

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Lake
Address: 255 North Forbes St. (2nd Floor) Lakeport, CA 95453

From:

Public Agency: County of Lake
Address: Community Development Department 255 N. Forbes St., Lakeport, CA 95453

Contact: Laura Hall, Senior Planner
Phone:

Lead Agency (if different from above): Same as above
Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019049134

Project Title: Guenoc Valley Mixed-Use Planned Development Project

Project Applicant: Lotusland Investment Holdings, Inc.

Project Location (include county): 19506-24090 Butts Canyon Rd & 21000 Santa Clara Rd. Middletown, Lake County

Project Description:

Guenoc Valley Mixed Use Project proposes phased development of resort facilities, including residential, boutique hotels, open space, and neighborhood-serving retail and restaurants, and off-site workforce housing. The Lake Board of Supervisors approved the Development Agreement (DA 24-01), amendments to the Lake County General Plan (GPAP 24-01 & 24-02), and a Water Supply Assessment for the Project. The Board also approved the first reading of a Zoning Amendment (AM 24-01) and two Rezoning requests for the Project (RZ 24-01 & RZ 24-02).

This is to advise that the County of Lake has approved the above (Lead Agency or Responsible Agency)

described project on August 26, 2025 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

255 N. Forbes St., Lakeport, CA 95453; https://lakecountyca.gov/Guenoc-Valley

Signature (Public Agency): [Signature] Title: Senior Planner

Date: August 29, 2025 Date Received for filing at OPR: