## Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH #**

**Project Title:** Guenoc Valley Glamping

Lead Agency: County of Lake - Community Development Dept. Contact Person: Trish Turner
Mailing Address: 255 N. Forbes Street Phone: 707-263-2221
City: Lakeport, CA Zip: 95453 County: Lake

**Project Location:** County: Lake City/Nearest Community: Middletown
Cross Streets: Butts Canyon Road Zip Code: 95461
Longitude/Latitude (degrees, minutes and seconds): 38 ° 44' 11.10 " N / 122 ° 31' .41 " W Total Acres: 91.55
Assessor's Parcel No.: 014-310-06 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: None Waterways: Detert Reservoir and Bucksnort Creek
Airports: None Railways: None Schools: None

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☒ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI _____

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

**Development Type:**

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. 68,366 Acres _____ Employees _____ ☐ Transportation: Type _____
☒ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Educational: _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational: _____ ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ☐ Other: _____

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☒ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Wildfire

**Present Land Use/Zoning/General Plan Designation:**

Langtry Farms Vineyard and Winery/ Zoning: RR-SC-WW (Rural Residential – Scenic Combining District – Waterway)/ General Plan: RR-RC (Rural Residential – Resource Conservation)

**Project Description:** *(please use a separate page if necessary)*

Please attached

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

| | | | |
|---|---|---|---|
| ____ | Air Resources Board | X | Office of Historic Preservation |
| ____ | Boating & Waterways, Department of | ____ | Office of Public School Construction |
| ____ | California Emergency Management Agency | ____ | Parks & Recreation, Department of |
| ____ | California Highway Patrol | ____ | Pesticide Regulation, Department of |
| ____ | Caltrans District # ____ | ____ | Public Utilities Commission |
| ____ | Caltrans Division of Aeronautics | X | Regional WQCB # 5 |
| ____ | Caltrans Planning | ____ | Resources Agency |
| ____ | Central Valley Flood Protection Board | ____ | Resources Recycling and Recovery, Department of |
| ____ | Coachella Valley Mtns. Conservancy | ____ | S.F. Bay Conservation & Development Comm. |
| ____ | Coastal Commission | ____ | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| ____ | Colorado River Board | ____ | San Joaquin River Conservancy |
| ____ | Conservation, Department of | ____ | Santa Monica Mtns. Conservancy |
| ____ | Corrections, Department of | ____ | State Lands Commission |
| ____ | Delta Protection Commission | ____ | SWRCB: Clean Water Grants |
| ____ | Education, Department of | X | SWRCB: Water Quality |
| ____ | Energy Commission | X | SWRCB: Water Rights |
| X | Fish & Game Region # 2 | ____ | Tahoe Regional Planning Agency |
| ____ | Food & Agriculture, Department of | ____ | Toxic Substances Control, Department of |
| X | Forestry and Fire Protection, Department of | ____ | Water Resources, Department of |
| ____ | General Services, Department of | | |
| ____ | Health Services, Department of | ____ | Other: ____ |
| X | Housing & Community Development | ____ | Other: ____ |
| ____ | Native American Heritage Commission | | |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date November 23, 2026 Ending Date December 28, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: Northpoint Consulting
Address: 1117 Samoa Blvd.
City/State/Zip: Arcata, CA 95521
Contact: Annje Dodd
Phone: (707) 798-6438

Applicant: Guenoc Valley Resort Land LH, LLC
Address: 21000 Guenoc Valley Road
City/State/Zip: Middletown, CA 95461
Phone: 707-987-2772

**Signature of Lead Agency Representative:** _____ **Date:** 11/23/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.