

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA --- September 8, 2021--- DIRECTIONS

The following public comment options continue to be offered during the pandemic pursuant to the Governor's Executive Order N-29-20, which relaxed certain provisions of the Brown Act to allow public meetings accessible telephonically to all public members seeking to observe and address that committee/council/commission and or working group.

Members of the public who wish to participate in the meeting are invited to do so by submitting written comments (instructions follow) or by joining the teleconference by:

TELECONFERENCE MEETING:

(This meeting is call in only due to public access requirements)

To join meeting by dialing in on phone, call this number:

United States: +1 (786) 535-3211 Access Code: 135-062-653

****Please note that all callers will be limited on their speaking time, and will be muted before and after public comment periods****

Planning Advisory Committee written commenting processes are as follows

WRITTEN COMMENTS: Written comments may be submitted via U.S. Postal Service, email or may be dropped off at the Planning Department. In your written communication please note in the subject line: Which Planning Advisory Committee you are commenting to and indicate which "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" that you are commenting on.

1) Mail • Send written communication to:

Mariposa County Planning Department
PO Box 2039
Mariposa CA 95338

2) Email • Send an email to the planningdept@mariposacounty.org

3) Drop Off: • Written communication can be dropped off at:

Mariposa County Planning Department
5100 Bullion Street, 1st Floor
Mariposa, CA 95338

No matter which of these formats you choose to use for written communication (Mail, Email or Drop Off) please know that in order to ensure distribution to the committee prior to their consideration of the agenda, and in order for your written comments to be placed into the record it must be received no later than 8:00 a.m. on the day of the meeting.

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA

DATE: WEDNESDAY September 8, 2021
TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: *TELECONFERENCE MEETING- (See above for participation information)
Meeting host location- *LOWER LEVEL CONFERENCE ROOM* GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA 95338

1. Roll Call
2. Approval of Minutes: Meeting of August 11, 2021
3. Public comments
4. Oak Road Bridge Project – Update and Discussion
5. Update Community Plan
 - a. Committee consideration and potential action on Community Plan Draft as follows:
 - i. Review draft Community Plan: Discussion and Possible Recommendation - Planned Development Area land use
 - ii. Review draft land use diagram and provide direction/approve
6. Updates and Activity Reports
 - a. CALTRANS Projects- Update
 - b. Planning Commissioner Updates
 - c. Supervisor Updates
 - d. COVID19 County update
7. Adjourn

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA

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TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: *TELECONFERENCE MEETING- (See above for participation information)
Meeting host location- *LOWER LEVEL CONFERENCE ROOM* GOVERNMENT CENTER
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1. Roll Call-Adam Ferguson, Angie Heiss, Candy O'Donnell Browne, Caroline McGrath, Charles Lammers, Eileen Collins, Heather Huppe, and Gary Francisco
*Supervisor Rosemarie Smallcombe
Planning Commissioner Ed Walls
Staff: Alvaro Arias*
2. Approval of Minutes: Meeting minutes of June 9, 2021 *were approved with edits. Motion by Eileen Collins, seconded by Candy O'Donnell Browne. Unanimous with Caroline McGrath abstaining.*
3. Public comments
4. Community Plan
 - a. Committee consideration and potential action on Community Plan Draft as follows:
 - i. Request for consideration and possible action by the Committee for a change in the proposed land use designation for a parcel within the Midpines Plan Study Area- APN 008-300-001
The chair introduced the item. Adam Ferguson recused himself from voting on this item. Mr. Ferguson provided information on the desired proposed land use designation to Rural Economic-Resort Commercial based on the current Zephyr rafting business occurring on the site. Discussion occurred about the proposed change. Public comments were provided by Nancy Parke and Dana Howlett. Motion to change the proposed land use designation of APN 008-300-001 to Rural Economic-Resort Commercial by Candy O'Donnell Browne, seconded by Caroline McGrath. Motion passed unanimously with Adam Ferguson recusing himself.
 - ii. Review draft Community Plan for approval and/or direction for further edits
The chair introduced the item. Staff was previously directed to make some clarifications to page 5-9 and 5-10, specifically for the Planned Development Area section. Discussion occurred regarding the appropriate minimum parcel sizes for parcels within the Planned Development Area. Direction was provided to staff to revise and clarify the Planned Development Area section and bring back for review and discussion by the Midpines Planning Advisory Committee.

Direction provided to staff to update Figure 2.1 and to verify that the correct references to the figures are included in the draft plan.

- iii. Review draft land use diagram and provide direction/approve

The chair introduced the item. Staff will update the map with the changes approved at today's meeting for the next meeting.

5. Updates and Activity Reports

- a. Oak Road Bridge Project Update

Nancy Parke provided an update on a conversation that she had with Public Works staff regarding the Oak Road bridge project and made a suggestion for community discussion regarding any redesign based on community concerns. Supervisor Smallcombe has reached out to Public Works for an update regarding the Oak Road bridge project.

- b. CALTRANS – Update

No update on the Midpines segment of Highway 140 study. Update was provided on the Ferguson project. No concerns about being able to find bedrock to anchor rock shed into. They will be drilling until they hit bedrock.

- c. Planning Commissioner Updates

Commissioner Walls provided update on Planning Commission. No meeting in August. Next item to be discussed will likely be Special Events facilities for some further refinement.

- d. Supervisor Updates

- e. COVID19 County update

Supervisor Smallcombe provided the Covid 19 County update. Provided update on the County's response as an employer-lobbies closed, required mask wearing, teleworking encouraged. Next Tuesday, the Board will be having a discussion on Countywide response to Covid 19 surge.

Supervisor Smallcombe provided an update on the staffing changes in the Building Department. Mike Kinslow has retired and Debbie Willis is serving as the Interim Building Director. Board of Supervisors will be looking at approving members of the Code Advisory Committee next Tuesday. Budget was adopted.

6. Adjourn

Meeting was adjourned at 8:08 pm.



MARIPOSA PLANNING

COUNTY OF MARIPOSA

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Sarah Williams, Director
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Alvaro Arias, Deputy Director
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MEMORANDUM

Date: September 2, 2021

To: Midpines Planning Advisory Committee

From: Alvaro Arias, Deputy Director
Steve Engfer, Senior Planner

Subject: Discussion and Possible Recommendation-Planned Development Area Land Use

At the August 11, 2021 Midpines Planning Advisory Committee (MPAC) meeting, staff was directed to revise and clarify the proposed Planned Development Area land use. The main issue had to do with minimum parcel sizes. Staff has reviewed the section and prepared several options for consideration by the MPAC. The MPAC is not limited to only the options included in this memo and may make different recommendations.

Background:

The area being considered for the Planned Development Area land use consists of 7 parcels. A map showing the area is attached. Information on those parcels is summarized as follows:

GENERAL PLAN:

All the parcels are currently located within the Residential land use designation of the General Plan.

ZONING:

The parcels are zoned as follows:

1. **APN 014-010-071**-Small portion within the Mountain General Zone and a portion in the Mountain Home Zone. Located in the Scenic Highway Overlay Zone
2. **APN 014-010-083**-Mountain Home Zone and the Scenic Highway Overlay Zone

Our Mission is to provide our clients with professional service and accurate information in a respectful, courteous, and enthusiastic manner resulting in a well-planned rural environment.

3. **APN 014-010-084**-Mountain Home Zone and the Scenic Highway Overlay Zone
4. **APN 014-070-016**-Portion in the Agriculture Exclusive Zone and Mountain Home Zone. Portion in the Open Watershed Overlay. Located in the Scenic Highway Overlay Zone
5. **APN 014-070-017**-Mountain Home Zone and the Scenic Highway Overlay Zone
6. **APN 014-070-018**-Agriculture Exclusive Zone, Open Watershed Overlay Zone and Scenic Highway Overlay Zone
7. **APN 014-070-019**-Agriculture Exclusive Zone and Open Watershed Overlay Zone. Portion in the Scenic Highway Overlay Zone

Acreages within each zone:

Mountain Home Zone: approximately 800 acres

Agriculture Exclusive: approximately 237 acres

Mountain General: approximately 40 acres

Potential Development: If all parcels were subdivided to the minimum parcel sizes, approximately 160 parcels could be created within the Mountain Home zone. Based on the minimum parcel sizes and current zoning, the properties in the other zones could not be subdivided.

Options Discussion

Option 1 reads essentially the same from the current Draft Midpines Community Plan, but the minimum parcel size has been edited for clarification. Option 1 is detailed in the attachment.

Option 2 could establish a different minimum parcel size with a requirement that a certain percentage of the parcel remain in open space, recreational activity and/or agricultural uses. For example, the minimum parcel size could be set at 5 acres but a minimum of 25% of the original parcel would have to remain in open space. If we use an example of a 100-acre parcel, 15- five (5) acre parcels could be created and 25 acres would remain in open space, recreational activity, and or agriculture. The remaining 25 acres could not be further subdivided. Different minimum parcel sizes or percentages can be considered by the MPAC. Draft language is included below in italics in the Option 1 and 2 attachment.

Option 3 is a slightly different concept from what is currently in the draft plan. Rather than establish a separate land use, a Special Planning Area section would be added to the plan. The Special Planning Area would identify the vision for the area in more detail and policies would be included to support more flexibility to create the types of uses envisioned for the site while protecting open space, natural resources, and the rural character of the area. Future development could be processed through a Planned Development Permit process. The policies and vision of the Special Planning Area could create an incentive for current or future property owners to maintain the properties under the same ownership. An outline of what could potentially be included in the Special Planning Area section is attached as Option 3.

Option 1 and 2:

C. PLANNED DEVELOPMENT AREA

C(1) Purpose

The Planned Development Area Land Use identifies sites and areas that warrant flexible development standards due to their suitability for a variety of uses. They also provide an opportunity for comprehensively planned uses due to location and suitability for development of these properties.

C(2) Extent of Uses

Primary uses shall be limited to a single destination land use with complete on-site services and compatible, supporting amenities including food service, laundry, recreation facilities etc. Land uses in this category include: resort spa, dude ranch, educational or social/non-governmental institutes, learning centers, and convention centers. Mixed-use development and higher-density cluster development can be considered through a Planned Development Permit. Development shall be subordinate to the rural character of the setting and shall protect and preserve the intact scenic quality of Highway 140 views and vistas.

The primary use pending submittal and approval of Planned Development permit shall be residential.

A Planned Development application shall be reviewed by the Planning Commission and approved by the Board of Supervisors. The Planned Development permit application shall be a complete conceptual plan showing the type, intensity of principal uses, the intended mix and location of accessory uses, planned on-site activities and amenities, overall footprint and principal means of access, circulation, and the scale, character, and profile of development as seen from all four sides via renderings or other graphics and models.

A Planned Development Permit shall be required, subject to approval by the Planning Commission accompanied by a complete project description incorporating all studies used to formulate the development program.

C(3) Zoning Consistency

The following zoning districts are consistent with the purpose of the Planned Development Area land use subclassification:

Planned Development Zone

C(4) Population Density and Building Intensity

*Minimum parcel size
for new subdivisions:*

Minimum of 30 acres of gross land area. *(Option 2 potential language: Minimum of 5 acres of gross land area. A minimum of 25% of the parcel being subdivided must remain in open space, recreation, or be used for agricultural purposes)*

Maximum dwelling units:

Applications to develop a project within the Midpines Planned Development Area will incorporate an analysis of the housing market by a qualified professional to ensure there is adequate housing for the total

number of employees. The total number of housing units needed to provide for employee housing may be developed as an integral part of the development. The housing is not required to be located on-site and new housing is not required to be created if the housing analysis indicates that there is sufficient housing stock available

Maximum building intensity: Thirty-five (35) percent lot coverage. Planned Development Permit applications to develop a project within the Planned Development Area may propose different building intensity standards. Emphasis will be placed on clustering intensive land uses to minimize impact on natural resources, minimize public health concerns, and maintain rural character.

Maximum population density: One hundred percent of the number of employees of the primary use. Visitors and guests are not counted towards density.

C(5) Development Standards

Frontage on maintained road

Development within the Planned Development Area land use classification shall be required to front on a paved, maintained road meeting County road standards. Direct access to State Highways or County arterials should be limited, as appropriate to reduce multiple driveway encroachments, through the use of shared driveways or frontage roads.

Parking

Buildings shall be sited so that parking areas may be shared between uses on one parcel. Buildings shall be sited to facilitate pedestrian access between structures using accepted design principles for safety and attractiveness. Appropriate and desirable transition shall be required between the street and the building/s including landscaping and parking.

Design

Design Review required: Proposed commercial and institutional development, including modifications to existing development, shall be consistent with the Scenic Highway Overlay standards.

Viewshed: The height, mass, and bulk of a structure shall be in conformance with the Scenic Highway Overlay standards.

Structure design, landscaping and scenic environment: The colors, materials, texture, and style of a structure shall be consistent with the Scenic Highway Overlay standards.

Site development: Site development shall be consistent with the Scenic Highway Overlay standards.

Slope

Development sites with slopes over ten percent (10%) shall be engineered for stability and designed to match the natural contours and topography in order to blend with the natural environment. The use of cuts and fills shall be minimized. Use of retaining walls and stepped foundations are encouraged to minimize

visual impacts of grading. Rather than one tall wall, retaining walls are encouraged to be broken up into several walls not more than 4 foot high.

Landscaping

Existing mature native landscaping and rock outcroppings shall be retained to the greatest extent possible, with considerations made for fire resistive design. Native species suitable to site characteristics shall be encouraged, if suitable. Invasive species¹ shall be prohibited.

Water supply and wastewater disposal

New development will be served by an approved potable water supply system adequate to serve the intended structure and its range of uses. New development must have an adequate supply of water for fire protection as determined by the applicable fire agency. New development must also have approval of the Environmental Health Unit for an onsite or shared wastewater disposal system to serve the intended structure and its range of uses.

Fire protection and fire management

Development is required to meet fire protection regulations.

C(6) Criteria for New Lands to be Included

The lands designated as Midpines Planned Development Area are unique in their locations, size, and development potential. No further lands are to be designated within this land use.

-End of Option 1 and 2-

¹ <https://www.cal-ipc.org/plants/profiles/>

Option 3:

The Mariposa County General Plan identifies Special Planning Areas as a tool that can be used within a community plan. The General Plan reads:

“Special Planning Area: Some small locales in the county do not face the full scope of issues warranting a full-scale town plan or community plan. The purpose of a special plan is to address the specific issues of local importance for the planning area. Consistent uses will be defined in the special plan. Special plans may be used within a town plan or community plan to address more focused issues.”

Staff prepared the following outline for Option 3. The concept for a Planned Development Area as a land use would be removed from the plan and instead a separate section for a Special Planning Area would be included in the plan. The Special Planning Area would identify the vision for the area in more detail. Policies would be included to support more flexibility to allow development of the area for the types of uses envisioned for the site while protecting open space, natural resources, and the rural character of the area. Future development could be processed through a Planned Development Permit process. The policies and vision of the Special Planning Area could create an incentive for current or future property owners to maintain the properties under the same ownership.

The outline below is based on an example from another jurisdiction that could serve as a model/guide for the development of the Special Planning Area in the Midpines Community Plan. The entire Special Study Area portion from that jurisdiction is also included as an attachment.

- **Future Development**

- List vision of what future uses would be for the site. What should future uses do/accomplish?
- How do the envisioned uses interact with each other?
- Requirement for Planned Development Permit that is guided by objectives and concepts for the types of uses listed below.

- **Resort Development**

- What is the vision for resort development on the site?

- **Residential Development**

- What is the vision for residential development on the site?

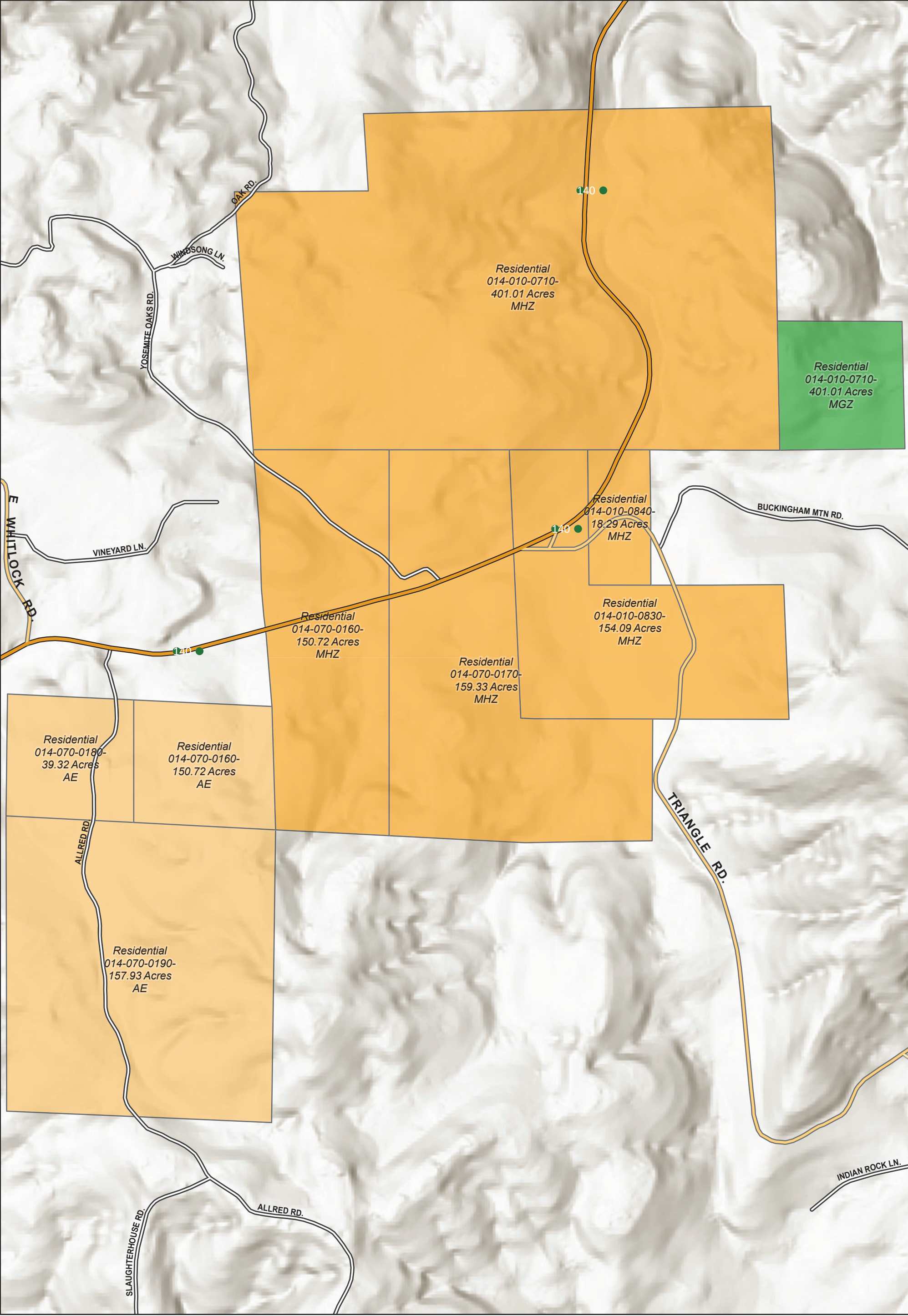
- **Recreation**

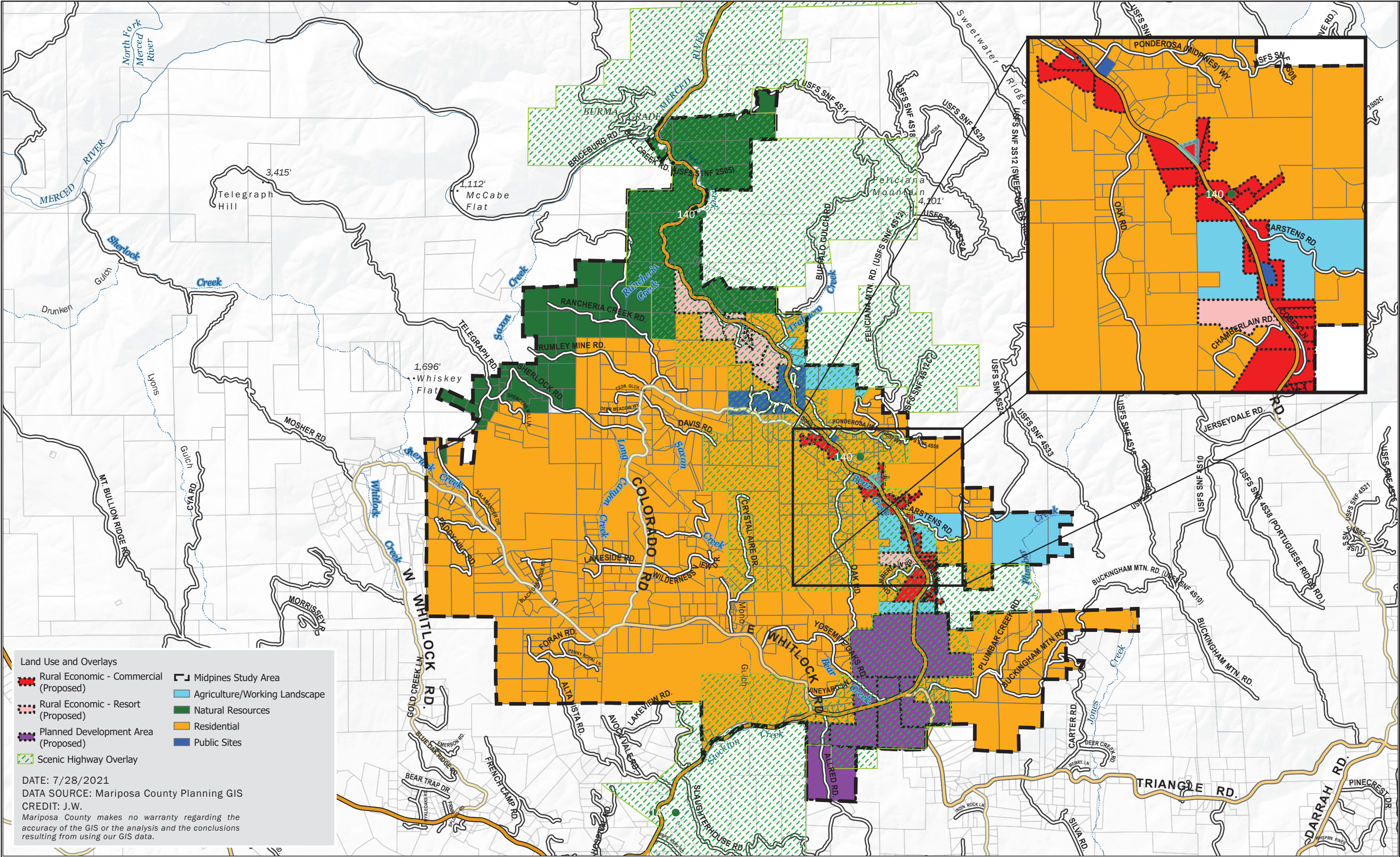
- What is the vision for recreation on the site?

- **Natural Resources Conservation**

- Development of the site should be designed to conserve natural resources.
- Avoid creation of significant impact on environmentally sensitive area.

-End of Option 3-





Community Plan Land Use Diagram -Draft July 2021

6.3 SPECIAL STUDY AREA NO. 3: LANGTRY/GUENOC

This Special Study Area includes the lands comprising Langtry Farms, LLC and Guenoc Winery, Inc. located southeast of Middletown along Butts Canyon Road and about 15 miles north of Calistoga in the Guenoc Valley. Figure 6-3 is a map of this Special Study Area. It defines the vision for future development of the 16,000-acre Langtry property in more detail with a goal of allowing the flexibility to create an economically diverse job base, innovative resort/residential communities, agritourism opportunities and resort-related uses while at the same time protecting significant agricultural lands, open space and natural resources of the area.

GUENOC VALLEY EXISTING CONDITIONS

Guenoc Valley is a small inland valley of about 1,200 acres within a 23,000 acre property, extending from the south end of Lake County into northern Napa County. It is comprised of an alluvial fan isolated from surrounding areas by rocky ridges. The geographical location affects the climate. Guenoc Valley receives approximately 45 inches to 50 inches of rain per year compared to Middletown which receives approximately 60 inches per year. Guenoc Valley also experiences slightly greater seasonal temperature extremes, and fog is generally less severe than in Middletown.

These geographical features distinguish the area viticulturally. Guenoc Valley American Viticultural Area (AVA) was the first American Viticultural Area designation granted to a single winery. The wine appellation is defined by the rocky ridge surrounding it and is entirely contained within the boundaries of Lake County. The Langtry vineyards sit generally at 1,000 feet elevation. These vineyards are the first in the area to be harvested, as extremely hot days are common and over-ripening is a concern. The area also has very cool nights, preserving acidity and producing rich wines with elegant structure.

As of 2009, there was approximately 340 acres of vines within Langtry. The winery works with Sauvignon Blanc and Chardonnay, as well as Petite Syrah from the estate vineyards. Petite Syrah is the leading red grape in the appellation, followed by Cabernet Sauvignon, Merlot, Petit Verdot, Cabernet Franc and Malbec. Among whites, Langtry grows chardonnay, Sauvignon Blanc, Marsanne and Viognier. Langtry also has the distinction of having some of the oldest vines in California. A Syrah vine remains at the Tephra Ridge Vineyard which dates back to the 1880s.

Langtry is unique to the Middletown area and Lake County, being the largest single private assemblage of land in the County (approximately 16,000 acres, or roughly 25 square miles), and is set in an area of outstanding natural beauty. Established by the world famous actress Lillie Langtry a century ago, the ranch, vineyard, and winery uses function as a balance of conservation/agricultural uses with agricultural-based businesses. The site also functions as a tourist destination, attracting visitors to the area. The site is characterized by rolling hills, oak woodlands, open spaces and meadows. It is comprised of prime agricultural land within some valleys, areas of moderate to high slope and areas of gentle terrain that may be conducive to further development. The site is presently improved with a large winery, vineyards, outbuildings, several reservoirs and an 18-hole championship golf course.

FUTURE DEVELOPMENT

The concept for future development of Langtry is to utilize the property for a wide range of interconnected and mutually beneficial land uses that ultimately support long-term agricultural

operations and development, ranching and expanded winery uses, and businesses related to the golf course and resort commercial operations and supporting residential development.

New uses should create jobs for local residents and bring expanded economic development opportunities to the Planning Area while reducing any potentially significant traffic and air quality impacts. A true mix of land uses should be represented, including:

- Expanded agricultural operations. This will include a focused effort on agricultural-based tourism and a diversified crop base.
- Continued ranchland operations, including development of equestrian activities.
- Long-term protection of the significant natural resource values of the property.
- Expansion of wine production operations.
- Golf course and other outdoor recreational activities.
- Expansion of the visitor accommodations at the site, migrating towards a resort commercial use.
- Residential uses that will support the full range of proposed uses.

Future uses should be guided by the formal Planned Development process with the County, and will need to be designed to maintain consistency with adopted plans and ordinances, notably those goals in the General Plan and Area Plan that tie jobs to housing, promote sustainability and Smart Growth practices and emphasize the importance of agriculture and open space resources. The Lake County Economic Development Plan further identifies a need for more tourist destinations, agritourism activities, lodging units and luxury accommodations in the South County. The following objectives and concepts should be used to guide future development on the Langtry property, which is uniquely positioned to become a major tourist destination in the South County and one of the key agriculturally oriented destination resorts on the North Coast.

Agriculture

Further expansion of winery operations is anticipated, including increased processing, production, bottling, warehousing and distribution uses. Future agricultural land uses on the property should contribute to the expansion of ranchland, production and winery operations. The goal of enhancing, expanding and developing the agricultural and vineyard uses is to ensure the continuation and viability of agricultural operations, and invigoration of the local economy. Agricultural operations should be designed to protect scenic views, make use of natural contours and practice sustainable use of water and other natural resources.

Lands designated for agricultural purposes, when developed or expanded, should be developed with agricultural uses and compatible agritourism uses. Future agritourism uses should be compatible with existing agricultural use in the area and not adversely impact agricultural operations. Agritourism land uses should provide visitors with a visually pleasing setting, and include options for “hands on” agricultural experiences. Marketing of products grown or derived from Lake County and Guenoc Valley should be a priority.

Commercial

Commercial resort uses should act to successfully diversify the agricultural operations and promote economic development of the property and employment base in the Middletown and surrounding South County area. As part of this vision, the estate is expected to expand its winery production and market commercial uses related to agriculture.

Any commercial resort use should be designed, built and operated such that it will attract visitors, and promote multi-day stopovers in the County. Further, any commercial resort use should fulfill and

comply with policies that promote Lake County economic development and the economic development of Langtry agricultural lands. Future hotel and resort uses should be high quality developments and may be designed for a variety of travelers from family lodgings to luxury resorts, with an emphasis on upscale resort uses.

Future resort/retreat related uses should be tied to the breadth of recreational opportunities at the site, including the working ranchlands, sightseeing, wine tasting and golfing. They may be mixed-use in nature, which incorporate visitor-serving uses and secondary retail and subordinate residential uses consistent with policies of the General Plan. Resorts should seek to utilize products that are locally grown or derived from Lake County products. The following resort uses: and other resort uses that are similar in nature should be considered:-

- Continued operation of existing guest accommodations in concert with golf course operations and agricultural uses
- Boutique resort
- High-end resort and/or retreat center
- Bed and breakfast inns
- Active adult resort
- Accessory, subordinate residential uses needed to support resort development may be considered, consistent with policies of the Lake County General Plan.

Applications for new agricultural related commercial uses should include a marketing and sales program promoting agricultural products grown or derived from Lake County and Guenoc Valley to visitors and Lake County businesses. Commercial uses should be encouraged to carry merchandise from Guenoc Valley such as produce and wines, as well as other local products. Retail establishments should be primarily visitor oriented.

Residential

Future residential development should complement the agricultural and resort operations through implementation of appropriate design guidelines, site planning, creation of public gathering spaces and similar measures. Full service, walkable communities with mixed-income, mixed housing-types and energy-efficient developments are encouraged. Clustering of residential density, beyond what is allowed by the current land use designations and configuration without clustering, should only be considered if it is designed and scaled to be a subordinate use to a primary resort development, consistent with resort and business park development policies of the Lake County General Plan.

Based upon density calculated on a parcel by parcel basis, the combined residential development potential of this approximately 16,000 acre Langtry property is more or less 800 dwelling units. The General Plan supports innovative and creative residential projects that allow the transfer and clustering of residential density from areas with known constraints to areas that are more suitable for development. This allows lands with prime agricultural soil or areas with known natural constraints (serpentine soil, wetlands, watercourses, steep slopes, etc.) to be preserved. The land use mapping for this area acts as a guide which allows the future development of up to roughly 800 dwelling units from the approximately 16,000 acre property to be concentrated into smaller areas which are more appropriate for residential development. Remaining undeveloped areas will be preserved from further development by being rezoned to "BF" Frozen. One possible scenario would be all 800 units clustered in one or a few concentrated sites with the remaining undeveloped portions of the property being preserved and protected from further development.

The 800 dwelling unit figure is based upon the Land Use and Zoning maps adopted with the Middletown Area Plan, and as modified by slope calculations prepared by Community Development Department staff and as consistent with the 2008 Lake County General Plan. Slope calculations based on regulations outlined in the Rural Residential and Rural Lands Zoning Districts determined a total density of approximately 450 dwelling units. These calculations are based on density modifications for landslide hazard, fire hazard, etc. These adjustments can be removed from the equation and based solely on slope if the development is clustered in areas which are not at risk, or are mitigated for, landslide hazard, high fire hazard, distance to a fire station, etc. The 800 total dwelling units are based on the development being clustered in areas which are not at risk for the mentioned natural hazards. More detailed slope calculations and geotechnical reports prepared by the applicant could provide some change to the total number of dwelling units. Land use mapping will act as a place holder and can be revised in the future with a more specific project proposal through the Planned Development process.

Future residential units developed on the property would provide critical economic support to the planned resort and commercial development, winery, vineyards and ranchlands, golf course and other recreational uses onsite. These commercial, agricultural, and recreational uses would drive jobs creation necessary to improve the jobs/housing imbalance that currently exists in the Planning Area, provided that the number of dwellings is limited, and less than is needed to accommodate the number of jobs created by the project. Future residential development at this site should occur through the Planned Development process. Development clustering is promoted for this Special Study Area with remaining undeveloped areas being presented through policies outlined in the Lake County General Plan and as implemented in the Lake County Zoning Ordinance.

If it is found that the jobs creation at Langtry outpaces the local available housing stock within the Middletown Planning Area, employee and market rate housing should also be considered for the property. Employee-based housing developments should provide a mix of housing types that will also extend affordability to employees/homebuyers.

The general objective for residential uses on site is for development in accordance with smart growth principles, including but not limited to:

- Walkable communities
- Creating community identity
- Preserving open space and agricultural land
- Providing a range of housing opportunities
- Employing compact building design.
- Supporting on-site resort commercial and agricultural uses.
- Clustering new residential development should be considered to preserve significant agricultural operations, support sustainable growth patterns, reduce impacts to hillside terrain, natural resources, traffic and air-quality and to retain the natural landscape that primarily defines the property.
- Determination of appropriate residential densities will be based on consistency with underlying General Plan goals and policies and considered as part of a Planned Development process by the County.

Farm Architecture

This section addresses and guides the future architectural styles and themes of development on the Langtry property. Future development should capture, enhance, and evoke an overall "farm architecture." Existing development already has strong farm architectural themes, including the historic Langtry residence, the hunting lodge, offices, barns and other structures. These structures are attractive to the observer because of their attention to detail, intricacy and understated elegance that is based on the natural setting of the Guenoc Valley and historic agricultural uses on the Langtry property. Fu-

ture development should continue this expression through the use of designs that provide a visually appealing palate of textures, shading and intricacy of design that are complementary to each other and the “farm architecture” theme established on the Langtry property. Architectural guidelines and design pattern books should be developed and incorporated into any Planned Development application submittal to the County.

Recreation

Recreational pursuits should primarily be comprised of outdoor pursuits that complement and enhance the natural setting. Langtry is in a position to become a get-away destination that offers visitors the opportunity to relax, play, and enjoy life by experiencing the surrounding natural environment. The following principles should guide recreation opportunities on the Langtry property:

- Langtry should continue to promote agricultural, winery and ranchland uses, along with golfing, as an attraction for wine industry customers and visitors alike.
- Langtry should provide opportunities for hunting and fishing on its ranchlands, consistent with County policies and the appropriate regulations of the California Fish and Game Code.
- Langtry should utilize, promote and enhance new and existing trails for diverse user experiences, including, but not limited to, nature viewing, hiking, and equestrian opportunities.
- Langtry should create trail linkages with other uses on the property, particularly to the winery, guest accommodations/resort areas, and ranch center buildings.
- Langtry should implement special recreational events, including winemaking, horseback riding, birding, hunting and related programs. This should also include use of the golf course and club house for specified community events, consistent with County approvals.

Natural Resources Conservation

Future development at the site should take measures to protect water quality and supply, as well as other natural resources. Any development of the site should employ resource conservation techniques, including site planning, building design and infrastructure planning, that protects the surrounding natural environment. Accordingly, any future development should avoid creation of significant impacts upon environmentally sensitive areas such as streams, lakes, woodlands, vineyards, key viewsheds, and important plant and wildlife habitats.

Land Use

There are three existing land use designations applicable to Langtry: Rural Lands, Rural Residential, and Agriculture. As stated previously, the maximum existing overall residential density of the 16,000 acre Langtry property is approximately 800 units. If developed with residences in the future, the site should be developed through the planned development process to limit impacts on agriculture, traffic, open space and air quality. Any future increase in overall density should only be considered if it is necessary to support tourist related development, consistent with General Plan policies, and in such cases the residential development would need to be subordinate to a primary commercial development. Under these circumstances, amendments to the General Plan land use and zoning designations may be considered in order to facilitate appropriate, substantial resort development. Density transfers from one parcel to another within the Langtry property should be encouraged as part of planned development residential projects if they facilitate clustered residential development and preserve viable agricultural and ranchlands in perpetuity. Development should be clustered in areas of mitigated risk for natural hazards.



Future development will be guided by the Planned Development process in which all aspects of a project will be reviewed based on consistency with the goals and objectives of this section for development of the Guenoc Valley. Any sale or transfer of that property owned by Langtry Farms, LLC; Lilly's Reach, LLC; Branching Oaks, LLC; Jackpot Point, LLC; North Dam, LLC; Magoon Estate Limited or Guenoc Winery, Inc. and as shown on Figure 6-3 (Langtry/Guenoc Special Study Area map) shall require an adjustment of the allowed maximum residential density. The sale of property shall result in the transfer of the proportionate density to the new owner.

Objective

6.3.1 Retain and expand agricultural uses and promote agricultural products and agricultural tourism.

Policy

- 6.3.1a** The County should continue to support efforts by Langtry to expand and diversify its agricultural base, and proposals that result in value added agricultural opportunities should be encouraged and supported.
- 6.3.1b** The County shall consider developing an Agricultural Planned Development zoning district which accommodates wine country style development with lodging components.

Objective

6.3.2 Future development should be high quality and low-impact planned development that includes mixed uses complementary to agricultural operations in the Guenoc Valley.

Policies

- 6.3.2a** Residential development should be limited to the density presently allowed by the Land Use Map for the Langtry property. Density transfers between legal parcels of record may be appropriate through the Planned Development process to encourage clustering of residential development and preservation of agricultural resources and open space. Any increase in overall residential density should only be considered if such additional development were deemed necessary to support a major resort development, and were designed and scaled to be subordinate to the resort.
- 6.3.2b** A mixed-use destination resort with connectivity to Langtry's history and agricultural uses, while capitalizing on its varied recreational opportunities, should be encouraged and supported.
- 6.3.2c** Future commercial and/or residential development proposal applications shall be processed through the "PD", Planned Development process. Only innovative, diverse projects founded in smart growth principles should be considered.