Print Form

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: Max Stockton, Associate Planner
Phone: 707-263-2221

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: PL-26-9 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:

Tentative Subdivision Map (PL-26-9), Anasu Farms Subdivision, as a portion of the Guenoc Valley Mixed Use Project proposes phased development, for eight phases, one encroachment from Butts Canyon Road, 34 new parcels (30 resort residential, 1 commercial, 3 facilities) and six peripheral parcels(from 7 existing parcels and 3 access parcels). On 7/23/26, the Planning Commission approved the Anasu Farms Tentative Subdivision Map (PL-26-9).

This is to advise that the County of Lake (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 23, 2026 (date) and has made the following determinations regarding the above 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

2026-056

Signature (Public Agency): _____ Title: ASSOCIATE PLANNER

Date: 7.23.2026 Date Received for filing at OPR: _____

FILED
July 23, 2026
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY
By _____
Deputy clerk

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

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print [redacted] Save

RECEIPT NUMBER:
17-09/09/2025-059

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2019049134

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAKE COUNTY COMMUNITY DEVELOPMENT		09/09/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
LAKE COUNTY		2025-075

PROJECT TITLE

GUENOC VALLEY MIXED-USE DEVELPOPMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
LOTUSLAND INVESTMENT HOLDINGS, INC			
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
19508-24090 BUTTS CANYON RD	MIDDLETOWN	CA	95461

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☒ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☐ County documentary handling fee	$ 50.00	$
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Deputy County Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)

Print Form

Notice of Determination

Appendix D

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☒ Office of Planning and Research

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Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Lake
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From:
Public Agency: County of Lake
Address: Community Development Department
255 N. Forbes St., Lakeport, CA 95453
Contact: Max Stockton, Associate Planner
Phone: 707-263-2221

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: PL-26-9 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:

Tentative Subdivision Map (PL-26-9), Anasu Farms Subdivision, as a portion of the Guenoc Valley Mixed Use Project proposes phased development, for eight phases, one encroachment from Butts Canyon Road, 34 new parcels (30 resort residential, 1 commercial, 3 facilities) and six peripheral parcels(from 7 existing parcels and 3 access parcels). On 7/23/26, the Planning Commission approved the Anasu Farms Tentative Subdivision Map (PL-26-9).

This is to advise that the County of Lake (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 23, 2026 (date) and has made the following determinations regarding the above described project.

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   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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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.

2026-056

FILED
July 23, 2026
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY
By Deputy clerk

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): _____ Title: _____

Date: _____ Date Received for filing at OPR: _____

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

Revised 2011

State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV 12/01/19) Previously DFG 753 5a

Print [redacted] Finalize & Email:

RECEIPT NUMBER:
17 — 07/21/2020 — 003

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
County of Lake - Community Development Department		07/21/2020

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Lake	

PROJECT TITLE

Guenoc Valley Mixed-Use Planned Development Project

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Lotusland Investment Holdings, Inc		(707) 263-2221

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
Butts Canyon Road	Middletown	CA	95453

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$3,343.25	$	3,343.25
☐ Mitigated/Negative Declaration (MND)(ND)	$2,406.75	$	0.00
☐ Certified Regulatory Program (CRP) document payment due directly to CDFW	$1,136.50	$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 3,393.25

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Rick Ensley - Deputy County Clerk, County of Lake

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 12/01/2019)

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | Save

RECEIPT NUMBER: 17-07/23/2026-046

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2019049134

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAKE COUNTY COMMUNITY DEVELOPMENT		07/23/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LAKE COUNTY	2026-056

PROJECT TITLE

PL-26-9 GUENOC VALLEY MIXED-USE PLANNED DEVELOPMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
LOTUSLAND INVESTMENT HOLDING, INC			
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
BUTTS CANYON RD	MIDDLETOWN	CA	95461

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☐ County documentary handling fee	$ 50.00	$
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE	
X	Kristopher Allen	Deputy County Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)