood Zone: Not within a designated special flood hazard zone.

Fire Zone: Moderate (majority of project site), high, and very high.

Earthquake Fault Zone: Not within an earthquake fault zone.

Dam Failure Inundation Zone: Not within a dam failure zone.

Staff recommends conditional approval of the Mitigated Negative Declaration (IS 18-24) and Major Use Permit (UP 18-24), Proposed Conditions of Approval are included.

I. RECOMMENDATIONS:

Staff recommends the Planning Commission take the following actions:

A. Adopt a Mitigated Negative Declaration based on Initial Study, IS 18-24 for Major Use Permit, UP 18-24, and Lot Line Adjustment, LLA 20-04, with the following findings:

1. Potential environmental impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation, Tribal Cultural Resources, and Wildfire have been mitigated to less than significant levels with the incorporated Mitigation Measures and Conditions of Approval. As mitigated, this project will not result in any significant adverse environmental impacts.
2. This project is consistent with land uses in the vicinity.
3. This project is consistent with the Lake County General Plan, Lower Lake Area Plan, and Lake County Zoning Ordinance.

B. Approve Major Use Permit, UP 18-24 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. 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.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific 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.

I. Sample Motions:

Mitigated Negative Declaration

I move that the Planning Commission find on the basis of the **Initial Study No. 18-24**, , that the **Major Use Permit, UP 18-24 and Lot Line Adjustment, LLA 20-04**, as applied for by **Huttopia Six Sigma, LLC** will not have a significant effect on the environment and therefore adopt the Mitigated Negative Declaration and associated Mitigation Monitoring Reporting Program with the findings listed in the **Staff Report dated November 24, 2020**.

Major Use Permit

I move that the Planning Commission find that the **Major Use Permit, UP 18-24** applied for by **Huttopia Six Sigma, LLC**, on property located at 13372 Spruce Grove Road, Lower Lake, CA 95457, APN: 012-012-69 does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and approve the Major Use Permit, subject to the conditions of approval and with the findings listed in the **Staff Report dated November 24, 2020**.