1. PROJECT SUMMARY

1.1. PROJECT OVERVIEW

Guenoc Valley Resort Land LH, LLC (Guenoc Valley Resort Land) is applying for a Major Use Permit for the Guenoc Valley Glamping Resort (Project), located at 21000 Guenoc Valley Road in Middletown, Lake County (County), California on Assessor Parcel Number (APN) 014-310-06. The total parcel area is ±91.55 acres.

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.

1.2. Existing Langtry Winery

The existing Langtry Winery building consists of a barrel room, tasting room, fermentation room, bottling area, warehouse, loading dock, and offices totaling approximately 66,995 square feet. Outdoor lawn and garden areas of the winery are currently used for tastings and events. An existing paved parking lot for employees and visitors is provided with approximately 94 parking spaces. An existing water treatment structure and water tank is next to the pond at the center of the property.

Just north of the existing winery building, a composting pile of green waste and organic material created from the processing grapes from the vineyards was spread onsite for grass growth. Sod has since been applied to the entire area.

The existing grassy knoll is located about 0.20 miles north of the winery building.

The proposed Project would not change the existing uses of Langtry Winery.

1.3. Site Description and Access

Guenoc Valley Resort Land LH, LLC is applying for a Major Use Permit for Guenoc Valley Glamping Resort, an agritourism tiny cabin glamping resort at 21000 Guenoc Valley Road, located in Middletown, California (APN 014-310-06). The Project is located in Township 10N, Range 6W of the Mount Diablo Baseline and Meridian.

In total, the site area is approximately 91.55 acres. Vegetation communities on the site consist of blue oak, non-native annual grasses, poison oak, leather oak, musk brush, patches of serpentine outcrops (Sequoia Ecological Consulting, Inc., 2025).

The project site is located east of Middletown and north of Detert Reservoir. Elevation ranges between 1,049 feet to 1,148 feet above mean sea level. Drainage generally flows west into Detert Reservoir, a large, surface water impoundment. Two onsite ponds store water and drain toward Detert Reservoir. A proposed water crossing is shown on Sheet C2 of Development Plan Set.

Existing onsite infrastructure and uses within the project property were described in the previous section regarding Langtry Winery. Langtry Reservoir is located onsite in the middle of the property for the purpose of domestic, irrigation, stock-watering, recreational, and fire protection uses, which feeds into an intermittent drainage that flows west and off-site to Detert Reservoir. A water treatment structure and water tank are adjacent to the pond. Two additional separate ponds partially overlap with the northwestern corner and western edge of the project site. One existing well is next to the existing knoll about 0.20 miles north of the winery building. An existing onsite wastewater treatment system serves the winery building. The property is connected to PG&E and currently has a 300 KVA 3 phase 277/480 for the existing winery. PG&E utilities pedestal is located at the south end of the property and powerlines are underground.

There is an existing paved road from the winery entrance to the existing winery parking and continues to the grassy knoll north of the winery. In addition, there is an existing ranch road network onsite to access vineyard areas outside of the property.

The site is located on Guenoc Valley Road, which is approximately 436 feet when turning from Butts Canyon Road. Guenoc Valley Road is an existing, privately maintained road. Guests traveling to the project site from Middletown will access the area via Butts Canyon Road. The property entrance to the site is approximately 5.6 miles southwest of the intersection of Butts Canyon Road and California State Highway 29 in Middletown. The entrance of the property is a wide, paved apron with a gate. From the property entrance off of Guenoc Valley Road, guests travel to the arrival area by following the onsite road and informational signage.

1.4. Detailed Project Description

Guenoc Valley Resort Land LH, LLC is applying for a Major Use Permit for the Project. The Project is proposed to be developed within the same property as the existing Langtry Winery on APN 014-310-06. No development is proposed outside of this project area.

The Project would include the development of agritourism facilities associated with typical cabin/campground destinations, including lodging units for guests, operational and maintenance facilities, on-site water, sewer, power, signage, lighting, roads, trails, and other design features as shown in the Site Plan.

Typical one-bedroom and two-bedroom cabins options would maintain a rural-resort aesthetic (Figure 1 and Figure 2). Tiny cabins are the only type of lodging provided, and only structures provided by Guenoc Valley Resort Land may be used onsite. Guenoc Valley Glamping Resort Project does not propose the use of motor homes, RVs, trailers, or regular tent camping.



Figure 1. Typical Guenoc Valley Glamping Resort cabin conceptual setup (Zook Cabins, 2025)

Specifically, the Project would include the development of facilities, including:

- Up to 104 tiny cabins, park model recreation units (399 sq. ft. or less) and suites on cabin pad sites of ±1,608 sq. ft.
- One-bed cabins can accommodate up to two (2) people and two-bed cabins can accommodate up to four (4) people (typically families). The lodging mix consists of (58) one-bed cabins including ADA accessible units, (25) two-bed cabins, and (21) cabin suites. Tiny cabin details are provided in the Guenoc Valley Glamping Resort Development Conceptual Details submitted with the Major Use Application Package. The amount, size, accessibility, and capacity of proposed cabins and cabin pads are summarized in Table 1.
- Cabin suites are made up of two mobile units connected with an outdoor deck area.
- Each tiny cabin's interior space includes: (1) bathroom, including a sink and toilet; (2) living area, including a kitchenette, and (3) a sleeping area, including either one or two queen-sized beds or one king-sized bed and a sleeper sofa. Cabins are also equipped with heating and cooling systems. Each cabin's exterior space includes a private shower, one parking space, seating area, and a picnic bench. Approximately half of the one and two-bed cabins and each of the cabin suites may have a hot tub addition.

- All park model recreation units are certified by the RVIA. Units would be constructed and manufactured offsite and towed to the site via trailer. Once onsite, cabins remain portable and can be hauled offsite for repairs or upgrades, if necessary. The tiny cabins are placed on the cabin pad and hooked up to utilities. Each cabin pad consists of a ±1,068 sq. ft. graveled area that includes a parking area, a private outdoor shower, seating area, and picnic table (See Development Plans, Sheet D3, and Preliminary Grading Plans, Sheets C6 – C8).



Figure 2. Another example of a Guenoc Valley Glamping Resort cabin setup (Zook Cabins, 2025)

- Guests will have access to electricity, fresh drinking water, and hot water on-demand. Cabins are offered full linen service. Linens will be washed onsite at the allocated laundry facilities.
- Guest cabin services for an ice machine, filtered water, guest coin laundry, housekeeping and linen storage in a total of ±1,020 sq. ft. structures distributed throughout the resort.
- Guest communal facilities area for guest services, gatherings, family and adult pools, fitness and wellness, recreation, events, dining, guest arrival, retail space, and shop for food, beverages, and souvenirs.
- A guest arrival and administrative building for guest check-in/out, administrative offices, activities concierge, retail/shop, guest gear storage and shop (±4,000 SF).
- Event pavilion for events and live entertainment (±5,085 sq. ft.) with an adjacent café and bar, dining, and outdoor games area (±2,250 sq. ft).
- Proposed family swimming pool and deck (±5,100 sq. ft.) and adult swimming pool and deck (±2,720 sq. ft.), and accessory structures for cabanas, private shower areas, and pool services.
- Trail system and recreation areas connected by an onsite trail system: pickleball courts, sand volleyball court, bocce ball court, kayak and standup paddle board storage, and a tackle and bait shop.
- Back-of-House building for employee facilities and kitchen in a proposed ±1,375 sq. ft. structure. Employee facilities consist of a staff dining room, lockers, and men and women's shower and restroom. Kitchen includes dry and cold food storage and preparation, and office space. An enclosed trash and recycling facility would be outside of the Back-of-House building.
- Approximately ±13,778 sq. ft. parking lot consisting of (28) parking spaces and including four (4) ADA-compliant parking spaces.
- Onsite water would be provided by permitted surface waters under existing water rights.
- Proposed trail (±1.23 miles) and road network including the widening and development of road (±1.57 miles proposed new roadway) (See Development Plan Set - Preliminary Grading Plans, Sheet C2 for locations of proposed new roads).

- Wastewater would be treated via new, onsite wastewater treatment system(s) (OWTS). Each tiny cabin will be fully plumbed to the new onsite septic systems. The onsite septic system would include an underground pipe network, septic tanks, and leach fields. Potential septic leach field locations have been identified on the Development Plans (See Development Plan Set, Sheet D3).
- Solid waste storage facilities would be located next to the Back-of-House building. All solid waste storage would be fenced and fully enclosed (See Development Plan Set, Sheet D4).
- Electrical services would be provided by PG&E. Solar may be considered to offset electrical demand.
- Utility lines (water, wastewater, electrical) would be placed in trenches along roads and trail systems to minimize site disturbance (See Development Plan Set, Sheet U1-U3).
- The arrival building and area would be the initial stop for guests and located about 0.3 miles from the winery gate road entrance. Additional directional and informational signage would be located at appropriate locations throughout the project site. (See Development Plan Set – Lighting Plans, Sheets L0- L3).
- Lighting would include minimal security and safety lighting, as well as low-wattage lights to illuminate the cabin unit number at the driveway entrance of each cabin pad. The proposed structures would include security lighting, which would be downcast so as not to cause light pollution or impact, neighbors, neighboring cabins, or wildlife (See Development Plan Set – Lighting and Signage Plans, Sheets L0- L3).
- Site vegetation will be cut-back, trimmed, and maintained per local and state fire standards. The onsite ponds and proposed water tank would provide fire water, if needed, during an emergency. SRA-compliant turnarounds are proposed onsite (See Development Plan Set, Sheet C2).
- Access to the site is provided via Guenoc Valley Road, an existing, private paved road. Existing dirt trails and gravel/dirt roads throughout will be upgraded for access to the project areas. (See Development Plan Set, Sheet C2 for existing and proposed roads; Sheet F0 for fire evacuation route).
- Construction is anticipated to occur over five (5) to eight (8) months, commencing after planning approval and approval of required grading and building permits. The anticipated construction start date is Summer of 2027 and expected to last over approximately two (2) construction seasons. Construction activities include widening and development of new roads, grading of cabin pads and proposed structures in the guest communal facilities area, placement of pre-manufactured tiny cabins on their pads, development of onsite wastewater treatment systems, and utility trenching and connection for septic, electrical, and drinking water systems (See Preliminary Grading Plans, Sheets C0 through C10; Utilities Plan, Sheets U0 through U3). Total disturbed area is projected to be approximately 14.6 acres. As shown on Sheet D6 in the Development Plan, the proposed guest communal facilities and cabin area (north of the winery building) would be utilized for construction materials and staging.