

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 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: 2025-075

FILED

Lead Agency (if different from above): September 9, 2025
Same as above JENAVIVE HERRINGTON

Address: COUNTY CLERK
LAKE COUNTY

Contact: By
 Phone: Deputy clerk

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. On 9/9/25, the Lake County Board of Supervisors approved the second reading of a Zoning Amendment (AM 24-01) and two Rezoning requests for the Project (RZ 24-01 & RZ 24-02). Two NODs have been filed for prior Project approvals, including a Development Agreement, General Plan amendments, and Water Supply Assessment (Board of Supervisors, 8/26/25), and EIR Certification, Statement of Overriding Considerations, and Major Use Permits (Planning Commission, 8/9/25).

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

described project on Sept. 9, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☒ will ☐ will not 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.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not 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): Laura Hall Title: Senior Planner
Digitally signed by Laura Hall, DN: cn=Laura Hall, o=US, o=Lake County, email=laura.hall@lakecountyca.gov, Date: 2025.09.09 16:48:26 -0700

Date: September 9, 2025

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Revised 2011