COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone: (707) 263-2221 FAX: (707) 263-2225

☒ County Clerk
☒ Interested Parties

2026-088

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

COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: PL-25-494 Guenoc Valley Glamping

Applicant: Guenoc Valley Resort Land LH, LLC/ Amanda Bradshaw

Project Location: 21000 Guenoc Valley Road, Middletown CA 95461 (APN: 014-310-06)

Project Description:

The applicant is seeking discretionary approval for Major Use Permit PL-25-494 for a glamping facility located at 1 21000 Guenoc Valley Road, Middletown CA 95461 (APN: 014-310-06).

The proposed Project includes the development of an agritourism facility consisting of a short-term stay, nightly rental cabin campground with up to 104 dispersed portable tiny cabins for guests to enjoy. The tiny cabins can accommodate from one to four guests. Typical 1-bed, 2-bed, and cabin suite park model recreational units would be 399 sq. ft. or less. Each cabin park model unit includes a kitchenette, bathroom, air-conditioning, heating, and a connection to electricity, sewage, and drinking water systems. A private outdoor shower would be at each cabin. Approximately half of the 1-bed cabins will have a hot tub addition. Cabin suites are made up of two mobile units connected with an outdoor deck area including private hot tub and outdoor shower.

The lodging room breakdown of 104 units is: (58) 1-bed cabins including Americans with Disabilities Act (ADA) standard accessible cabins, (25) 2-bed cabins, and (21) cabin suites. Cabin pads are approximately 1,068 sq. ft. and would include a parking space, outdoor seating area, and a picnic bench. The park model recreational units are Recreational Vehicle Industry Association (RVIA) certified.

The guest communal facilities area is proposed to be a space for guest services, social gathering, recreation, entertainment, and events. The arrival area includes check-in/out, administrative offices, activities concierge, retail/shop, guest gear storage and shop to encompass about 4,000 sq. ft. The administrative front office work area would be about 1,260 sq. ft.

The proposed guest communal facilities area, which includes a main stage and event hall, is approximately 5,085 sq. ft. The guest communal facilities food service space serves as a café

and bar, small grab-and-go market, dining seating, outdoor games area, and small entertainment stage, taking up approximately 2,250 sq. ft. Two overlook event lawns are proposed to be located in the northern part and southern area of the project site accessed by trails.

On-site recreation and outdoor activities areas would take up approximately 9,900 sq. ft. on the guest communal facilities area or portions of the project site. Recreation activities would consist of a family pool, adult pool, sundecks, and accessory structure for pool services. A pool maintenance area and pool pump room are also included for engineering and maintenance work. Additional recreation areas may include onsite trails, pickleball courts, sand volleyball court, bocce ball court, kayak and standup paddle board storage, and a tackle and bait shop. A fitness center and wellness treatment room would be approximately 2,450 sq. ft. of indoor and outdoor area. Recreation and outdoor activity areas and the fitness center amenities would be for Guenoc Valley Glamping Resort guests only.

A Back-of-House (BOH) building for employee facilities and food service is proposed to be in an approximate 1,375 sq. ft. structure. Food service includes food and beverage storage and preparation. Employee facilities consist of a staff dining room, prep and serving area, lockers, and men and women's shower and restroom.

A housekeeping and laundry facility for the purpose of storage, workroom, and washing linens would be about 1,150 sq. ft. A receiving and purchasing area would consist of a truck dock, receiving holding area, trash facility, and security office, totaling an estimated 660 sq. ft.

A total of up to twenty-six (26) employees are proposed to operate the Project at full occupancy since current Langtry Winery employees may also work at the Guenoc Valley Glamping Resort.

Guests reserve campsites in advance online or in-person at the proposed arrival and administrative building. The Project also includes appurtenant development associated with the dispersed tiny cabins, including private on-site septic, drinking water, electrical, and roads and trails. Roads and trails would utilize existing roads and trails to the maximum extent practicable.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study for major use permit application PL-25-494 will begin on November 23, 2026 and will end on December 28, 2026 You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the Community Development Department, Planning Division; telephone (707) 263-2221. Written comments may be submitted to the Planning Division or via email at Trish.Turner@lakecountyca.gov.



Vicinity Map Source: Lake County Parcel Viewer, 2026