



Legislation Text

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Item #3
9:15 a.m.
August 25, 2022

STAFF REPORT

TO: Planning Commission

FROM: Mireya Turner, Deputy Community Development Director
Prepared by: Eric Porter, Associate Planner

DATE: August 25, 2022

SUBJECT: Valley Oaks, 'Village 2' Parcel Map, PM 21-31 (commercial land). Location: 18426
S. Highway 29, Middletown. APN: 014-260-51.
Supervisory District 1

ATTACHMENTS:

1. Agency Comments
2. Vicinity Map
3. Proposed Tentative Map Conditions
4. Proposed Tentative Parcel Map
5. Revised Tentative Subdivision map
6. Final Environmental Impact Report (FEIR) (available upon request)
7. Final Environmental Impact Report (FEIR) Addendum
8. Emergency Access Easement
9. Emergency Access Easement Map

II. RECOMMENDATION

Staff recommends that the Planning Commission make the following findings:

A. Accept this project under the original FEIR and Addendum with the following findings:

1. That this land division is consistent with the original FEIR for Valley Oaks, and

with the Addendum to the FEIR that was prepared in 2019 for the Grocery Outlet store.

2. Potential environmental impacts related to all categories of impacts as found in CEQA Table G resulting from this land division are less than significant, and there are no capacity or level-of-service issues with power, water, sewer or roads that will serve this project.
3. Potential water and sewer supply needs will be met for lots 1, 2 and 3 following development of these lots.
4. This project is consistent with land uses in the vicinity.
5. This project is consistent with the County of Lake General Plan, Zoning Ordinance, Middletown Area Plan, and the Subdivision Ordinance.
6. This proposal is consistent with the California Subdivision Map Act.
7. The project will not result in significant impacts to fish and wildlife habitats.
8. As mitigated, this project will result in less than significant environmental impacts.

B. Approve PM 21-31 subject to conditions and with the following findings:

1. This project is consistent with the County of Lake General Plan, Zoning Ordinance, the Middletown Area Plan, and Chapter 17 of the County Code (the Subdivision Ordinance).
2. This project is consistent with the California Subdivision Map Act.
3. As mitigated, this project will result in less than significant environmental impacts and a mitigated negative declaration has been adopted.

Sample Motions:

A. Acceptance of Prior EIR and Addendum

I move that the Planning Commission find that on the basis of the FEIR adopted by the County for the Valley Oaks subdivision and on the subsequent Addendum to the EIR prepared by the Lake County Planning Department, the parcel map as applied for by Valley Oaks Partners, LLC / Keith Gapusan for property located at 18426 S. Highway 29, Middletown CA and identified as parcel number 014-260-51, and the mitigation measures which have been added to the project through prior subdivision, General Plan of Development review and Specific Plan of Development review, will not have a significant effect on the environment, and therefore, CEQA has been adequately addressed with the findings listed in the staff report dated August 25, 2022.

B. Tentative Parcel Map Approval

I move that the Planning Commission approve the tentative parcel map PM 21-31 applied for by Valley Oaks Partners, LLC / Keith Gapusan on property located at 18426 S. Highway 29, Middletown CA and identified as parcel number 014-260-51 is in conformity with the provisions of the Lake County General Plan, the Subdivision Map Act, Chapter 17 of the Lake County Code, and the Middletown Area Plan and upon that basis, approve said map subject to the conditions and with the findings listed in the staff report dated August 25, 2022.

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.*