



Legislation Text

File #: 21-683, Version: 1

Memorandum

STAFF REPORT

TO: Planning Commission

FROM: Carol Huchingson, County Administrative Officer
David Boesch, Managing Consultant

Prepared by Eric Porter, Associate Planner

DATE: July 22, 2021

SUBJECT: Langtry Farms Parcel Map, PM 20-23; Categorical Exemption to CEQA

Supervisory District 5

ATTACHMENTS:

1. Vicinity Map
2. Tentative Parcel Map
3. Proposed Conditions of Approval
4. Agency Comments

I. EXECUTIVE SUMMARY

On October 21, 2020, the applicant Langtry Farms (Guenoc Winery) submitted an application for a three (3) parcel land division. The 406.69 acre property would be divided into three parcels. Parcel X would be 68.61 acres; Parcel Y would be 107.94 acres, and Parcel Z would be 230.14 acres. The property currently contains a vineyard; one single family dwelling, several small sheds, a well for potable water, and several internal driveway. No plans for development are proposed by the applicant, and the site has been significantly disturbed over the past several decades by the use of the property as a vineyard. A private road, 'Guenoc Ranch Road', travels through the site and intersects with Guenoc Valley Road, eventually connecting with Butts Canyon Road (public road).

VII. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

A. Adopt a Categorical Exemption for Parcel Map, PM 20-23 with the following findings:

1. There is no new development proposed or contemplated by the developer.
2. There has been no substantial change in circumstances resulting in new significant environmental impacts.
3. No new information of substantial importance to the project has become available.
4. The project will not result in a substantial environmental impact.

B. Approve Parcel Map PM 20-23 with the following findings:

1. This project is consistent with the Lake County General Plan, Lake County Zoning Ordinance, Chapter 17 (Subdivisions) of the Lake County Code, and the Middletown Area Plan.
2. This land division is consistent with the Lake County Subdivision Ordinance and the State Subdivision Map Act.
3. The parcel map is compatible with neighboring land uses.
4. The project will not result in any environmental impacts since no development is proposed with this land division.

Sample Motions:

Categorical Exemption

I move that the Planning Commission find on the basis of the **environmental review** undertaken by the Planning Division and no mitigation measures were added to the project, that the **Parcel Map, PM 20-23** as applied for by **Langtry Farms, LP** on property located at **21700 Butts Canyon Road, Middletown, APN 014-310-08; 21200 Butts Canyon Road, Middletown, APN 014-320-06; and 22300 Guenoc Valley Road, Middletown, APN 014-330-08** will not have a significant effect on the environment and thereof, recommend the Planning Commission approve the proposed Categorical Exemption using CEQA section 15300.2(b) with the findings listed in the Staff Report dated **July 22, 2021**.

Parcel Map, PM 20-23

I move that the Planning Commission find that the **Tentative Parcel Map, PM 20-23** as applied for by **Langtry Farms, LP** on property located at **21700 Butts Canyon Road, Middletown, APN 014-310-08; 21200 Butts Canyon Road, Middletown, APN 014-320-06; and 22300 Guenoc Valley Road, Middletown, APN 014-330-08** is in conformity with the provisions of the Subdivision Map Act and Chapter 17 of the Lake County Code and the Lake County Zoning Ordinance, and upon that basis approve said map subject to the conditions and with the findings listed in the Staff Report dated **July 22, 2021**.

***NOTE:** The applicant or any interested person is reminded that the subdivision ordinance provides for a fifteen (15) 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 fifteenth calendar day following the Commission's final determination.