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

November 23, 2026

# CALIFORNIA ENVIRONMENTAL QUALITY ACT
# INITIAL STUDY (PL-25-494)
# ENVIRONMENTAL CHECKLIST FORM

| | |
|---|---|
| **1. Project Title:** | Guenoc Valley Glamping Resort |
| **2. Permits:** | Initial Study for Major Use Permit PL 25-494 and Grading Permit PL-26-280 |
| **3. Lead Agency Name and Address:** | County of Lake<br>Community Development Department<br>Courthouse, 3rd Floor, 255 North Forbes Street<br>Lakeport, California 95453 |
| **4. Supervisor District:** | District One |
| **5. Contact Person:** | Trish Turner, Associate Planner<br>Trish.Turner@lakecountyca.gov<br>(707) 263-2221 |
| **6. Project Location:** | 21000 Guenoc Valley Road<br>Middletown, CA 95461<br>APN: 014-310-06 |
| **7. Project Applicant & Address:** | Guenoc Valley Resort Land LH, LLC<br>Attn: Amanda Bradshaw<br>21000 Guenoc Valley Road<br>Middletown, CA 95461 |
| **8. Property Owner & Address** | Langtry Land and Water FS West, LLC<br>21000 Guenoc Valley Road<br>Middletown, CA 95461 |
| **9. General Plan Designation:** | RR-RC (Rural Residential – Resource Conservation) |
| **10. Zoning:** | RR-SC-WW (Rural Residential – Scenic Combining District – Waterway) |
| **11. Flood Zone:** | Partially Zone X (Minimal) and partially Zone “D” (Areas of Undetermined Flood Hazards) |
| **12. Slope:** | Site slopes range between 0% and 60%. The project is sited on slopes less than 25% |
| **13. Fire Hazard Severity Zone:** | California State Responsibility Area (CAL FIRE)<br>- Very High Fire Hazard Severity Zone |

**14. Earthquake Fault Zone** None

**15. Waterways**: Three Class III watercourses

**16. Fire District**: South Lake County Fire Protection District

**17. Dam Failure Inundation Area** Not located within Dam Failure Inundation Area

**18. Area Plan**: Middletown Area Plan

**19. Parcel Size**: ±91.55 acres

**20. Property Description, Existing Conditions, and Location/Access**

The proposed Guenoc Valley Glamping Resort (Project) is located at 21000 Guenoc Valley Road, Middletown, California 95461 on APN 014-310-06 (referred to as the Project "area", "property", "site", or "parcel"). The site is 91.55 acres and is approximately 6.4 miles southeast of the center of Middletown (Figure 1). The Project is located within the Middletown Area Plan.

The property is accessed by a private driveway off Guenoc Valley Road. Beginning at the intersection of Highway 175 and Calistoga Road, head north on State Route 29 for 0.6 miles, turn right onto Butts Canyon Road and continue for 5.6 miles, turn left onto Guenoc Valley Road and proceed approximately 436 feet to the entrance. Guenoc Valley Road is an existing, privately maintained road. The driveway measures approximately 27 feet wide with an existing 27-foot-wide gate. There is a paved road from the winery entrance to the winery parking lot and continues to the grassy knoll about 0.20 miles north of the winery. The existing 10-foot-wide ranch road network is made up of natural material and gravel and follows gentle contours.

The existing Langtry Winery building consists of a barrel room, tasting room, fermentation room, bottling area, warehouse rooms, loading dock, meeting rooms, and offices totaling approximately 66,995 square feet. Outdoor lawns and garden areas are currently used for tastings and events. An existing paved parking lot for winery employees and visitors is provided with approximately 94 parking spaces.

There are existing utilities within the property: underground electrical, a 300 kVA 3 phase 277/480 electrical service from Pacific Gas & Electric (PG&E), sewer line, water line, and septic. A water treatment building and water tank are located next to the Langtry Reservoir at the center of the property. PG&E power utilities are located on the Project parcel at the southern end of the property.

Vegetation communities on the site consist of blue oak, non-native annual grasses, poison oak, leather oak, musk brush, and patches of serpentine outcrops (Sequoia Ecological Consulting, Inc., 2025).

The property is located within the Inner North Coast Range geographic subregion, which has a Mediterranean-type climate of hot, dry summers, and wet winters. The elevations in the Project area range from approximately 1,040 feet to 1,210 feet above mean sea level. Topography across the property is variable and ranges from 0% to 60% slopes, with an average slope of 25%.

The Project site is located within the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA). Within the SRA, the Project property is designated as Very High Fire Hazard Severity Zone. There is an existing fire hydrant located just north of the winery building. The Langtry Reservoir has a surface water storage capacity of up to 24 acre-feet that can be used for fire suppression.

The Project site contains three unnamed Class III drainages (Figure 3). Two of the drainages drain the western portion of the Project and eventually into Detert Reservoir. The other drainage

drains to the eastern portion of the property into Bucksnort Creek. Langtry Reservoir sits in the middle of the property, which feeds into one of the unnamed Class III drainages that flows directly into Detert Reservoir. Detert Reservoir overflows into Bucksnort Creek, which is a tributary to Putah Creek, approximately 8 miles to the northeast. Putah Creek is a tributary of Lake Berryessa. Freshwater emergent wetlands exist around parts of the central and northwestern ponds and also along the southern edge and southwestern corner of the property. The Project does not propose work within the Class III drainages or other aquatic resources on-site. Project setbacks are at least 50 feet from the Class III drainages.

The southwest portion of the property is mapped as “D” Flood Zone, which is applied to undetermined areas where no flood mapping has been conducted. The remaining property is designated as “X” Flood Zone, defined as an area with minimal flood hazard and determined to be outside the 0.2% annual chance flood (Lake County Parcel Viewer, 2026 and FEMA National Flood Hazard Layer Viewer, 2026).

The property is zoned Rural Residential-Scenic Combining District-Waterway (RR-SC-WW-AP) and has a General Plan land use designation of Rural Residential-Resource Conservation (RR-RC). Land uses surrounding the Project site include rural lands, rural residential, agricultural, and resource conservation (Figure 6, Figure 7).

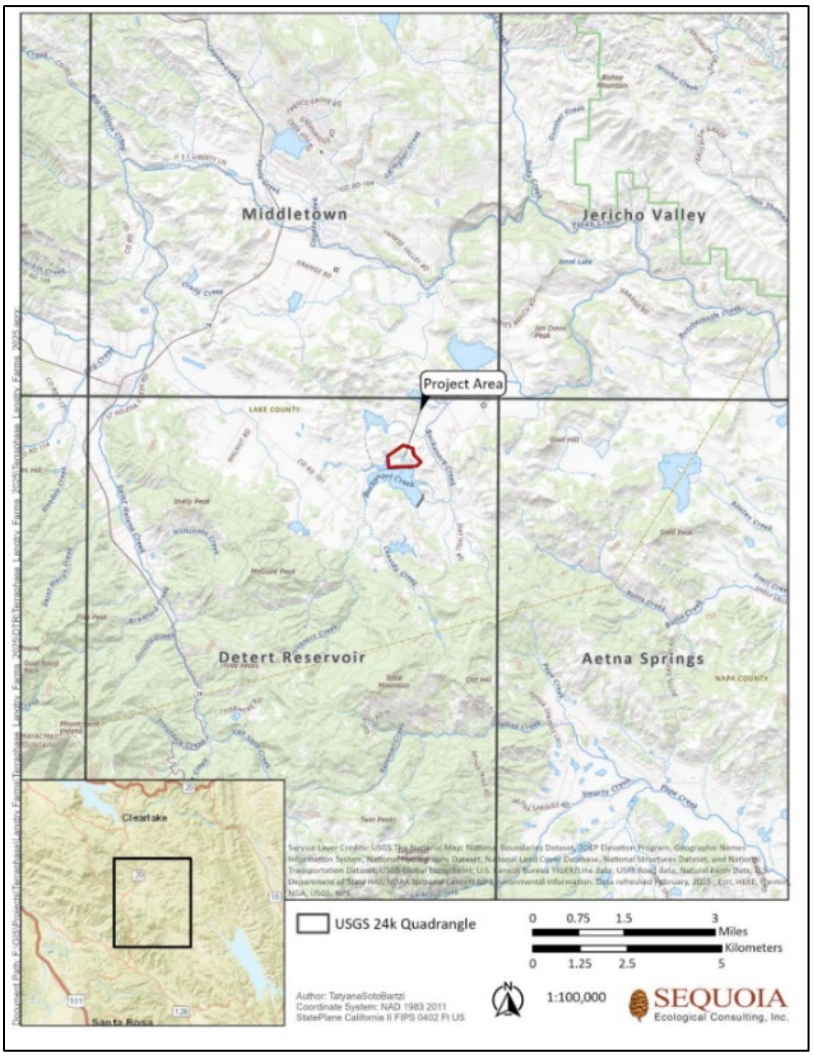


*Figure 1: Regional Map of the Project (Source: Biological Resources Report, 2025)*

**21. Description of Project:**.

The applicant, Guenoc Valley Resort Land LH, LLC (Guenoc Valley Resort Land LH) is seeking discretionary approval from Lake County for a Major Use Permit for the development of an agritourism facility consisting of short-term stay, nightly rental cabin campground with up to 104 dispersed portable tiny cabins and supporting facilities at 21000 Guenoc Valley Road, Middletown CA (Assessor's Parcel Number 014-310-06).

Specifically, the Project, as proposed ("proposed Project" or "Project") includes the following:

- Up to 104 tiny cabin park model recreation units (399 sq. ft. or less) on cabin pad sites (±1,068 sq. ft.);
    - One-bed cabins can accommodate up to two people and two-bed cabins can accommodate up to four people (typically families). The lodging mix consists of (58) one-bed cabins, (25) two-bed cabins, (21) two-bed cabin suites, and accessible guest cabins. Accessible guest cabins and suites will comply with California Building Code for accessibility;
- Each tiny cabin's interior space includes: a bathroom, including a sink and toilet; living area, including a kitchenette, and 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;
- Guests would have access to electricity, fresh drinking water, and hot water on-demand;
- 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 would be certified by the RV Industry Association (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 to C8);
- Cabins offer full linen service. Linens would be washed onsite at the proposed laundry facilities;
- Guest cabin services would include 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;
- 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);
- Guest communal facilities (±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;
- Fitness and wellness center consisting of an indoor (±1,811 sq. ft.) and outdoor area for resort guests only (±2,450 sq. ft.);

- 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;
- Approximately ±13,778 sq. ft. parking lot consisting of (28) parking spaces and including four California Building Code compliant parking spaces
- On-site water would be provided by permitted surface waters under existing water rights stored in Langtry Reservoir and an existing well;
- 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 a new, onsite wastewater treatment system(s) (OWTS). Each tiny cabin would be fully plumbed to the new OWTS. The OWTS would include an underground pipe network, septic tanks, and leach fields. Potential septic leach field locations have been identified on the Proposed Site Plan and Conceptual Sewer Collection System & OWTS Plan (See Development Plan Set, Sheet D3 and U3);
- A solid waste facility (±170 sq. ft.) 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 existing PG&E services. Solar may be considered to offset electrical demand;
- Utility lines (stormwater, water distribution, wastewater) would be placed in trenches along roads and trail systems to minimize site disturbance (See Development Plan Set, Sheet U1-U3);
- A proposed conceptual storm drain system designed with rock energy dissipaters and storm drains (See Development Plan Set, Sheet U1);
- A proposed fire hydrant located at the northeast corner of the proposed main service area, a fire riser every 400 feet and within 150 feet of each cabin, and 4 to 6 inch water mains as proposed in the Conceptual Water Distribution Plan (See Development Plan Set, Sheet U2); Site vegetation would 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);
- The arrival building and area would be the initial stop for guests and located about 0.3 miles from the winery entrance at the existing gate. 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);

- Access to the site is provided via Guenoc Road, an existing, private paved road. Existing dirt trails and gravel/dirt roads throughout would 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 six to eight months over two construction seasons, commencing after California Department of Housing and Community Development (HCD) approval. The anticipated construction start date is Summer of 2027 (following environmental review, project approval, and issuance of applicable permits) and expected to last over approximately two construction seasons;
    - Construction activities include widening and development of new roads, grading of cabin pads and proposed structures, placement of pre-manufactured tiny cabins on their pads, parking lot, development of OWTS, and utility trenching and connection for septic, electrical, and drinking water system (See Preliminary Grading Plans, Sheets C0 through C10; Utilities Plan, Sheets U0 through U3).

Development Plans can be found from Sheets D0 to D6 (including the overall plot plan on Sheet D0, existing site plan and zoning on Sheets D1-D2, the proposed site plan on Sheet D3, the proposed guest communal facilities plan on Sheet D4, the constraints map on Sheet D5, and the construction staging map on Sheet D6). The Preliminary Grading & Erosion Control Plan can be found on Sheets C0 to C10 (including proposed site plan details on Sheet C2, pad grading and road profiles on Sheets C5-C8, and Erosion Control Plan on Sheet C10). The Lighting Plan can be found on Sheets L0 to L3, the Fire Evacuation Route Plan on Sheet F0, and the Utilities Plan on Sheets U0 to U3.

In addition, the Project includes grading and drainage improvements for the lawn area as shown in Langtry Farms, LLC Lawn Area Grading Plans (Attachment 11) and (Figure 5). The grading activities were completed between January 23 and February 24, 2024. Three employees were on site operating two bulldozers, one excavator, and one water truck. No grading activities were conducted during rain events or saturated conditions. The work was conducted when the exposed surfaces were damp due to light rainfall. A water truck was kept onsite, near the work area, to water exposed surfaces as needed to control dust. All employees were trained in dust control measures. No material was stockpiled or transported offsite. The area graded was sparsely vegetated and involved the removal of some scrub oak, four small gray pine trees, invasive yellow star thistle, and some grass. To stabilize graded area, the fill was compacted and the entire area was covered with 2- to 4-inches of topsoil, an irrigation system, and planted with sod. All exposed areas are now covered by an established thick, grassy lawn area. Drainage facilities around the lawn area maintain runoff conveyance toward the northeastern portion of the site and discharge to the existing drainage ditch outlet, generally maintaining the pre-existing drainage pattern.

**Construction and Time Frame**

The Project would be constructed over two construction seasons during 2026/27 and 2027/28. Construction during the 2026/27 season is anticipated to take 6 to 8 months. There would be up to approximately 30 to 40 construction workers and truck deliveries (approximately 60 to 80 daily trips) are expected to occur every two days, on average, throughout the construction season. Construction during the 2026/27 season would be expected to take 6 to 8 months. Approximately 20 to 30 construction workers and about two truck deliveries (approximately 40 to 60 daily trips) are anticipated during the second construction season. Actual construction dates are weather dependent and would likely be scheduled typically during April to October.

The Project includes the following site preparation and construction activities:

- Materials and equipment would be staged on previously disturbed areas north of the existing winery and within the property near the driveway entrance (Sheet D6 of the Development Plan Set).
- Construction would occur during daylight hours, typically between 7:00 a.m. to 6:00 p.m. on Monday to Friday and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday
- Disturbed areas would be stabilized with temporary erosion control or with permanent erosion control as soon as possible after site preparation is complete.
- Construction staging areas are shown on Sheet D6, at the existing events lawn.

Due to the presence of serpentine soils, a Serpentine Dust Control Plan would be submitted for approval by Lake County Air Quality Management District prior to construction activities. According to the Preliminary Grading Plan, the following dust control measures shall be followed during any construction operations, road grading, or land clearing:

- Onsite roads shall be armored with gravel, road base, or asphalt, as appropriate;
- All visibly dry, disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions if necessary;
- All unpaved areas shall have a speed limit of 15 mph;
- Dust-generating activities shall be limited during periods of high winds (over 15 mph).

The grading for the lawn area was conducted between January 23 and February 24, 2024. While Minor Use Permit (MUP) 98-15 and Grading Permit LP 990850 were previously issued for the property, Grading Permit LP 990850 expired in 1999, and the 2024 grading activities were conducted without an active grading permit. Consequently, the project application under PL-26-280 serves as an after-the-fact permit review to regularize the grading activities, subject to double-fee assessment. As part of PL-26-280, a current Serpentine Dust Plan was submitted to and approved by the Lake County Air Quality Management District (LCAQMD).

Any future development or construction proposed on the previously graded pad will require standard re-evaluation, engineering design, and potential re-grading or remediation under appropriate county permits prior to development.

**Employees and Operation**

The Project would employ up to twenty-six (26) people at full occupancy.

Managers would include a General Manager, Assistant General Manager, Facilities Manager, and Recreation Manager. Housekeeping staff would be responsible for cabin cleaning, laundry service, and facilities/grounds maintenance. Other staff would be assigned to the front desk, pool, food services, or events.

The site would be open to guests 24/7. Check-in is after 3 PM, and check-out is before 11 AM.

Similar to other glamping projects in the region, the average guest stay is expected to be about 1.7 nights and the average daily trips per campsite is expected to be 1.5 trips per day. Unlike traditional lodging or short-term rentals, guests are more likely to remain on the property for the majority of their stay given the site's rural location and the wide range of existing and proposed amenities offered onsite. Guests would have access to onsite dining, wine tasting at the Langtry Winery, recreational opportunities, and social gathering spaces, reducing the need for frequent offsite travel.

**Access, Parking, and Traffic**

Guests and staff access the site via the driveway off of Guenoc Road, approximately 436 feet from Butts Canyon Road. Guests would check-in at the proposed guest arrival building for their assigned cabin. Cabin unit number signs on posts are proposed to be located at the entrance of each cabin pad entrance.

A Technical Memorandum (TM) for average daily trip projection was prepared for the Project, dated December 2025, by NorthPoint Consulting Group, Inc. (Attachment 6). The average daily trip projection for the proposed Project is 88 trips based on average annual occupancy rates that vary depending on the season, which are based on peak wine tasting/visitor season in the region, and crediting for trips by current winery guests. The total number of employees was also adjusted by seasonal occupancy rate. The monthly occupancy rates were determined using a range of peak season types based on tourism during low season, medium peak season, medium-high peak season, and peak season.

Cabin guests would have one (1) parking space per cabin pad and, accordingly, one (1) vehicle per cabin pad. Site deliveries are already accounted for as part of existing Langtry Winery operations. On a daily basis, the Project is expected to have up to 26 additional staff (at full occupancy) to assist with the Project, similar to typical resorts where employees are estimated based on 0.25 employees per room. This is likely conservative because it is likely hat current Langtry Winery employees would also work for the Project.

The Project is expected to retain about 50% of Project occupants who are already traveling to the winery because existing guests from private events, facility rentals, and daily wine tastings, which are currently conducted on the property by Langtry Winery. These guests would stay onsite.

Each cabin site has a parking space located within close proximity. Parking spaces are adjacent to the cabin sites. An approximately ±13,778 sq. ft. parking lot consisting of (28) parking spaces and including four California Building Code-compliant parking spaces are proposed to be adjacent to the proposed guest arrival and administrative building, fitness and wellness center, and Back-of-House. Refer to Sheets D3 to D4 of the Development Plan Set.

A Wildfire Evacuation Plan and Evacuation Assessment was also prepared for the Project (Attachment 8) and a fire evacuation plan is available in Sheet F0 of the Development Plan Set.

**Geology and Soils**

The property contains two soil types based on USDA Web Soil Survey and Lake County Parcel Viewer (2026). Henneke-Montara-Rock outcrop complex located on the north, east, and southern portions of the property, is considered serpentine soil. Serpentine soils are subject to asbestos hazard mitigation dust control requirements. Per Section 30-16.9 of the Lake County Grading Ordinance, "*Serpentine materials shall not be used for surfacing and are required to be encapsulated and maintained with non-asbestos containing cover material that will prevent the release of asbestos fibers pursuant to the specifications of the approved plan.*" Lake County requires the preparation and approval, by the Lake County Air Quality Management District, of a Serpentine Dust Control Plan prior to any construction activities onsite.

Two Geotechnical Investigations were prepared for the site by SHN Engineers & Geologists (SHN) dated September 2026 for the existing lawn area and the proposed Project (Attachments 12 and 13).

The Geotechnical Investigation for the lawn area (Attachment 12), which addresses the grading associated with PL-26-280, concluded that, based on the existing site geometry,

conditions observed during SHN's field investigation, and the subsurface conditions encountered in test pits, the lawn area grading appears stable under its own weight in its current configuration under static conditions, and no evidence of active slope instability was observed. No additional geotechnical investigation was recommended provided the existing graded hill remains in its current configuration and no development, grading, excavation, fill placement, or significant changes in drainage or loading are proposed.

The primary purpose of the Geotechnical Investigation for the proposed Project, PL-25-494, (Attachment 13) was to evaluate the subsurface conditions at the site and to present findings and geotechnical recommendations for design and construction of the proposed Project. The investigation included a) a field exploration and laboratory testing program, b) a review of geotechnical constraints and project feasibility, and c) an engineering analysis to develop geotechnical recommendations including foundation support alternatives, grading, seismic design, and suitability of onsite soils for engineered fill. Based on the results, the loose to medium dense undocumented fill containing cobbles and boulders supporting the existing lawn area is not suitable to sustain structural loads without a significant risk of excessive total and differential settlement detrimental to the safety and serviceability of the proposed improvements within the lawn area. It is recommended that the undocumented fill within the limits of proposed structures, swimming pools, pool decks, patios, and other settlement-sensitive improvements be removed and replaced with engineered fill or the placement a geogrid-reinforced gravel pad for lightly loaded structures in accordance with the recommendations of the Geotechnical Investigation. Locations other than the existing grass lawn where native soils and natural slopes exist appear feasible for placement of cabins, paved roads, and minor site improvements provided that grading and construction are performed in accordance with the recommendations of the Geotechnical Investigation and under geotechnical observation.

**Power**
The existing winery building onsite is connected to a 300 kVA 3 phase 277/480 electrical service from PG&E. If the energy demand increases, then the existing electrical service would be upgraded. Solar energy may be considered to offset energy demand.

Cabins would be connected to electricity to power energy-efficient HVAC systems (heating and cooling) and appliances. Appliances include mini-refrigerators, small electric stoves, bath fan, and interior lighting. The proposed private outdoor showers would include a water heater and interior light. A 100-amp electrical pedestal service would be mounted adjacent to each individual cabin.

Electricity would be connected to cabins through underground trenches following the road, where possible. Primary designs and installations start at the power-utility-owned primary meter, currently located near the existing winery.

An existing back-up generator is onsite for use during emergencies and power outages.

**Safety and Security**
Each cabin would be provided with a unique lock code or a keycard, which would be provided to guests upon their arrival.

Guests are responsible for maintaining the state of their accommodations and ensuring that their belongings are kept secured. Guests also have the responsibility of alerting management if they are witnesses to any suspicious activity. Guests are encouraged to take reasonable precautions to safeguard their personal belongings.

Fire pits and open fires are not allowed. Stove tops in the cabin units would be maintained to be in good condition and would not be used in hazardous situations.

Each cabin unit and proposed buildings would include a first aid kit, fire extinguisher, and a smoke detector. In addition, proposed buildings would also have a first aid and emergency safety kit.

Assigned staff would remain onsite at all times to ensure someone is there in the event of an emergency.

**Stream Crossings**
Prior to initiation of any instream work, the applicant would obtain permits, as required, from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife. There is one potential location for a stream crossing as shown in the Development Plan Set on Sheet C2.

The grading for the lawn did not include instream work.

**Proposed Tree Removal**
The proposed Project would site cabin development between existing blue oak trees, to the extent feasible. However, some areas of proposed development and grading overlap with existing stands of oak trees, particularly the proposed grading located near the center of the parcel, north of Langtry Reservoir, and the central roadway that runs due west from the center of the parcel, just north of the reservoir, to the western property boundary. Approximately 68 to 80 blue oak trees are located within the limits of disturbance. In response to agency comments, the applicant submitted an Oak Tree Replacement Plan (Attachment 14) in November 2026. The Plan identifies the proposed oak tree removal and establishes a replacement ratio of 5:1 (five replacement trees for every one tree removed). The Plan also includes proposed replacement planting areas, success criteria, and a multi-year monitoring and reporting program to evaluate the success of the oak tree replacement.

**Watercourse Setbacks and Erosion Control Plan**
All proposed development is set back from watercourses in compliance with the Lake County Grading Ordinance (Chapter 30 of the Lake County Code). Per the Development Plans and Preliminary Grading and Erosion Control Plans, the Project has been designed and sited on slopes approximately 25% or less and with a minimum 50 ft setback from watercourses.

In addition, the Operations Plan describes BMPs that would be implemented during onsite operations, as follows:

- Placement of fiber rolls, silt fences, and gravel/sandbag barriers;
- Storm drain inlet protection;
- Vegetated drainage swales;
- Armoring of driveways and roads with gravel, road base, or asphalt;
- Stabilize disturbed areas with temporary erosion control prior to rain events;
- Stabilize complete disturbed areas with permanent erosion control (e.g., seeding, vegetation) methods, prior to rain events;
- Maintain onsite rolling dips/water bars on the existing road network;
- Preserve existing vegetation, as feasible.

**Water Demand, Source, and Storage**
The potential water demand of the proposed Project is 6.5 acre-feet (AF) per year. The maximum potential daily demand for the Project is 8,648 gallons and the maximum daily demand for the existing winery is 7,000 gallons, which totals to a maximum daily demand of

15,648 gallons. The average annual demand is 11.5 AF based on the maximum potential daily demand for the proposed project and the average water use reporting for the existing winery.

The water source for the Project is surface water stored in Langtry Reservoir as part of a State permitted Transient Non-Community Water System (Water System No. CA 1700716). The permitted water system is served by both a surface water source and a permitted groundwater well. The appropriative water right for the surface water source allows for the right to use water for domestic, industrial, irrigation, stock-watering, recreational, and fire protection uses from water collected in Langtry Reservoir. The existing on-site storage is a reservoir with up to 24 acre-feet or 7.8 million gallons, which is almost 500 times the daily demand and almost double the annual demand.

Fire suppression storage demand was estimated using the Standard on Water Supplies for Suburban and Rural Fire Fighting (NFPA 1142). This method, formulated by the National Fire Protection Association, is used to determine the minimum water supply necessary for structural fire-fighting purposes in areas where fire protection water is sourced from local storage. The minimum required fire suppression storage is based on the largest structure volume, which is the existing winery, and is approximately 165,000 gallons. The on-site storage of up to 24 acre-feet exceeds the required fire suppression water storage.

Refer to the detailed Water Supply and Demand Assessment (NorthPoint Consulting Group, Inc., 2026) that was conducted for the Project for details.




*Figure 2: Aerial Overview of Project property (Source: Lake County Parcel Viewer, 2026)*

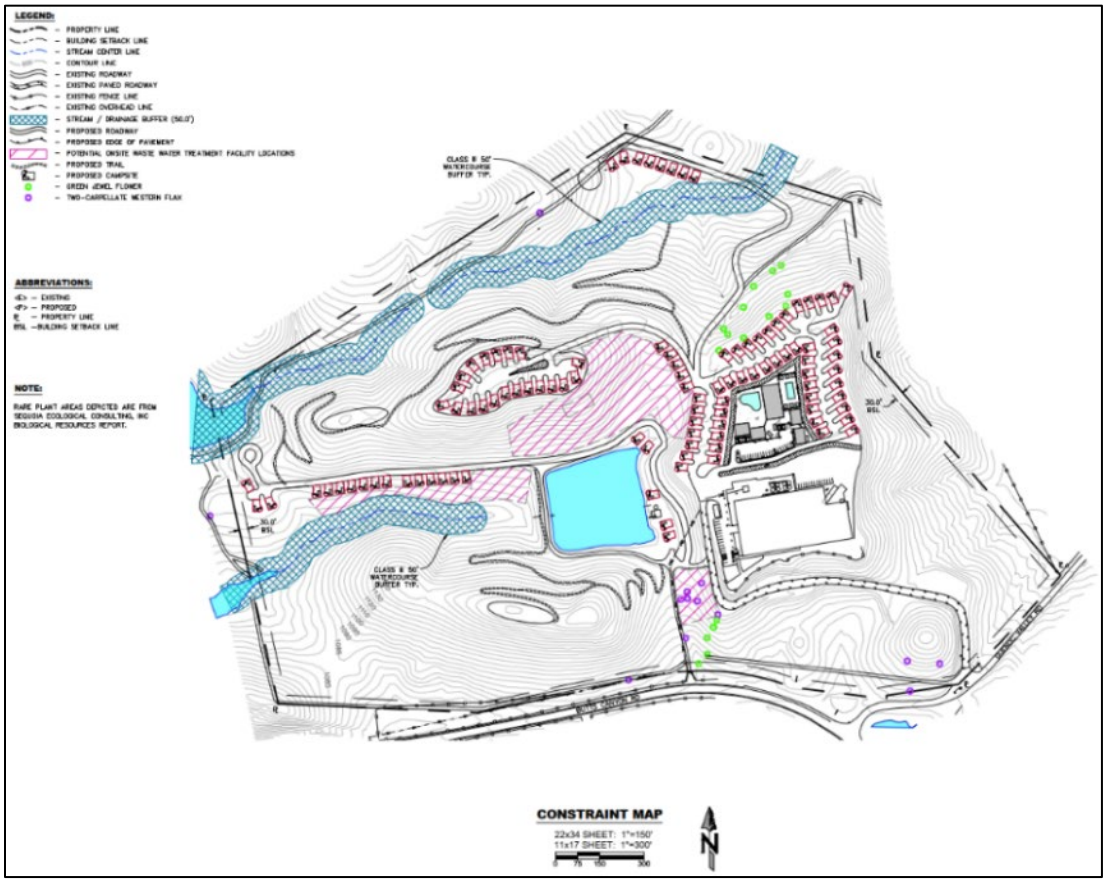


*Figure 3. Class III watercourses and 50-foot Buffers (Source: Application Development Plan, 2026)*

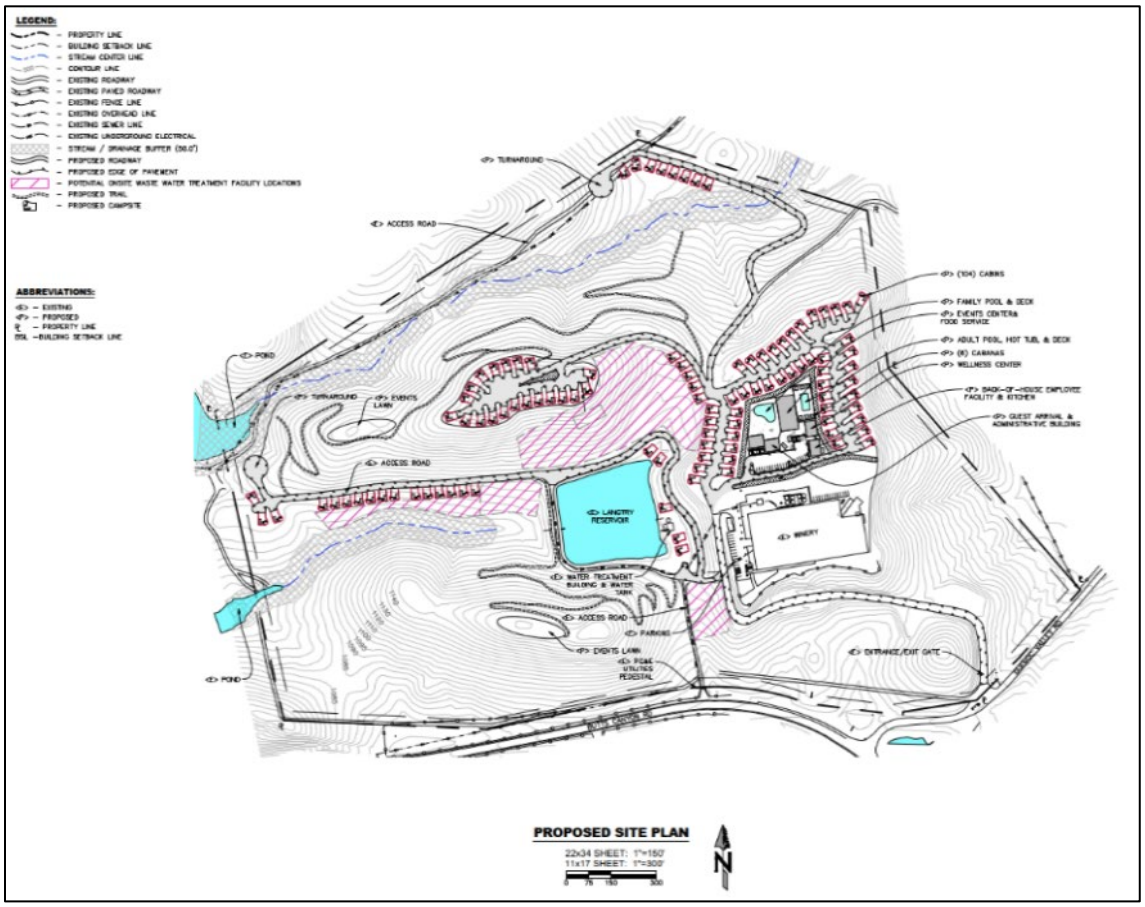


*Figure 4: Project Development Plan (Source: Application Development Plan, 2026)*

## 22. Surrounding Land Uses and Setting:

Surrounding land uses include rural residential, agriculture, and undeveloped properties. The Project site is surrounded by parcels zoned Agriculture (A), Rural Lands (RL), Rural Residential (RR), and Agriculture Preserve (AP).

Specifically, Rural Lands (RL) zoned property borders the subject parcel to the west, Rural Residential (RR) zoned property borders the subject parcel to the north, east, and south. Land use designation of Rural Lands (RL) and Resource Conservation (RC) neighbors the subject property to the west and south, Rural Residential (RR) to the north. (Figure 6 and Figure 7).

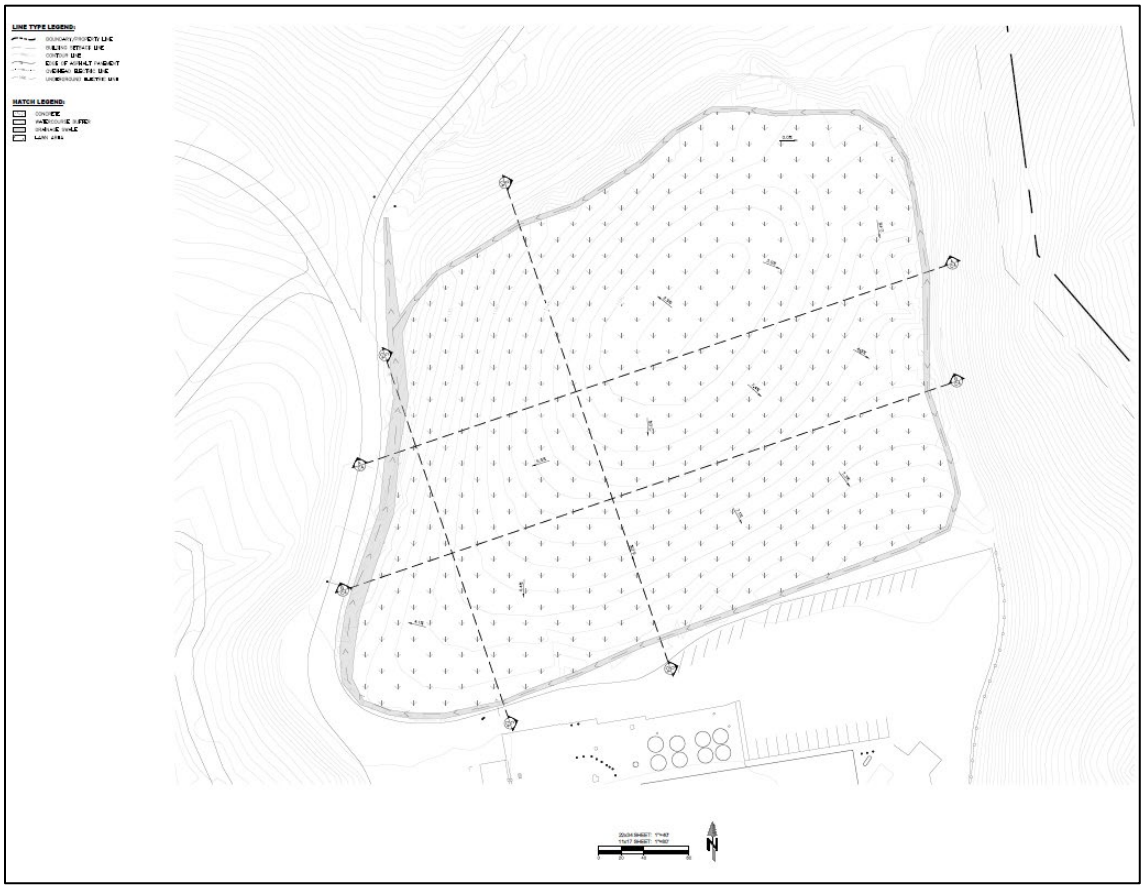

*Figure 5. Graded Lawn Area (Source: Lawn Area Grading Plan 2026)*

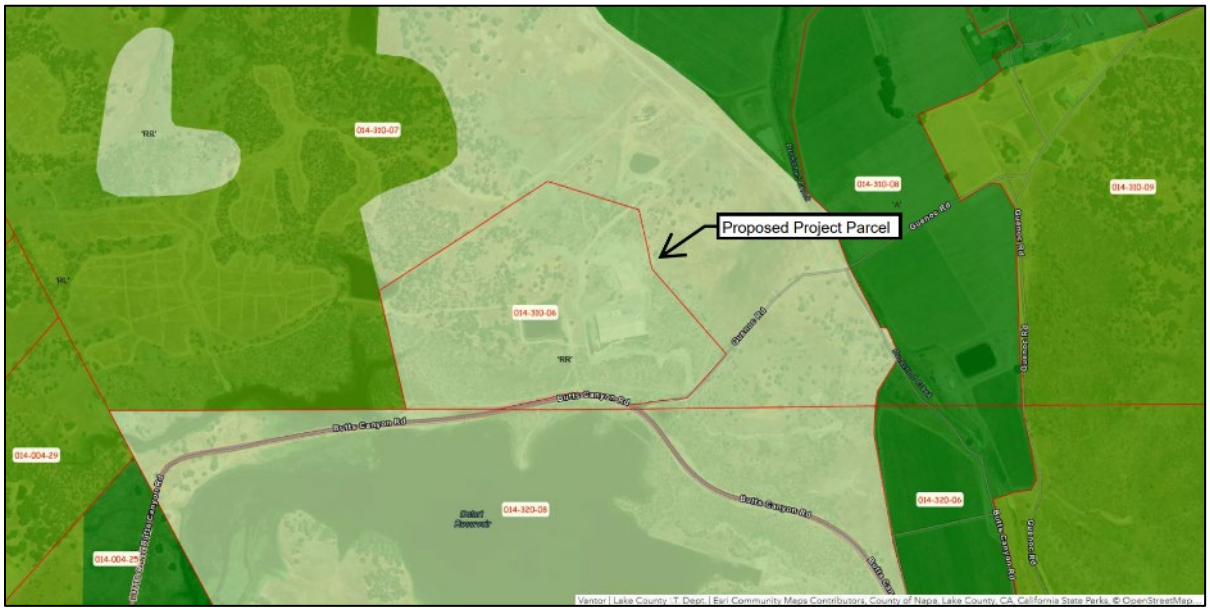


*Figure 6: Zoning of Subject Parcels and Surrounding Area - Note that Dark Green is Agriculture (A), Green is Rural Lands (RL), and Very Light Green is Rural Residential (RR) (Source: Lake County Parcel Viewer, 2026)*

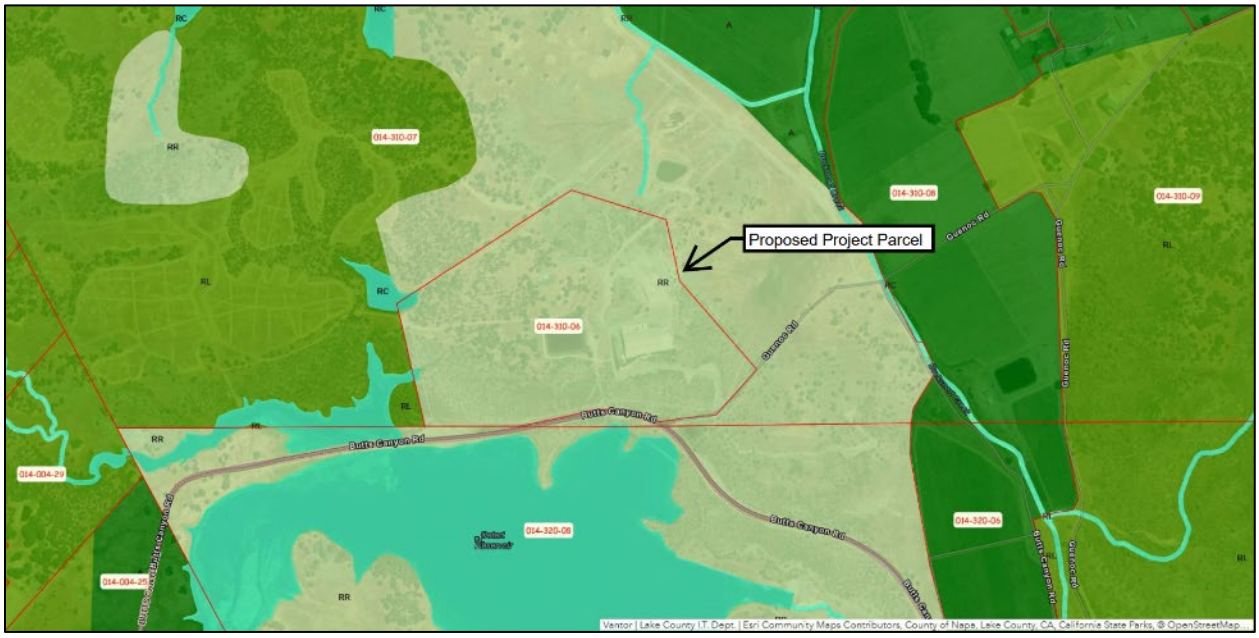


*Figure 7: General Plan Land Use Designation of Subject Parcels and Surrounding Area - Note that Dark Green is Agriculture (A), Green is Rural Lands (RL), Very Light Green is Rural Residential (RR), and Blue is Resource Conservation (RC) (Source: Lake County Parcel Viewer, 2026)*

**23. Agency Approval Process – Special Occupancy Parks**

The Project falls under the jurisdiction of the State of California Department of Housing and Community Development (HCD) and is regulated by the Special Occupancy Park Act, California Health and Safety Code, Division 13, Part 2.3. The Special Occupancy Parks Act establishes requirements of park operators and enforcement agencies, including HCD, and requires HCD to develop and enforce both the regulations and the laws. The Special Occupancy Park regulations and requirements are contained in Title 25, Division 1, Chapter 2.2 of the California Code of Regulations. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lighting, roadways, grading, electrical, plumbing, fire protection, plans, permits, and accessory structures and buildings.

California HCD is the permit issuing and enforcement agency for constructing Special Occupancy Parks and provides plan check review and issues construction and operation permits. The Project would need to obtain approval and signature from local government departments as advised by the HCD Area Office prior to submittal of a permit to construct or reconstruct facilities or buildings in a mobile home park, special occupancy park (RV park), or campground (California Code of Regulations (CCR)), Title 25, Section 1032). The Park Construction Approval Booklet and permit applications can be accessed at:

https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-parks/mobilehome-park-forms.

Given that the Project falls under HCD's jurisdiction as a Special Occupancy Park, project building and grading permits would be obtained through the HCD Permit to Construct Application. The Project must also apply for an HCD Permit to Operate.

**24. Other public agencies whose approval may be required (e.g., Permits, financing approval, or participation agreement)**

- Lake County Community Development Department
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Public Services Department
- Lake County Water Resources Department
- Lake County Environmental Health Division
- South Lake Fire Protection District
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Fish and Wildlife (CDFW)
- California Department of Forestry & Fire Protection (CAL FIRE)
- California Department of Public Health
- U.S. Army Corps of Engineers

**25. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

The proposed Project was sent to the California Native American Heritage Commission (NAHC) on September 2, 2025. The NAHC Sacred Lands File search results were negative according to a letter from the NAHC on September 3, 2025.

According to the Cultural Resource Evaluation prepared for the Project, an email was sent to the Middletown Rancheria of Pomo Indians of California. Tribal Historic Preservation Officer (THPO) requesting any information they might have concerning cultural resources in the area. The Middletown THPO responded about requesting to accompany the Cultural Resource Evaluation report author during the field inspection. Follow up emails were sent to the Middletown THPO on September 3rd, 2025, and September 7, 2025, however, the THPO did not show up at the site.

Lake County sent an AB 52 notice to eleven Lake County-based Tribes on January 28, 2026, to inform the tribes of the proposed Project and offer consultation under AB 52. The Middletown Rancheria Tribe contacted County staff to request consultation.

An AB 52 Consultation was conducted online on March 5, 2026, with Middletown Rancheria, Lake County, the applicant, and the applicant's representatives. Middletown Rancheria requested a follow-up site visit during the meeting. Also on March 5, 2026,

Lake County sent the Cultural Resource Evaluation prepared by Archaeologist John W. Parker to the Middletown Rancheria. The applicant and Middletown Rancheria coordinated to schedule a site visit. On March 20, 2026, a site visit was conducted with the Middletown Rancheria THPO and the applicant.

On April 2, 2026, the Lake County Community Development Department sent a letter to the Middletown Rancheria THPO summarizing the results of the consultation process along with the agreed upon mitigation measures to address the concerns related to tribal cultural resources. These mitigation measures have been incorporated into this IS/MND.

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**28. Attachments:**

Attachment 1 – Guenoc Valley Glamping Resort Development Plan and Preliminary Grading Plan Set prepared by NorthPoint Consulting Group, Inc. (December 2025; Revised January 2026)

Attachment 2 – Project Description and Operations Plan prepared by NorthPoint Consulting Group, Inc. (December 2025; Revised January 2026; Revised September 2026)

Attachment 3a – Biological Resources Report prepared by Sequoia Ecological Consulting, Inc. (December 2025)

Attachment 3b – Botanical Survey Report prepared by Graening and Associates, LLC (May 2026)

Attachment 4 – CONFIDENTIAL Cultural Resource Evaluation prepared by John W. Parker, Ph.D., RPA (September 2025; Updated October 2025)

Attachment 5 – Technical Memorandum Re: Preliminary Geologic Assessment prepared by NorthPoint Consulting Group, Inc. (December 2025; Revised January 2026)

Attachment 6 – Technical Memorandum Re: Average Daily Traffic Projections by NorthPoint Consulting Group, Inc. (December 2025)

Attachment 7 – Water Supply and Demand Assessment prepared by NorthPoint Consulting Group, Inc. (January 2026)

Attachment 8 – Wildfire Evacuation Plan and Evacuation Assessment prepared by NorthPoint Consulting Group, Inc. (January 2026)

Attachment 9 – Septic Suitability Investigation prepared by NorthPoint Consulting Group, Inc. (December 2025; Updated January 2026)

Attachment 10 - California Emissions Estimator Model (CalEEMod) Output Results (January 2026)

Attachment 11 Langtry Farms, LLC Lawn Area Grading Plans prepared by NorthPoint Consulting Group, Inc. (May 2026)

Attachment 12 Geotechnical Investigation Report, Existing Winery Lawn, prepared by SHN (September 2026)

Attachment 13 Geotechnical Investigation Report, Guenoc Valley Resort Project, prepared by SHN (September 2026)

Attachment 14 Oak Tree Replacement Plan, submitted by Guenoc Valley Resort Land LH, LLC (November 2026)

All attachments and project materials are available upon request from the assigned planner, Trish Turner, at Trish.Turner@LakeCountyCA.gov (agency representatives only). Members of

the public may access the attachments through the County's OpenGov permitting portal or submit a Public Records Act request to obtain project materials.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**
*The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.*

| | | |
|---|---|---|
| ☒ **Aesthetics** | ☒ **Greenhouse Gas Emissions** | ☐ Population / Housing |
| ☐ Agriculture & Forestry | ☒ **Hazards & Hazardous Materials** | ☒ **Public Services** |
| ☒ **Air Quality** | ☒ **Hydrology / Water Quality** | ☒ **Recreation** |
| ☒ **Biological Resources** | ☐ Land Use / Planning | ☐ Transportation |
| ☒ **Cultural Resources** | ☐ Mineral Resources | ☒ **Tribal Cultural Resources** |
| ☒ **Geology / Soils** | ☒ **Noise** | ☒ **Utilities / Service Systems** |
| ☒ **Wildfire** | ☐ Energy | ☒ **Mandatory Findings of Significance** |

**DETERMINATION: (To be completed by the lead Agency)**
On the basis of this initial evaluation:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Initial Study Reviewed By: TT

Date: 11/23/2026

SIGNATURE

**SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS**:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

| I. AESTHETICS | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Except as provided in Public Resource Code Section 21099, would the Project: | | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 5, 6, 9 |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☒ | ☐ | 2, 3, 4, 5, 6 9 |
| c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area would the Project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 5, 6, 9 |
| d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 6, 9 |

Environmental Setting:

According to the Middletown Area Plan (2010), scenic resources in the area include forested ridges, grasslands and rolling hills, agricultural landscapes, views of Mt. St. Helena, the Callayomi and Coyote Valleys, and the riparian vegetation associated with St. Helena Creek. The Project property is zoned Rural Residential-Scenic Combining District-Waterway (RR-SC-WW) and has a General Plan land use designation of Rural Residential-Resource Conservation (RR-RC). Rolling hills, open spaces, meadows, and oak woodlands characterize the site. Land uses surrounding the Project property include rural lands, rural residential, agricultural, and resource conservation.

The Project property is bordered by Guenoc Valley Road to the east and Butts Canyon Road to the south. Lake County General Plan identifies State Route 29 as a potential scenic highway from the intersection of Highway 20 at Upper Lake down to Napa County line. State Route 29 is located approximately 6.2 miles northwest of the proposed Project area. The Middletown Area Plan also lists Butts Canyon Road from the Middletown Cemetery to the County Line to be considered as open space corridors of significance (Figure 11).

The approximately 91.55-acre Project parcel contains the existing Langtry Winery. The existing Langtry Winery building consists of a barrel room, tasting room, fermentation room, bottling area, warehouse rooms, loading dock, meeting rooms, and offices totaling approximately 66,995 square feet. Outdoor lawns and garden areas are currently used for tastings and events.

The proposed Project is an agritourism facility consisting of short-term stay, nightly rental cabin campground with hospitality and recreational amenities. In addition, the Project property already contains existing underground electrical lines, which would be used to power the proposed Project.

Discussion:

a) The proposed Project is zoned RR-SC-WW and borders Butts Canyon Road. The proposed Project would not be visible from State Route 29, which is located approximately 6.2 miles northwest. A majority of the proposed Project is not visible from county-owned Butts Canyon Road (Figure 8, Figure 9). Due to the hilly natural topography of the site and tree coverage, the proposed Project would not obstruct views of the scenic resources and unique natural features of the area. The three tiny cabins proposed at the western portion of the Project area may be visible from Butts Canyon Road when driving east. However, there would be minimal obstruction of scenic views due to distance from a segment of the road and with the tree cover on the property (Figure 10). The Project would maintain a rural-resort design to complement the property's natural characteristics.




*Figure 8. View of property entrance/exit from the intersection of Guenoc Valley Road and Butts Canyon Road (driving west) (Source: Google Earth, 2026).*




*Figure 9: View of Project property from Butts Canyon Road (driving east) (Google Earth, 2026).*




*Figure 10. View from Butts Canyon Road going east and facing the west side hills of the Project site (Source: Google Earth, 2026).*

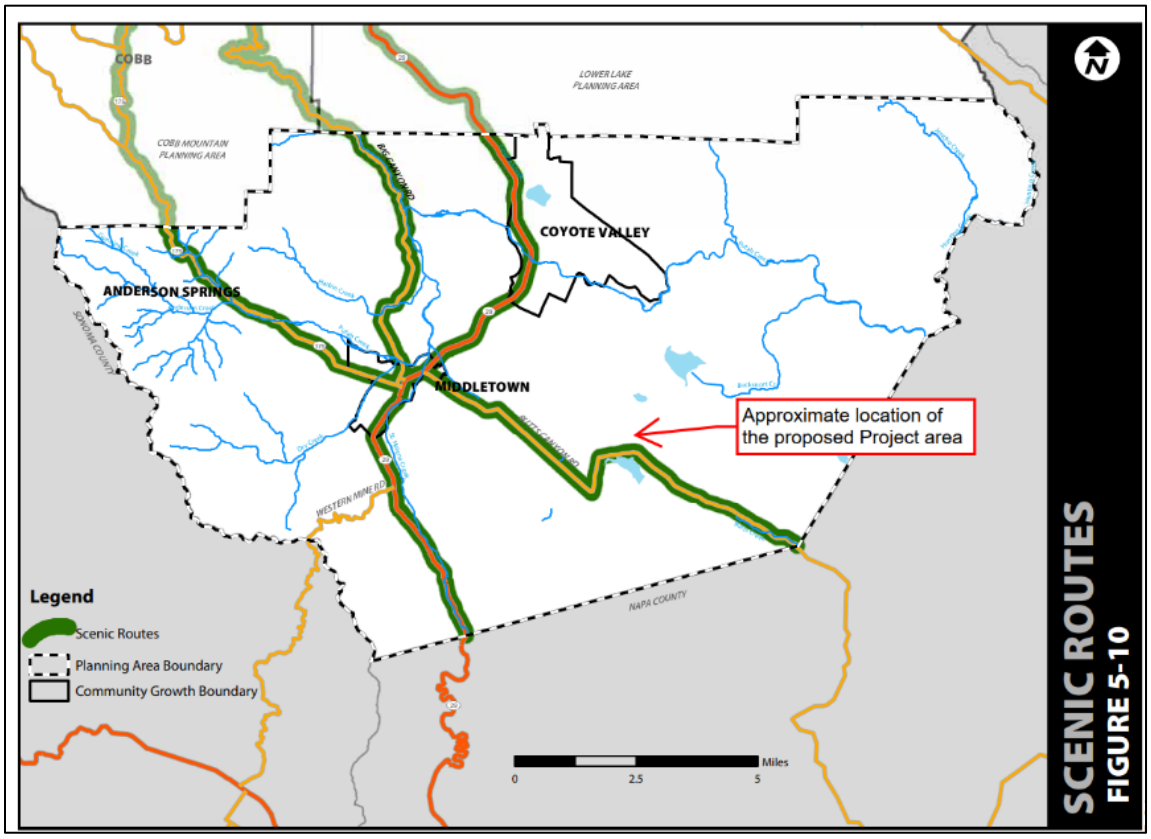


*Figure 11. Scenic Corridors with label pointing to the approximate location of the Guenoc Valley Glamping Resort Project (Source: Middletown Area Plan, 2010)*

The Project site is subject to the Middletown Area Plan and is located with Special Study Area No. 3, the Langtry/Guenoc Valley. The Special Study Area defines the vision for future development of the Langtry property allowing for, "flexibility to create an economically diverse job base, innovative resort/residential communities, agritourism opportunities and resort-related uses while at the same time protecting significant agricultural lands, open space and natural resources of the area." The Project has been designed to be consistent with the Objectives and Policies of the Middletown Area Plan, Special Study Area #3 (Objectives 6.3.1 and 6.3.2); which include resorts/retreats and related uses.

Although the proposed Project is located in a Scenic Combining District and next to a scenic route according to the Middletown Area Plan, the proposed Project is consistent with the Middletown Area Plan Special Study Area No. 3 and also the Project would not obstruct scenic views due to the natural topography of the site viewed from Butts Canyon Road. Therefore, the impacts would be less than significant.

**Less than Significant Impact**

b) The site is not located along a designated state scenic highway. State Route 29, located approximately 6.2 miles northwest of the proposed Project area, and is eligible for California Scenic Highway status through Caltrans. The Project site would not be visible from State Route 29 or any other state scenic highway. Therefore, the impacts would be less than significant.

**Less than Significant Impact**

c) See response to Section I(a). The Project site is located in a rural area of Lake County. The proposed Project would be near Butts Canyon Road, a scenic route identified in the Middletown Area Plan. A majority of the proposed Project would not be visible from public views. Three proposed tiny cabins at the west side of the property may be visible while driving on Butts Canyon Road, but would be partially screened by existing trees along the border of the Project site (Figure 10). In addition, as discussed in Section I(a) the Project has been designed to be consistent with Special Study Area #3 of the Middletown Area Plan. Therefore, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

**Less than Significant Impact**

d) The Project has some potential to contribute to additional light or glare from exterior lighting and building windows. A preliminary exterior lighting plan is provided in Sheets L0 to L3 of the Development Plan. Post-mounted light fixtures would be placed at the driveway entrance of each cabin pad to illuminate the cabin number. A wall-mounted cabin light fixture would also be placed next to the door at each tiny cabin. During evening hours, the guest communal facilities area would be lit by wall mounted light fixtures around the proposed guest arrival and administrative building, guest communal facilities and food service, wellness center, back-of-house facility, and trash enclosure. The proposed parking lot south of the guest communal facilities area would have two pole-mounted light fixtures mounted 15 feet above the parking surface. All lighting would project light downward and comply with the recommendations of the International Dark Sky Standards, local ordinances, and HCD. Mitigation Measure AES-1 has been incorporated to ensure that light or glare does not create a new source of substantial light or glare which could adversely impact day or nighttime views in the area.

**Less than Significant Impact with Mitigation Measure AES-1 Incorporated**

**Mitigation Measures:**

**AES-1**: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21-41.8 of the Zoning Ordinance. Security lighting shall be motion activated.

| II. AGRICULTURE AND FORESTRY RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 5, 7, 8, 13, 39 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5, 7, 8, 13, 77 |

| | | | | | | |
|---|---|---|---|---|---|---|
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5, 7, 8, 13 |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5, 7, 8, 13 |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5, 7, 8, 13 |

Environmental Setting:

The proposed Project is an agritourism facility consisting of short-term stay, nightly rental cabin campground with up to 104 dispersed portable tiny cabins and supporting facilities located southeast of Middletown. The Project site is zoned Rural Residential-Scenic Combining District-Waterway (RR-SC-WW). The Property is not zoned for agriculture although RR District permitted uses include limited agriculture. The Project area is categorized as Other Land farmland type and Grazing Land farmland type according to the Farmland Mapping and Monitoring Program.

The existing Langtry Winery building consists of a barrel room, tasting room, fermentation room, bottling area, warehouse rooms, loading dock, meeting rooms, and offices totaling approximately 66,995 square feet. Outdoor lawns and garden areas are currently used for tastings and events.

Discussion:

a) Approximately 12.8 acres of the Project property is categorized as Other Land farmland type defined as land not included in any other mapping category (Figure 12). Some examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing. Grazing Land farmland type applies to the remaining approximately 78.75 acres of the Project property out of approximately 17,444 acres mapped of this farmland type, which land on existing vegetation would be suited to the grazing of livestock (Figure 12).

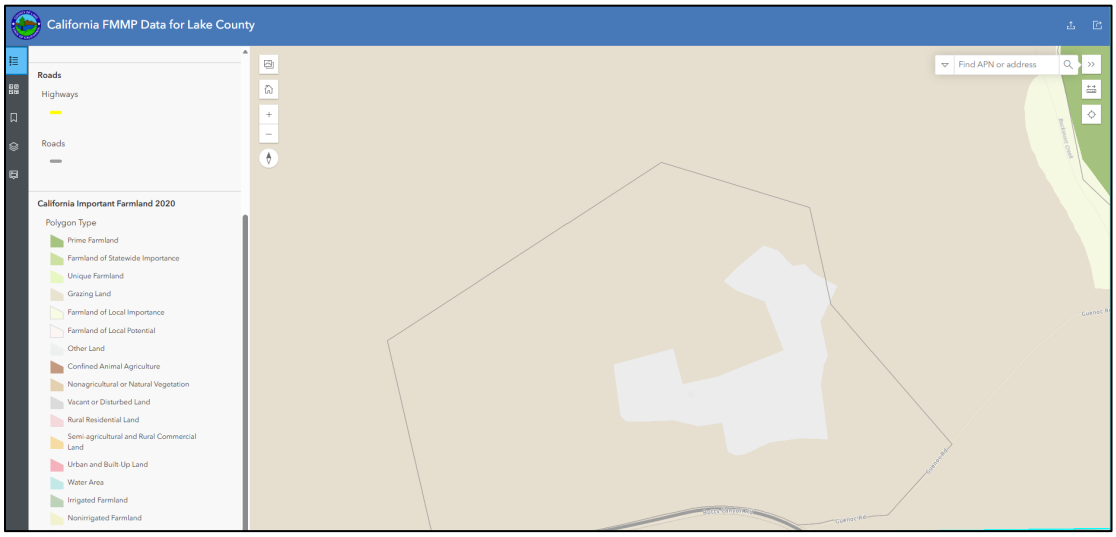


*Figure 12: Grazing Land (light brown fill) Farmland of Local Potential (light pink) (Source: Lake County GIS, FMMP for Lake County, 2026)*

The proposed Project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, the Project would not convert Farmland of Local Importance, or other state-designated farmland, to non-agricultural use.

**Less than Significant Impact**

b) The site is not under a Williamson Act contract according to the Williamson Act Enrollment Finder. The Project site is zoned Rural Residential-Scenic Combining District-Waterway (RR-SC-WW) and is not zoned for agriculture.

**No Impact**

c) California Public Resources Code §12220(g) defines "forest land" as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefit.

California Public Resources Code §4526 defines "timberland" as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

California Government Code §51104(g) defines "timberland production zone" or "TPZ" as an area that has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The proposed Project is not located within lands zoned for forest land, timberland, or timberland zoned Timberland Production. The Project site is zoned Rural Residential-Scenic Combining District-Waterway (RR-SC-WW). Therefore, the proposed Project would not conflict with existing zoning and/or cause the rezoning of forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by California Public Resources

Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). Therefore, no impact would occur.

**No Impact**

d) The proposed Project is not located within or adjacent to forest lands and would not result in the loss of forest land or conversion of forest land to non-forest use.

**No Impact**

e) The proposed Project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). As proposed, the Project would not involve adverse changes in the existing environment that could result in the conversion of Farmland to non-agriculture use or conversion of forest land to non-forest use.

**No Impact**

| III. AIR QUALITY | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 31, 36, 45, 72, 79 |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under and applicable federal or state ambient air quality standard? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 31, 36, 45, 72, 79 |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 10, 31, 36, 72, 79, 80 |
| d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 31, 36, 72, 79 |

Discussion:

a) The Project site is located within the Lake County Air Basin and is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD), which regulates stationary sources of air pollution and enforces air quality standards through its Rules and Regulations. The Lake County Air Basin is currently designated as in attainment of applicable state and federal ambient air quality standards. Due to the fact that the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards to evaluate projects that have the potential to result in short or long-term air quality impacts from construction and operation.

A potentially significant air quality impact would occur if the Project were to conflict with or obstruct the implementation of an applicable air quality plan. Because no air quality plan has been adopted for the Lake County Air Basin, the Project would not conflict with or obstruct the implementation of such a plan. The Project would be required to comply with all applicable LCAQMD Rules and Regulations related to construction emissions, fugitive dust control, and operational activities, which are designed to protect ambient air quality standards.

Construction of the Project would result in temporary air quality emissions, primarily fugitive dust ($PM_{10}$) associated with site preparation activities such as grading for cabin pads, driveway improvements, building construction, and vegetation clearing, as well as exhaust emissions from construction equipment and vehicles. Existing interior roads from the Project entrance to the existing winery facilities are paved, however other onsite roads are gravel or natural-surface roads and have the potential to generate dust during construction activities.

Operational emissions associated with the Project would be long term but relatively low in intensity and would consist primarily of daily vehicle trips, dust generation from gravel roads, and emissions typical of campground or glamping uses (e.g., small-equipment use for property maintenance). These emissions would be minor and would not conflict with LCAQMD regulations or obstruct attainment of state or federal air quality standards.

To minimize potential impacts associated with dust pollution from construction and operational activities, Mitigation Measures AQ-1 and AQ-2 have been incorporated to ensure that internal roads are properly surfaced and maintained and that dust generation is controlled. Additionally, Mitigation Measure AQ-3 has been included to reduce potential construction-equipment related pollutant impacts by ensuring that diesel construction equipment is in compliance with state regulations and that idling time is minimized.

According to the USDA Soil Survey, the Lake County Parcel Viewer, and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils exist in the Project area (Figure 13). Serpentine soils have the potential to cause asbestos exposure of naturally occurring asbestos during soil disturbance from construction or operation (Lake County General Plan Safety Element, 2025).




*Figure 13: Serpentine soils located on the Project site (Source: Lake County Parcel Viewer, 2026)*

To prevent potential asbestos dust from migrating, a Serpentine Dust Mitigation and Control Plan (Plan) would be prepared to demonstrate dust minimization measures during site disturbance. This Plan would be submitted to the Lake County Community Development Department and would be subject to review and approval by the LCAQMD prior to the commencement of construction or the issuance of any grading or building permits for the Project. This has been incorporated as Mitigation Measure AQ-4.

The Project would not conflict with an applicable Air Quality Plan. Mitigation Measures have been incorporated to ensure the Project is in compliance with the LCAQMD Rules & Regulations. With incorporation of these measures, impacts would be less than significant.

**Less than Significant Impact with Mitigation Measures AQ-1 through AQ-4 Incorporated**

b) See response to Section III - Air Quality (a). The County of Lake is in attainment of state and federal ambient air quality standards and has not adopted County-specific thresholds of significance for criteria pollutant emissions. Although Lake County has not formally adopted thresholds of significance for air quality pollutant emissions, the Bay Area Air Quality Management District (BAAQMD) has established thresholds that can be used for significance determinations. These thresholds are used by other Cities and Counties in California without adopted thresholds of significance to evaluate a Project's potential impact on air quality.

As described above, the Project has the potential to emit criteria pollutants during construction and operational activities. Construction of the Project is anticipated to occur over two construction seasons, over a 6-to-8-month period during each season. Construction activities include grading, scraping, vegetation clearing, utility trenching, building construction, cabin placement, road construction and maintenance, landscaping, tree planting, and paving. Heavy equipment, including backhoes, excavators, etc., would be utilized. These construction activities would generate small amounts of particulate matter

and other criteria pollutants. Operation of the Project could generate pollutant emissions from daily vehicle traffic of employees and visitors, and ongoing project and site maintenance activities (e.g., general site husbandry, road maintenance, etc.).

Daily and annual emissions rates for air quality criteria pollutants for construction and operational Project activities were estimated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.37. CalEEMod quantifies direct emissions from construction and operation activities, including vehicle use, as well as indirect emissions, such as GHG emissions from energy use and water use.

Within the CalEEMod model, the most fitting Land Use Subtypes were used for the proposed Project activities and development square footages. As CalEEMod does not have a specific defined Land Use Subtype for glamping facilities, therefore, the Subtype "Hotel" was used to represent the 104 proposed glamping cabins. While this is typical for other glamping / resort air quality analysis, hotels are a more intensive use than a cabin site, so the analysis reflects a conservative estimate of emissions. For the remainder of the analysis, non-default values were sourced from the Project Description and Operations Plan or determined using best available information wherever possible to provide an accurate, Project-specific analysis. Project-specific daily operational trip estimates for resort guests and employees (53 daily guest trips and 35 daily employee trips) were sourced from the Traffic Assessment (Attachment 6). The CalEEMod analysis results can be found in Attachment 10. The resulting estimated emissions from construction and operational activities are shown in Table 1 and Table 2, respectively, and are compared to thresholds of significance from the BAAQMD, where applicable, for daily volumes of criteria pollutants.

*Table 1: Estimated Project Construction Air Quality Pollutant Emissions Compared to BAAQMD Significance Thresholds (Source: CalEEMod Analysis, 2026 – Attachment 10)*

| Criteria Pollutant | Proposed Construction Project Emissions – Average Daily Unmitigated (Maximum Lbs./day) | BAAQMD Significance Thresholds (Average Lbs./day) | Exceeds Threshold? |
|---|---|---|---|
| ROG | 1.14 | 54 | No |
| $NO_x$ | 4.28 | 54 | No |
| CO | 5.19 | None | n/a |
| $SO_x$ | 0.01 | None | n/a |
| $PM_{10}$ (Exhaust) | 0.16 | 82 | No |
| $PM_{2.5}$ (Exhaust) | 0.15 | 54 | No |
| $PM_{10}$ / (Fugitive Dust) | 5.55 | None – Implement BMPs | n/a |
| $PM_{2.5}$ (Fugitive Dust) | 0.89 | None – Implement BMPs | n/a |

*Table 2: Estimated Project Operation Air Quality Pollutant Emissions Compared to BAAQMD Significance Thresholds (Source: CalEEMod, 2026 – Attachment 10)*

| Pollutant | Proposed Operational Project Emissions - Unmitigated | | BAAQMD Significance Thresholds | | Exceeds Threshold? |
|---|---|---|---|---|---|
| | Maximum Tons/year | Maximum Lbs./day | Maximum Tons/year | Average Lbs./day | |
| ROG | 0.18 | 0.99 | 10 | 54 | No |
| $NO_x$ | 0.10 | 0.52 | 10 | 54 | No |
| CO | 0.49 | 2.71 | 9.0 ppm (80hour average) or 20.0 ppm (1-hour average) | | No |
| $SO_x$ | <0.002 | <0.006 | None | | n/a |
| $PM_{10}$ (Exhaust) | <0.004 | 0.02 | 15 | 82 | No |
| $PM_{2.5}$ (Exhaust) | <0.004 | 0.02 | 10 | 54 | No |
| $PM_{10}$ / (Fugitive Dust) | 11.09 | 60.76 | None | | n/a |
| $PM_{2.5}$ (Fugitive Dust) | 1.11 | 6.08 | None | | n/a |

Per the CalEEMod analysis results, the estimated air quality emissions from construction and operation of the proposed Project are well below all BAAQMD significance thresholds. The estimated emissions for $PM_{10}$ fugitive dust generations from construction activities would be short-term in nature and would include the dust minimization requirements outlined in Mitigation Measure AQ-2 to suppress emissions. $PM_{10}$ fugitive dust generations from operational activities would be minimized by the inclusion of Mitigation Measure AQ-1**,** which requires installation and maintenance of road surfacing. With the inclusion of these mitigation measures, impacts would be less than significant.

**Less than Significant Impact with Incorporation of Mitigation Measures AQ-1 and AQ-2**

c) See response to Section III – Air Quality (b). Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

There are no schools, parks, childcare centers, hospitals, convalescent homes, or retirement homes located near the Project. The nearest off-site residence is approximately 0.62 miles southwest of the western property boundary.

The Project would not generate criteria pollutant emissions in excess of significance thresholds. The Project would also not contribute to a known hotspot that could impact sensitive receptors. A carbon monoxide (CO) hotspot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. The Project would generate minimal amounts of CO from operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff and delivery / pickups. However, the Project area is not located in one of the hotspots tracked by the

LCAQMD, and does not exceed the emissions thresholds or standards for CO (Table 1 and Table 2).

The nearest residence is about 0.62 miles away. Although the Project has a minor potential to generate dust emissions that could impact nearby residences, the requirement of Mitigation Measures AQ-1 and AQ-2 require the proposed Project to implement dust control measures that would reduce impacts of dust generation from on-site roads and parking areas. Mitigation Measures AQ-3 minimizing vehicle idling during construction and ensures that all diesel mobile construction equipment would be up to state standards for air quality protection would reduce the potential impacts of dust generation to less than significant.

The Project property contains serpentine soils, which have naturally-occurring asbestos that could impact nearby sensitive receptors if not properly controlled. Mitigation Measures AQ-4 would reduce the potential for serpentine soils to emit asbestos dust that could impact neighboring properties. With these measures incorporated, impacts would be less than significant.

**Less than Significant Impact with Mitigation Measures AQ-1 through AQ-4 Incorporated.**

d) See response Section III – Air Quality (c). No specific long-term odor-generating activities are proposed as part of the Project. The Project could produce some objectional construction phases of paving and painting activities, which would require solvents from the placement of hot asphalt and architectural coating. Exhaust from construction equipment may also generate odors. However, due to the dispersive nature of odors, the distance to nearby sensitive receptors, and the short-term nature of these activities, these impacts would be negligible and short term. Proposed mitigation measures would further reduce any potential objectionable odors from construction or operation of the proposed Project.

**Less than Significant Impact with Mitigation Measures AQ-1 through AQ-4 Incorporated.**

**Mitigation Measures:**

**AQ-1:** All driveways and parking areas shall be surfaced with non-white rock gravel, chip seal, asphalt, or other all-weather surfacing to reduce fugitive dust generation. The applicant shall regularly maintain any graveled areas to reduce fugitive dust generations. The use of white rock as a road base or surface material is prohibited.

**AQ-2:** Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to maintain visibly-moist soil during site preparation.

**AQ-3:** All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Furthermore, idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes.

**AQ-4:** Due to the presence of serpentine soil on the property, prior to any construction activities, the applicant shall prepare a Serpentine Dust Mitigation and Control Plan (Plan) to show how the applicant shall keep serpentine soil from migrating during site disturbance. This Plan shall be submitted to the Lake County Community Development Department and

shall be subject to review and acceptance by the Lake County Air Quality Management District. Acceptance of the Plan shall occur prior to the issuance of any grading or building permits for the Project.

| IV. BIOLOGICAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ | 2, 3, 5, 11, 12, 13, 30, 39, 41, 57 |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ | 2, 3, 5, 11, 12, 13, 16, 17, 41, 48 57 |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 41, 45, 57 |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ | 11, 12, 13, 41, 45, 49, 57 |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 11, 12, 13, 30, 41, 48, 49, 57 |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5, 13 |

Discussion:

a) The Project property is located north of Detert Reservoir and along Butts Canyon Road, southeast of Middletown, Lake County. Elevation within the project site ranges from 1,040 to 1,210 feet above mean sea level. The Project site is underlain by two dominant soil types: Bressa-Millsholm loams and 15 to 30 percent slopes, Henneke-Montara-Rock outcrop complex (a serpentine soil type), 10 to 50 percent slopes.

The project Parcel encompasses approximately 91.55 acres, dominated primarily by blue oak (*Quercus douglasii*) with understory dominated by non-native annual grasses, poison oak (*Toxicodendron diversilobum*), leather oak (*Quercus durata*), and musk brush (*Ceanothus jepsonii*). Blue oak woodland is a regionally important habitat type in Lake

County and provides foraging, nesting, and movement habitat for a variety of wildlife species, including raptors, passerine birds, and mammals. Leather oak chaparrals are associated with serpentine soils and is considered sensitive due to its limited distribution.

The majority of the property drains westerly towards Detert Reservoir, which overflows into Bucksnort Creek. The eastern portion of the property drains towards Bucksnort Creek.

The property is zoned Rural Residential-Scenic Combining District-Waterway (RR-SC-WW) and has a General Plan land use designation of Rural Residential-Resource Conservation (RR-RC). Land uses surrounding the Project site include rural lands, rural residential, agricultural, and resource conservation.

A Biological Resources Report (BRR) was conducted for the proposed Project by Sequoia Ecological Consulting, Inc., in December of 2025. The purpose of the BRR was to provide information as to whether the Project area contains or potentially contains special-status species or habitat for special-status species requiring mitigation under CEQA (Attachment 3a).

Preparation of the BRR included a desktop review of available biological and botanical databases, including USFWS Critical Habitat Portal, USFWS National Wetlands Inventory, USGS National Hydrography Dataset, National Marine Fisheries Service (NMFS) Online Species Query, California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California, CDFW California Natural Diversity Database (CNDDB), and the USDA Natural Resources Conservation Services (NRCS) Web Soil Survey database. In addition to the database queries, a site survey of the proposed Project Area was conducted by Sequoia Ecological Consulting's qualified biologists and botanists on May 29th, 2025.

The BRR evaluated existing site conditions, habitat quality, and the likelihood of special-status species occurrence based on habitat suitability, proximity to known occurrences, and site-specific observations.

A Protocol-Level Special-Status Plant Survey and Botanical Survey Report (BSR) was prepared in May 2026 (Attachment 3b) to supplement the BRR. Protocol-level field surveys were conducted on March 24 and May 1, 2026, in accordance with applicable CDFW, USFWS, and CNPS survey protocols. No special-status plant species were detected during the 2026 protocol-level surveys. However, the BSR recognized that two-carpellate western flax (Linum bicarpellatum) and green jewelflower (Streptanthus hesperidis) had previously been documented within the Project site during the May 2025 biological survey. The 2026 protocol-level surveys did not detect these two previously documented species or the other special-status plant species. Notwithstanding the negative results of the 2026 surveys, the BSR concluded that portions of the Project site containing serpentine substrates and chaparral habitat continue to have a high probability of supporting special-status plant species.

Vegetation Communities

According to the BRR, the project site contains four dominant land cover types: agriculture, forest land, scrub oak mixed chaparral, and valley grassland (Figure 14). Valley Grassland and existing disturbed land is present north of the existing winery. Forest land, dominated by blue oak woodland, is present generally in the northern half of the property. Scrub oak mixed chapparal, consisting of scattered areas dominated by shrubby oak species (*Quercus spp.)*, is present generally in the southern half of the property.

The scrub oak mixed chaparral within the southern portion of the Project site (identified by

pink in Figure 14) is consistent with the Quercus durata – Leather Oak Chaparral Alliance on the CDFW California Sensitive Natural Community List (CDFW 2025a), which is considered a sensitive natural community.

Freshwater emergent wetlands exist around the margins of the central (Langtry Reservoir) and northwestern ponds, and as independent features along the southern edge and southwestern corner of the project site. Dominant vegetation within the freshwater emergent wetlands associated with the ponds include cattails (Typha sp.), willows (Salix spp.), and rushes (Juncus spp.). Dominant vegetation within the freshwater emergent wetlands on the southern boundary of the project site includes rushes, sedges (Carex spp.), and seep monkeyflower (Mimulus guttata).

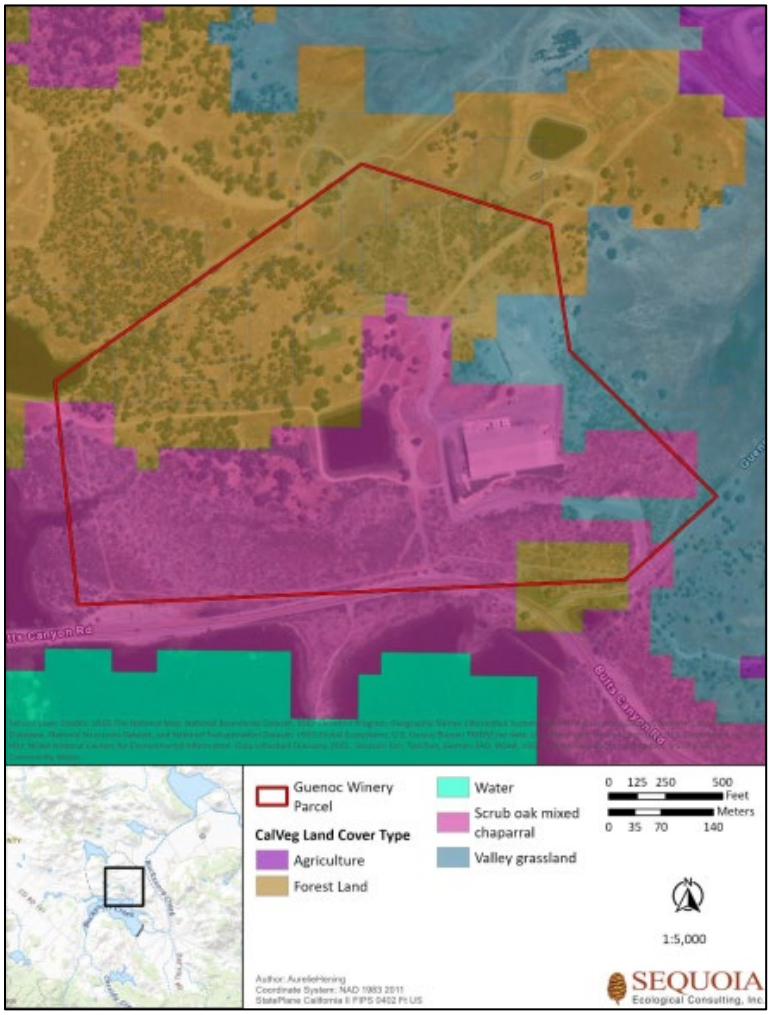


*Figure 14: CalVeg Land Cover types within the Project site (Source: Biological Resources Report, Sequoia Ecological Consulting, Inc., December 2025)*

Special-Status Plant Species

The BRR analyzed the potential for special-status plant species to occur onsite. A total of 11 special-status plant species have previously been documented in the vicinity of the project site (Figure 15). Two (2) of these species, two-carpellate western flax (*Hesperolinon Bicarpellatum)* and green jewelflower (*Streptanthus Hesperidis*), were observed within the project site during the May 2025 survey. Two (2) additional species, Mt. Saint Helena morning glory (Calystegia collina ssp. Oxyphylla), and Serpentine cryptantha (Cryptantha

Dissita), were determined to have high potential to occur onsite based on historical documented occurrences, suitable habitat, and onsite serpentine soils. Of the seven remaining potentially-occurring rare plant species, four had “Moderate” potential to occur onsite, and three had “Low” potential to occur onsite.

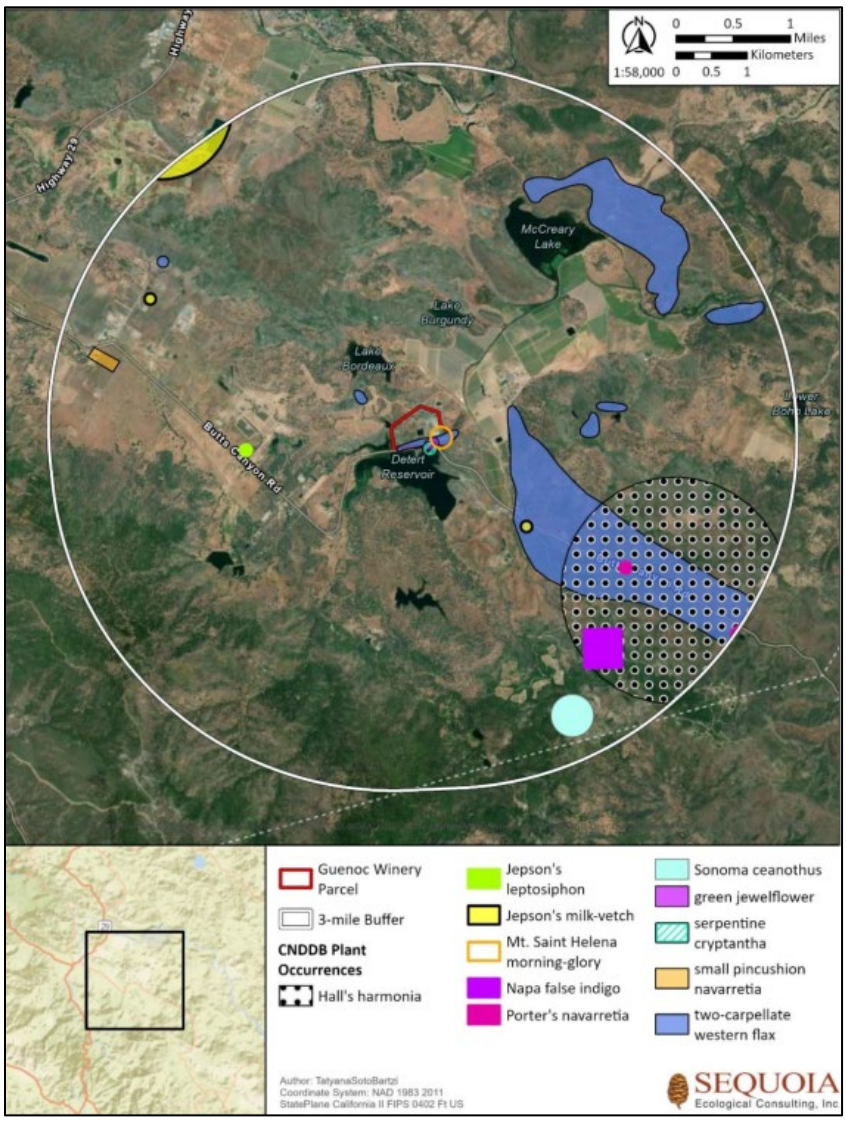


*Figure 15: Special-status plant species records within 5 Miles of the Project site (Source: Biological Resources Report, Sequoia Ecological Consulting, Inc., December 2025)*

Due to the confirmed presence of special-status plant species and the potential for additional special-status plant species to occur within suitable habitat onsite, the BRR (Attachment 3a) recommended that protocol-level special-status plant surveys be conducted prior to construction. In response to this recommendation, protocol-level surveys were conducted in March and May 2026 and documented in the BSR (Attachment 3b). No special-status plant species were detected during the 2026 protocol-level surveys; however, the BSR recognized the previous onsite documentation of two-carpellate western flax (*Linum bicarpellatum*) and green jewelflower (*Streptanthus hesperidis*) during the May 2025 survey. Locations of these species occurrences are shown in Figure 16. Protection of the previously documented special-status plant occurrences and suitable sensitive habitat would instead be addressed through the avoidance, minimization, and, if necessary, compensatory mitigation requirements of Mitigation Measure BIO-2. BIO-2 requires, if special-status plant

species cannot be avoided, the project shall, prior to construction and during the appropriate plant blooming period, plant populations would be flagged to be avoided. The Project would first avoid documented special-status plant populations through final Project design to the maximum extent practicable. Where complete avoidance is infeasible, impacts would be minimized and remaining unavoidable impacts would be addressed through species-specific restoration or compensatory mitigation pursuant to Mitigation Measure BIO-2.




*Figure 16: Locations of special-status plant species identified on the Project site (Source: Biological Resources Report, Sequoia Ecological Consulting, Inc., December 2025)*

With the inclusion of and adherence to Mitigation Measures BIO-1 and BIO-2**,** impacts to special-status plant species from the proposed Project would be less than significant.

Special-Status Wildlife Species

The database search conducted during preparation of the BRR resulted in a list of special-status species with the potential to be located onsite (Figure 17). The BRR referred to

"special-status species" as plant, fish, and wildlife listed as "threatened" or "endangered" under the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA), candidate species for listed under CESA and FESA, species meeting the definition of "rare" or "endangered" under CEQA guidelines 14 CCR § 15125 (c) and/or 14 CCR § 15380, including plants listed on CNPS Lists 1A, 1B, 2A, 2B, 3, and 4, species protected by the California Fish & Game Code (including nesting birds), CDFW-designated "Species of Special Concern (SSC), avian species protected under the Migratory Bird Treaty Act (MBTA) of 1918 and the Bald and Golden Eagle Protection Act (BGEPA), and Birds of Conservation Concern watchlists.

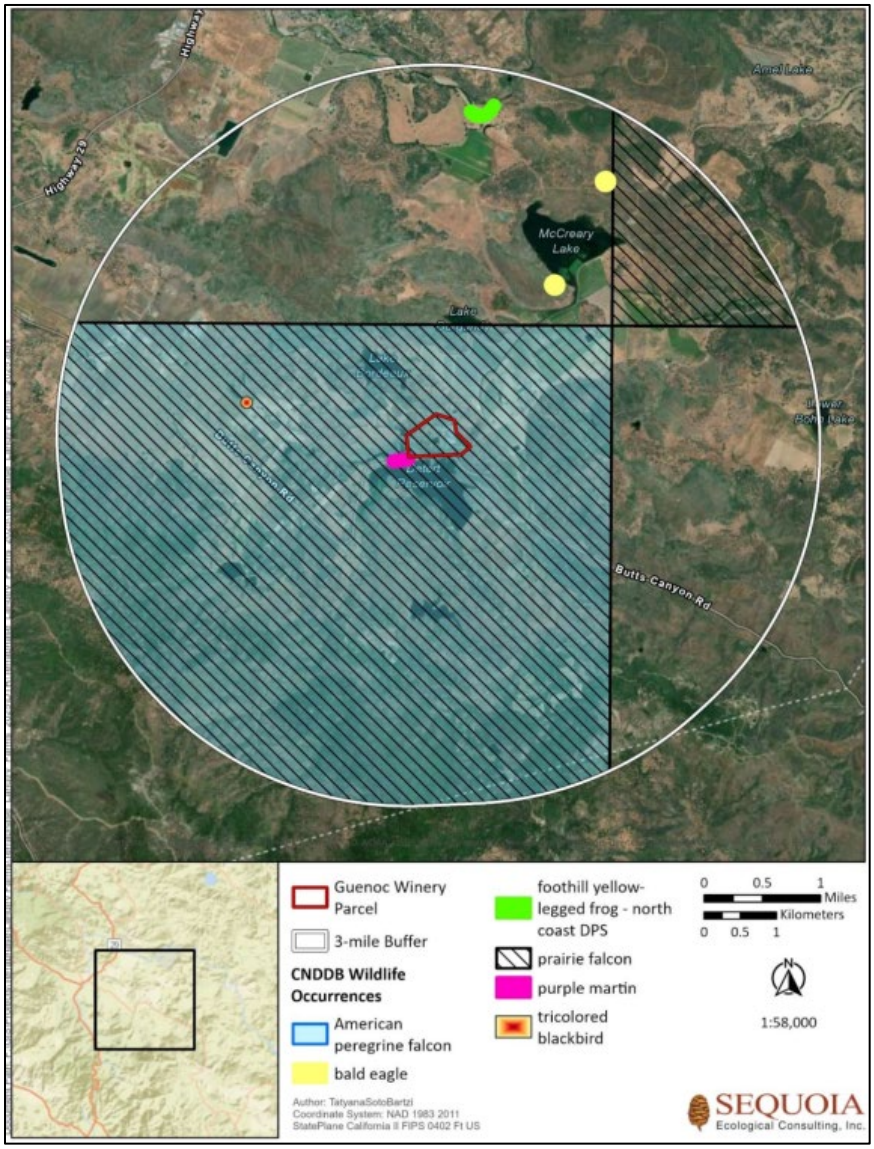


*Figure 17: Special-status animal species records within 5 miles of the Project site (Source: Biological Resources Report, Sequoia Ecological Consulting, Inc., December 2025)*

The BRR identified that eight special-status wildlife species have the potential to occur onsite due to previous documentation in the vicinity or presence of suitable habitat and field survey observations. These species included amphibian and bird species, as follows: foothill yellow-legged frog (FYLF; *Rana boylii*), tricolored blackbird (*Agelaius tricolor*), American peregrine falcon (*Falco peregrinus anatum)*, prairie falcon (*Falco mexicanus*), bald eagle (*Haliaeetus leucocephalus*), purple martin (*Progne subis*), golden eagle (*Aquila chrysaetos*),

and osprey (*Pandion haliaetus*). These eight potentially occurring special-status wildlife species, along with roosting bats, were analyzed in detail in the BRR. Of these species, five species have "Moderate" or "High" potential to occur onsite (Table 3).

*Table 3: Special-status Animal Species with Potential to Occur on the Project Site*

| Common Name | Potential to Occur Onsite |
|---|---|
| Foothill yellow-legged frog | **No Potential** – No suitable habitat due to lack of rocky substrate, no nearby documented occurrences |
| Tricolored blackbird | **Moderate Potential** – Potentially suitable nesting habitat occurs onsite, nearby documented occurrence within 5 miles |
| Golden eagle | **Moderate Potential** – Suitable foraging and nesting habitat occurs on and adjacent to project site, no nearby documented occurrences |
| Bald eagle | **Moderate Potential** – Suitable foraging and nesting habitat occurs on and adjacent to project site, nearby documented occurrence within 5 miles |
| Prairie falcon | **Low Potential** – Suitable foraging habitat occurs on the project site, no nesting habitat onsite, documented quadrant occurrence overlaps with project site quadrant |
| American peregrine falcon | **Low Potential** – Suitable foraging habitat occurs on the project site, no nesting habitat onsite, documented quadrant occurrence overlaps with project site quadrant |
| Osprey | **High Potential / Confirmed Presence** – Species observed during site visit, suitable foraging and breeding habitat exists onsite |
| Purple martin | **Moderate Potential** – Suitable nesting substrate occurs onsite |

The site visit conducted for the BRR also noted tree cavities that could provide potential suitable bat roosting habitat. Therefore, roosting bats, considered CDFW Species of Special Concern, were also considered in the BRR's analysis.

The Project site does not contain any USFWS Designated Critical Habitat on or adjacent to the Project site. The May 2025 site visit identified one special-status animal species onsite, an osprey, flying over the project site. No other special status animals were observed within the proposed Project Area or the surrounding vicinity.

Mitigation Measures were recommended in the BRR to reduce project impacts to less-than-significant levels for special-status wildlife species. Construction activities could impact special-status bird species. If construction activities occur during nesting / migratory bird nesting season, Mitigation Measure BIO-3 has been incorporated to require that preconstruction surveys occur within 14 days of construction commencement to prevent potential impacts of project construction to special-status bird species. Additionally, prior to any tree removal or construction activities, Mitigation Measure BIO-4 has been incorporated to require preconstruction surveys for roosting bat species to mitigate potential construction or impacts of tree removal. With the incorporation of Mitigation Measures BIO-1, BIO-3 and BIO-4, impacts to special-status animal species would be less than significant.
Less than Significant Impact with Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 Incorporated

b) Refer to Section IV – Biological Resources (a). The Project site contains water features that contain riparian habitats. The Project site is located within a WW ("Waterway") Combining

District, per Lake County Zoning Ordinance Article 37. Development activities like tree removal and major grading are not permitted within 30 feet of protected riparian or wetland corridors without an exemption or exception. To protect riparian habitat and water quality, the proposed Project has been designed to be at least 50-feet from all onsite Class III and wetland corridors, and does not propose tree removal, grading, or development within setback areas.

Proposed onsite road construction and improvement would transect one onsite Class III watercourse, as shown on the Development Plans (Attachment 1). Prior to the initiation of any instream work (including stream crossing improvements), permits would be obtained from regulating resources agencies, as required, including a Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife, 404 Permit from the US Army Corps of Engineers, and a 401 Permit Water Quality Certification from the Central Valley Water Board, as applicable. Obtaining these permits has been included as Mitigation Measure BIO-5.

Construction Best Management Practices (BMPs) and permanent erosion control measures would be applied to minimize erosion and sedimentation that could impact the onsite riparian corridors. Additionally, since, during construction, the proposed Project would disturb more than one acre of land, the proposed Project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2022-0057-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed Project. Additionally, as part of compliance with HCD requirements for Special Occupancy Parks, preparation and implementation of an Erosion Control Plan would be prepared and approved by HCD prior to the start of construction. The Erosion Control Plan would also detail erosion control measures proposed onsite to minimize impacts to any nearby waterways. Compliance with the CGP and compliance with HCD requirements has been included as Mitigation Measure BIO-6**.**

The graded area for the lawn was compacted, covered with 2- to 4-inches of topsoil, and covered with sod. No new impervious area was created. The Project area drains towards unnamed tributaries to Bucksnort Creek. As shown on the Lawn Area Grading Plans (Attachment 11), the drainage area was not changed. Under existing and graded conditions, the drainage over the area is managed such that it drains towards the northeastern corner of the site. All drainage from the graded area follows pre-existing drainage patterns (Attachment 11). Since there is no increase in impervious area, no change in the drainage area, and exposed surfaces have been covered with sod, there are no downstream effects associated with the Project.

The Project site contains *Quercus durata* – Leather Oak Chaparral Alliance, an identified sensitive natural community per CDFW. This has been identified onsite in the southern area of the Project Site. Mitigation Measures BIO-3 has been incorporated to avoid and minimize potential impacts to this sensitive natural community. Approximately 27.5 acres of this sensitive natural community exist onsite, per Google Earth measurement. Of those, the proposed Project would impact approximately 0.08 acres of this vegetation community (less than 3% of the total acreage onsite), leaving the majority of the onsite natural habitat undisturbed on the property.

The proposed Project would site cabin development between existing oak trees, as feasible. However, some areas of proposed development and grading overlap with existing stands of oak trees, particularly the proposed grading located near the center of the parcel, north of Langtry Reservoir, and the central roadway that runs due west from the center of the parcel just north of the reservoir to the western property boundary. Approximately 80 oak trees are located within the limits of disturbance. Mitigation Measure BIO-7 has been incorporated to require an Oak Restoration Plan to be developed and approved by Lake County prior to the commencement of construction. The Restoration Plan would be prepared by a qualified professional and would detail exact numbers and species of proposed trees to be removed, in addition to proposed mitigation replanting areas at a ratio of 3:1 (e.g., three trees planted for every one tree removed). The Plan would also include success criteria for successful mitigation, and a multi-year monitoring and reporting plan to measure the success of the proposed oak tree mitigation.
Less than Significant Impact with Mitigation Measures BIO-1, BIO-2, and BIO-7 Incorporated.

c) Refer to Section IV - Biological Resources (a) and (b). Per the BRR and USFWS, freshwater emergent wetlands exist on the Project parcel (Figure 18). Wetlands are present along the margins of existing reservoirs and as independent features along the southern edge and southwestern corner of the project site. There are no vernal pools, marshes, or coastal wetlands mapped onsite.

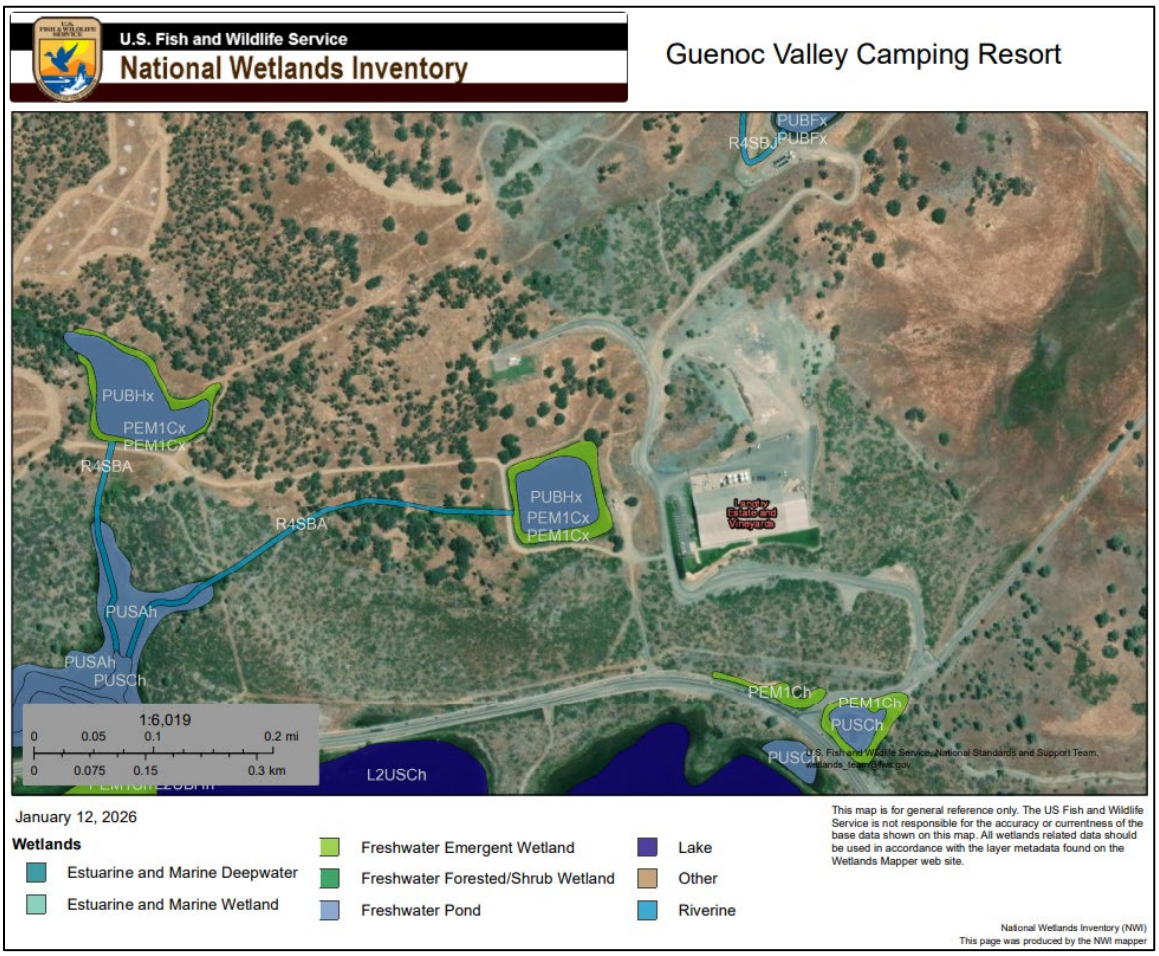


*Figure 18: Mapped onsite wetlands (USFWS National Wetland Inventory, January 2026)*

No direct fill of wetlands is proposed. Project development is located at least 50 feet from all mapped Class III watercourses.

Construction Best Management Practices (BMPs) and permanent erosion control measures would be applied to minimize erosion and sedimentation that could impact the onsite wetlands. All construction materials, including gravel and soil piles would be covered, and fiber rolls would be installed around the perimeter of construction areas to ensure no sediment discharges into Waters of the United States (US) or Waters of the State. Additional site-specific BMPs would be detailed in the SWPPP, prepared for compliance with the CGP and approved by the SWRCB, as well as the Erosion Control Plan prepared for HCD approval prior to the start of construction. These plans would detail the BMPs and water quality protection measures used to control and minimize erosion and onsite sedimentation. Compliance with the CGP and HCD requirements has been included as Mitigation Measure BIO-6.

**Less than Significant Impact with Mitigation Measure BIO-6 Incorporated.**

d) Refer to Section IV – Biological Resources (a). Wildlife movement corridors connect suitable wildlife habitat areas in an otherwise fragmented region. The site is in a rural area within Lake County and is currently used as a winery, surrounded by open space, residential, and agricultural uses.

The proposed Project Area does not contain mapped wildlife corridors or critical habitat for federal or state-listed species. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area in the CNDDB) exist within or near the proposed Project area, the open space in the proposed Project area could facilitate animal movement and migrations.

The site is surrounded by open lands, providing opportunity for unimpeded wildlife movement. The Project does not propose fencing that would hinder access to the project parcel in areas that are not proposed for development, nor are any watercourses proposed to be blocked to inhibit aquatic wildlife movement. In addition, the BRR stated that “development of the project site will not likely interfere with the movement of wildlife” (BRR pg. 49). Furthermore, mitigation measures would be implemented during construction to reduce potential impacts, as discussed above, on migratory wildlife, including migratory birds. Therefore, the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

**Less than Significant Impact**

e) Refer to Section IV – Biological Resources (b). The proposed Project is consistent with the requirements of the parcel zoning, including the WW (“Waterway”) combining zoning district. Per Zoning Ordinance Article 37, tree removal is not permitted within protected riparian or wetland corridors. The Project is consistent with this requirement and does not propose tree removal within 50 feet from onsite Class III drainages.

The County of Lake General Plan Policy OSC-1.13 states the County shall support the conservation and management of oak woodland communities and their habitats, and Resolution Number 95-211 was adopted as a Management Policy for Oak Woodlands in Lake County. Resolution Number 95-211 aims to monitor oak woodland resources, pursue education of the public, federal, state and local agencies on the importance of oak woodlands, promote incentive programs that foster the maintenance and improvement of

oak woodlands, and, through federal, state, and local agency land management programs, foster oak woodlands on their respective lands within the county.

Project implementation would result in the removal of approximately 68 to 80 existing native oak trees on-site. To offset this impact, an Oak Woodland Restoration and Mitigation Plan has been submitted to the Lake County Community Development Department. The plan inventories the number, size, and species of trees proposed for removal and outlines an on-site mitigation and monitoring program that includes a minimum 5:1 same-species replacement ratio, qualified professional oversight, defined survival criteria, and annual monitoring and reporting. With the implementation of BIO-7, potential impacts would be reduced to a less-than-significant level, and the Project would not conflict with any local policies or ordinances protecting biological resources or oak woodlands.

**Less than Significant Impact with Mitigation Measure BIO-7 Incorporated.**

f) According to the BRR, the Project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Project Area is not within the coverage of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

**No Impact**

**Mitigation Measures:**

**BIO-1:** Prior to the commencement of construction, a qualified biologist shall provide an environmental awareness training program to educate project personnel on relevant special-status species and their habitats, sensitive/regulated habitats, and applicable environmental laws and permits. The training shall include a description of the species and their habitats, importance of preserving species and habitats, penalties for unauthorized take, and the project limits.

**BIO-2:** The Project shall avoid mapped occurrences of special-status plant species to the maximum extent practicable. Prior to finalization of construction plans, the Project applicant shall review the locations of proposed cabins, roads, utilities, wastewater facilities, and other ground-disturbing improvements in relation to mapped special-status plant populations and associated sensitive habitat. Where a proposed improvement would affect a special-status plant population, avoidance shall first be evaluated through relocation or adjustment of the improvement, reduction of the disturbance footprint, preservation of habitat islands, or other feasible modifications to Project design.

Special-status plant populations that will be avoided shall be designated as Environmentally Sensitive Areas (ESAs). Prior to construction, a qualified botanist shall establish an appropriate avoidance buffer around each protected population based on the species, site conditions, and nature of adjacent construction activities. The limits of the ESA and avoidance buffer shall be clearly demarcated using construction fencing, flagging, signage, or other suitable means. Construction activities, vegetation removal, equipment operation, material storage, and other ground disturbance shall be prohibited within designated ESAs unless specifically authorized pursuant to an approved mitigation plan.

Where complete avoidance is demonstrated to be infeasible, impacts shall first be minimized through measures such as reducing the disturbance footprint, adjusting construction access or methods, and avoiding disturbance to the greatest number of individuals and the greatest amount of occupied and suitable habitat practicable. For remaining unavoidable impacts, the applicant shall consult with CDFW, CNPS, and/or Lake

County, as appropriate based on the status of the affected species, and shall prepare a Special-Status Plant Restoration/Mitigation and Monitoring Plan for review and approval by the applicable agency or agencies prior to disturbance of the affected population.

The Restoration/Mitigation and Monitoring Plan shall identify the affected species and acreage or number of individuals affected; document the avoidance and minimization measures considered and implemented; identify suitable onsite preservation, restoration, or receptor areas; and specify appropriate measures such as seed collection, propagation, transplantation, or establishment of replacement populations. For annual species, measures may include collection of locally sourced seed and sowing within suitable protected habitat during the appropriate fall or winter period. The plan shall include, as applicable, a minimum 1:1 mitigation-to-impact ratio, a five-year monitoring program, measurable success criteria, corrective actions if success criteria are not achieved, and annual reporting requirements.

**BIO-3:** Tree and vegetation clearing (removal, pruning, trimming, and mowing) shall be scheduled to occur outside the migratory bird nesting season (February 1 through August 31 for most birds, January 1 through July 31 for bald and golden eagle, mid-March through July for tricolored blackbird). However, if clearing and/or construction activities shall occur during the migratory bird nesting season, then pre-construction nesting bird surveys to identify active nesting, migratory bird, and/or raptor nests shall be conducted by a qualified biologist within 14 days of construction initiation on the project site and within 300 feet (i.e., zone of influence) of project-related activities for passerines and most raptors and 0.25 miles for bald and golden eagle. The zone of influence includes areas outside the project site where birds could be disturbed by construction-related noise or earth-moving vibrations.

If active nest, roost, or burrow sites are identified within the project site, a no-disturbance buffer shall be established for all active nest sites prior to commencement of any proposed project-related activities to avoid construction or access-related disturbances to migratory bird nesting activities. A no-disturbance buffer constitutes a zone in which proposed project-related activities (e.g., vegetation removal, earth moving, and construction) cannot occur. A minimum buffer size of 50 feet for passerines and 300 feet for raptors shall be implemented; sizes of the buffers shall be determined by a qualified biologist based on the species, activities proposed near the nest, and topographic and other visual barriers. Buffers shall remain in place until the young have departed the area or fledged and/or the nest is inactive, as determined by the qualified biologist. If work is required within a buffer zone of an active bird nest, work may occur under the supervision of a qualified avian biologist. The qualified avian biologist monitoring the construction work shall have the authority to stop work and adjust buffers if any disturbance to nesting activity is observed.

**BIO-4:** A qualified biologist shall be hired to conduct surveys for roosting bats no more than 14 days prior to planned commencement of construction activities that have the potential to disturb bat day roosts or maternity roosts through elevated noise levels or removal of trees. If a visual survey is not sufficient to determine the presence/absence of bats, acoustic equipment (e.g., AnaBat) shall be used to determine the potential occupancy type of species present.

If an active maternity roost is detected, a qualified biologist shall determine an appropriate avoidance buffer to be maintained from April 1 until young are flying (typically through August). If an active day roost is detected in a tree or structure planned for removal, or within a zone of influence (i.e., noise, vibration) that could result in roost abandonment, as determined by a qualified biologist, the bats shall be safely evicted under the guidance of a qualified biologist. Day roosts shall not be removed unless the daytime temperature is at least 50 degrees Fahrenheit and there is no precipitation. Removal or trimming of trees with cavities and/or exfoliating bark shall be avoided during the bat maternity season (April

1–August 31), and avoid removing such trees in the morning. Avoid damage to adjacent trees to the extent possible. If bats are detected emerging from trees subject to removal, the following steps shall be taken:

- Trim limbs without roost features firs to encourage bats to vacate roost features on their own.
- Create noise and vibration disturbance on the tree (e.g. concussive hitting with equipment and/or chainsaw cutting) for at least 15 minutes before carefully opening up potential crevices and cavities for inspection and clearance.
- Carefully cut successive sections above the cavity to open it, waiting up to 10 minutes in between each cut, and inspect to assess if determine if it is empty or allow any bats inside to crawl or fly out.
- After tree felling, trees should be retained in place overnight, allowing bats present to disperse.

Mitigation for day roosts impacted by the project shall be achieved through the installation of bat houses on site to replace lost roosts at a 1:1 ratio. Replacement roosts shall be placed at the discretion of the qualified biologist.

**BIO-5:** Any work involving placement of fill or structures within waterways shall obtain the necessary permits, as required, from the U.S. Army Corp of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.

**BIO-6:** All work shall incorporate erosion control measures consistent with Lake County Grading Regulations and HCD Regulations, including preparation and implementation of an Erosion Control Plan approved by HCD. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2022-0057-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.

**BIO-7**: Oak Woodland Replacement and Monitoring: To compensate for the removal of native oak trees, the applicant shall implement an on-site oak woodland mitigation and monitoring program subject to the following requirements:

- Replacement Ratio and Verification: Removed trees shall be replaced at a minimum 5:1 ratio using the same native species removed. Prior to tree removal, a qualified professional (biologist, botanist, ISA-certified arborist, or registered professional forester) shall verify the final tree removal count, confirm the required replacement quantity, and identify optimal planting locations.
- Mitigation Site Selection: Replanting shall occur within the existing oak woodland on the project parcel. Planting locations shall prioritize riparian zones, areas with proximity to available water, and sites with suitable soil and ground conditions to support long-term tree survival, establishment, and maintenance.
- Installation and Timing: All mitigation planting shall be overseen by a qualified professional and shall be installed during the fall season immediately following the year of tree removal to maximize seasonal moisture and root establishment.
- Monitoring and Reporting: The applicant shall monitor the mitigation plantings to ensure establishment and survival. An annual monitoring report documenting survival rates, tree health, and any necessary remedial actions (such as replanting or irrigation adjustments) shall be submitted to the lead and responsible agencies.

| V. CULTURAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 11, 14, 15 |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 11, 14, 15 |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 11, 14, 15 |

Environmental Setting:

A "Cultural Resource Evaluation of the Proposed Guenoc Valley Glamping Resort" (Cultural Resource Evaluation) was prepared by John W. Parker, Ph.D., RPA in September 2025 and updated October 30, 2025. The Cultural Resource Evaluation was prepared to identify any cultural resources within the proposed Project area (approximately 29 acres). The Cultural Resource Evaluation included a cultural resources literature search, a California Historic Resource Information System (CHRIS) record search, a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, and a field inspection on September 8th, 2025.

Discussion:

a) Redeposited scattering of historic cultural material within one (1) portion of the Project area found during the field inspection were not considered significant cultural resources as defined in the Public Resources Code. An examination of historic satellite images observed that sometime between 1993 and 2025, a hill around the existing winery was graded and leveled. At the time of the field inspection on September 8th, 2025, a layer of topsoil had been placed over the bedrock. An examination of the topsoil indicated it contained historic artifacts, which may suggest that some of it had been obtained from a location containing one or more potentially historic cultural sites. The historic artifacts were not considered significant due to the redeposition unless the soils were removed from a significant historic resource location. Per the applicant, the soil was from a large stockpile of green waste and organic material from vineyards owned by the applicant located outside of the Project property that was spread on the hill to grow grass for the existing event lawn. Sod has since been applied to this area.

   The Cultural Resource Evaluation determined that the prehistoric site contains information as a resource significant enough to be eligible for the inclusion on the California Register of Historic Resources considering the prehistoric site would contain information for the study of the tool manufacturing process, resource movement and trade through time, and site use within the overall settlement system.

The Cultural Resource Evaluation recommended Project construction and material staging activities to avoid the one recorded prehistoric site. If ground disturbance at the one prehistoric site (Site P-17-2032) is unavoidable, Mitigation Measure CUL-1 describes specific measures for capping the prehistoric site with culturally sterile fill, or if capping is not possible, then data recovery program would be conducted to recover important information from the site. Mitigation Measure CUL-2 through CUL-4 were also incorporated in the event of previously unidentified potentially significant cultural resources are found. Therefore, impacts on cultural and historical resources would be reduced to less than significant with implementation of Mitigation Measures CUL-1 through CUL-4.

**Less than Significant with Mitigation Measures CUL-1 through CUL-4 Incorporated**

b) See Section V(a). One (1) prehistoric site (Site P-17-2032) in Project area was considered a significant cultural resource as defined in the Public Resources Code. Site P-17-2032 was revisited and re-recorded during the field inspection on September 8th, 2025.

The Cultural Resource Evaluation recommended Project construction and material staging activities to avoid the one recorded prehistoric site. If ground disturbance at the one prehistoric site (Site P-17-2032) is unavoidable, Mitigation Measure CUL-1 describes specific measures for capping the prehistoric site with culturally sterile fill, or if capping is not possible, then data recovery program would be conducted to recover important information from the site. Mitigation Measure CUL-2 through CUL-4 were also incorporated in the event of previously unidentified potentially significant cultural resources are found. Therefore, impacts on archaeological resources would be reduced to less than significant with implementation of Mitigation Measures CUL-1 through CUL-4.

**Less than Significant with Mitigation Measures CUL-1 through CUL-4 Incorporated**

c) The Project site does not contain a cemetery, and the closest formal cemetery is located approximately 5.7 miles from the Project. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of California Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the coroner.

**Less than Significant with Mitigation Measure CUL-4 Incorporated**

**Mitigation Measures:**

**CUL-1:** If complete avoidance of the one recorded prehistoric site (Site P-17-2032) is not possible, then the site shall be capped with culturally sterile fill. The existing surface shall not be grubbed and the placement of the fill shall be conducted with rubber-tire equipment applied by either a tire-driven belly dump truck or pushed in front of a tire-driven loader to avoid damage to the site surface. The fill material shall not contain any historic or prehistoric cultural material. A minimum of 8 inches and a maximum of 10 inches of fill shall be laid down to be able to accommodate any grading or trenching. Then compaction shall take place using vibratory rollers or sheepsfoot rollers.

If avoidance through capping is not possible, then a Data Recovery Program shall be conducted to recover the important information from recorded prehistoric site (Site P-17-2032) before disturbance. The archaeological recovery of a statistically valid sample of

the area to be disturbed shall be obtained. Since the prehistoric site appears to be confined to the surface, recovering the information shall involve a random surface grid, mapping, and collection strategy. After data collection, initial Project grading within the prehistoric site shall be monitored by a Registered Professional Archaeologist (RPA) to ensure that any significant cultural items or features encountered are mapped and collected.

**CUL-2:** All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training. If any artifacts or remains are found, the Middletown Rancheria of Pomo Indians of California, a licensed archaeologist, and the Lake County Community Development Director shall be immediately notified.

**CUL-3:** Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A Registered Professional Archeologist (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Lake County Community Development Director. Work shall be allowed to continue outside of the buffer area.

**CUL-4**: Should any human remains be encountered, all activity shall be halted within 100 feet. The applicant shall notify the Sheriff's Department, the Middletown Rancheria of Pomo Indians of California, and a licensed archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98, CEQA Guidelines Section 15064.5, and California Health and Safety Code Section 7050.5. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission shall then be contacted by the County Coroner to determine appropriate treatment of the remains.

| VI. ENERGY | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation? | ☐ | ☐ | ☒ | ☐ | 5 |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5 |

Environmental Setting:

The Project site is currently served by on-grid Pacific Gas & Electric (PG&E) power. The proposed Project would use existing electrical service from PG&E. The existing underground electrical service points include a 300 kVA 3-phase 277/480 transformer for the winery.

There is an existing back-up generator that is used during emergencies and power outages.

Discussion:

a) Construction of the Project would require the use of electricity and fossil fuels for construction equipment. Fuel consumed during construction would be temporary in nature and would not represent a significant demand, beyond normal consumption. No energy-intensive construction practices would be required beyond typical construction. All new construction would be required to comply with the most current version of the California Energy Code. The Project would use only the amount of energy necessary for construction of the Project and the consumption is not expected to be wasteful, inefficient, or unnecessary.

   PG&E was notified of this Project, and no adverse comments were received. Following construction, the Project would be supplied by on-grid power through existing PG&E infrastructure. The Project would apply for a PG&E electrical service upgrade if there is an increased energy demand to accommodate the Project.

   Permanent structures would be required to meet the most current Title 24 Building Efficiency Standards and applicable federal and state regulations relating to energy efficiency. No natural gas service is proposed for the site.

   Therefore, the construction and operation of the project are not expected to result in the wasteful or inefficient use of energy, and impacts would be less than significant.

   **Less than Significant Impact**

b) There are no mandates for renewable energy within the Lake County Zoning Ordinance associated with this project.

   The Lake County General Plan includes goals and policies relevant to energy consumption and encourage energy conservation in new developments (Goal OSC-5) which include the use of energy conservation features and clean alternative energy in new construction according to state laws. The Middletown Area Plan policies encourage the use of renewable energy devices and systems in new developments.

   Permanent structures would be required to meet the most current Title 24 Building Efficiency Standards and applicable federal and state regulations relating to energy efficiency and renewable energy standards for new commercial buildings. No natural gas service is proposed for the site.

   Therefore, impacts would be less than significant.

   **Less than Significant Impact**

| VII. GEOLOGY AND SOILS | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| a) | Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:<br>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special. Publication 42.<br>ii) Strong seismic ground shaking?<br>iii) Seismic-related ground failure, including liquefaction?<br>iv) Landslides? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 7, 17, 18, 19, 39, 52, 53, 55 |
| b) | Result in substantial soil erosion or the loss of topsoil? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 19, 24, 25, 30, 41, 53 |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 52, 53 |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☒ | ☐ | ☐ | 5, 7, 39, 52 |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☒ | ☐ | 5, 29, 54 |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 14, 15 |

Environmental Setting:

The topography of the Project site is variable, consisting of hills and valleys with elevations ranging from about 1,040 feet above mean sea level to 1,210 feet above mean sea level.

A Geologic Assessment was prepared for the Project by NorthPoint Consulting Group, Inc. dated January 2026 (Attachment 5). The purpose of the Geologic Assessment was to provide an assessment of available soil, geological, groundwater maps, and resources for the Project site. Onsite grading is proposed for the Project. Preliminary Grading and Erosion Control Plans have been submitted with the project application to demonstrate potential impacts due to grading. Approximately 49,000 cubic yards of grading is proposed. Slopes vary on site from 0% to 60%, with an average of 25%. Per the Preliminary Grading Plans, the Project has been designed and sited on slopes approximately 25% or less.

The Project site is underlain by two soil types: Bressa-Millsholm loams (Map Unit 120) and Henneke-Montara-Rock outcrop complex (Serpentine) (Map Unit 142). Bressa-Millsholm loams are generally characterized by layers of loam and clay loam from 0 to 26 inches below ground surface (bgs), underlain by bedrock at depths of about 18 to 36 inches bgs. Henneke-Montara-Rock outcrop complex is considered serpentine soil and is characterized by gravelly loam, gravelly clay loam/clay loam, and very gravelly clay from 0 to 19 inches bgs, underlain by bedrock 12 to 29 inches bgs. These soils are defined as well-drained and are not defined as hydric (wetland) soil types. (USGS Web Soil Survey, 2025).

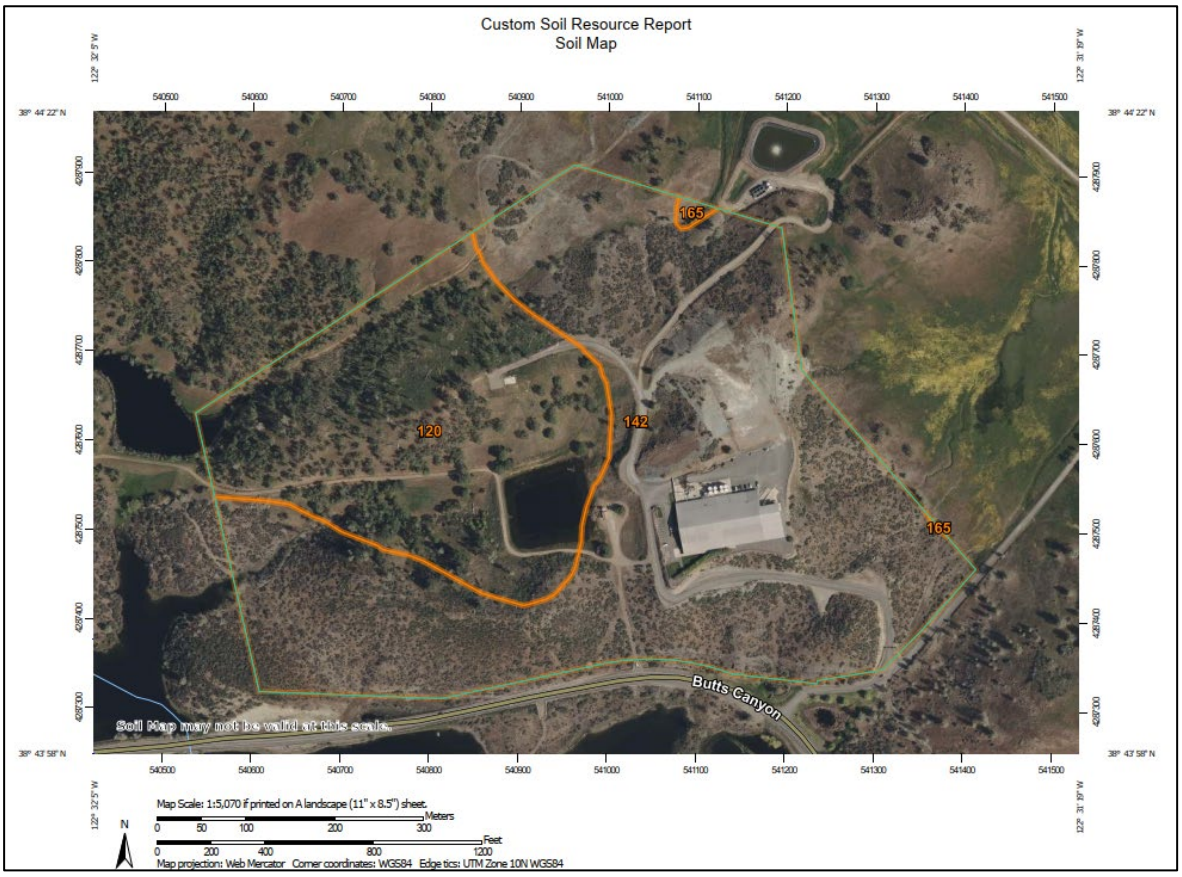


*Figure 19. Soil Types (Source: Geologic Assessment for Project)*

Two Geotechnical Investigations were prepared for the site by SHN Engineers & Geologists (SHN) dated September 2026 for the existing lawn area and the proposed Project (Attachments 12 and 13).

The Geotechnical Investigation for the lawn area (Attachment 12) concluded that, based on the existing site geometry, conditions observed during SHN's field investigation, and the subsurface conditions encountered in test pits, the lawn area grading appears stable under its own weight in its current configuration under static conditions, and no evidence of active slope instability was observed. No additional geotechnical investigation was recommended provided the existing graded hill remains in its current configuration and no development, grading, excavation, fill placement, or significant changes in drainage or loading are proposed.

The primary purpose of the Geotechnical Investigation for the proposed Project (Attachment 13) was to evaluate the subsurface conditions at the site and to present findings and geotechnical recommendations for design and construction of the proposed Project. The investigation included a) a field exploration and laboratory testing program,

b) a review of geotechnical constraints and project feasibility, and c) an engineering analysis to develop geotechnical recommendations including foundation support alternatives, grading, seismic design, and suitability of onsite soils for engineered fill. Based on the results, the loose to medium dense undocumented fill containing cobbles and boulders supporting the existing lawn area is not suitable to sustain structural loads without a significant risk of excessive total and differential settlement detrimental to the safety and serviceability of the proposed improvements within the lawn area. It is recommended that the undocumented fill within the limits of proposed structures, swimming pools, pool decks, patios, and other settlement-sensitive improvements be removed and replaced with engineered fill or the placement a geogrid-reinforced gravel pad for lightly loaded structures in accordance with the recommendations of the Geotechnical Investigation. Locations other than the existing grass lawn where native soils and natural slopes exist appear feasible for placement of cabins, paved roads, and minor site improvements provided that grading and construction are performed in accordance with the recommendations of the Geotechnical Investigation and under geotechnical observation.

Discussion:

a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

i) Earthquake Faults

Lake County contains numerous known active faults. Per the California Earthquake Hazards Zone Application (EQ Zapp, 2024), the Project property is not within an Earthquake Fault Zone and the nearest Earthquake Fault Zone is the Hunting Creek-Berryessa Fault System located approximately 8.3 miles northeast and the Maacama Fault Zone located approximately 14.1 miles southwest. Per the USGS U.S. Quaternary Faults online map, the closest late Quaternary fault is an unnamed fault approximately 1.5 miles southwest that enters through the eastern part of the property, runs southwest, and exists the southern part of the property.

The Project site is not located within Alquist-Priolo Fault Zones; the nearest mapped Alquist-Priolo Earthquake Fault Zone is located approximately 8.3 miles northeast of the Project site.

The effects of seismic ground shaking would be addressed through compliance with applicable California Building Code and HCD requirements and implementation of the site-specific geotechnical recommendations provided in Attachment 13. A separate geotechnical investigation of the existing graded lawn area (Attachment 12) concluded that the lawn grading appears stable under its own weight in its current configuration under static conditions, with no evidence of active slope instability. That conclusion was contingent upon the graded lawn remaining in its existing configuration without additional development, grading, excavation, fill placement, or significant changes in drainage or loading. Because the proposed Project would introduce improvements and additional loading within portions of the lawn area, Attachment 13 evaluated the geotechnical conditions associated with the proposed development and provides recommendations for site preparation, foundations, grading, drainage, and construction of Project improvements. The proposed cabins are portable park model recreational units that would be occupied by guests and installed in accordance with applicable HCD requirements, while other Project structures and improvements would be subject to applicable building, foundation, and geotechnical design requirements. Compliance with applicable design requirements and implementation of the recommendations contained in Attachment 13, as required by Mitigation Measure GEO-1,

would reduce potential hazards associated with seismic ground shaking and related geotechnical conditions to a less-than-significant level.

ii, iii) Strong Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction
Liquefaction takes place when loosely packed, water-logged sediments at or near the ground surface lose their strength in response to strong ground shaking. It happens in water-logged, sandy soils when ground shaking causes water pressure to rise, separating the soil grains and making the ground behave like quicksand. In areas of high seismic potential, the potential for soil liquefaction should be considered. Susceptibility to liquefaction generally decreases with increasing geologic age due to the degree of weathering, compaction, cementation, and/or consolidation, and increases with saturated conditions. Geologic materials most susceptible to liquefaction are late Holocene age sand- and silt-rich deposition that has occurred within the past several thousand years and is located next to streams, rivers, bays, or ocean shorelines. These conditions do not apply at the Project site, which is mapped outside of liquefaction hazard zones. Based on the initial site assessment potential for liquefaction and liquefaction induced settlement is considered low at the Project property and would be less than significant.

The Project would require approximately 49,086 cubic yards of cut and 39,432 cubic yards of fill. Project improvements would be designed and constructed in accordance with applicable California Building Code and HCD requirements and site-specific geotechnical recommendations to address potential hazards associated with seismic-related ground failure, including liquefaction. A Geotechnical Investigation of the existing graded lawn area (Attachment 12) concluded that the existing lawn grading appears stable under its own weight in its current configuration under static conditions, with no evidence of active slope instability. However, that conclusion was contingent upon the graded lawn remaining in its existing configuration without additional development, grading, excavation, fill placement, or significant changes in drainage or loading. Because the proposed Project would involve development, grading, and additional loading within portions of the site, a site-specific design-level Geotechnical Investigation was subsequently prepared for the proposed Project (Attachment 13). Attachment 13 evaluated subsurface conditions associated with the proposed development and provides recommendations for site preparation, grading, foundations, drainage, and other Project improvements. Implementation of the recommendations contained in Attachment 13 is required by Mitigation Measure GEO-1. With compliance with applicable design requirements and implementation of Mitigation Measure GEO-1, potential impacts associated with seismic-related ground failure, including liquefaction, would be reduced to a less-than-significant level.

(iv) Landslides
Although there are no reported landslides on the Project parcel, there are many mapped, dormant landslides within the vicinity of the Project; the closest is about 0.1 miles north of the Project site. USGS Landslide Hazards Program provides a Landslide Inventory and Susceptibility Map for the US. According to this map, the Project parcel and vicinity have a high susceptibility to landslides.

To minimize the potential for Project related landslides, the Project has been designed in accordance with Section 30-9.1 of the Lake County Grading Ordinance which provides requirements for watercourse setbacks based on watercourse type and soil erosion hazard rating. According to the Lake County Grading Ordinance, Soil Map Unit Numbers 120 and 142 have a “severe” rating on 15-30% slopes and a “moderate” rating on 8-15% slopes. There are three Class III drainages onsite, requiring up to 50 ft setbacks (Table 4). Per the Project Development Plans and Preliminary Grading Plans (Attachment 1), the Project has been designed and sited on slopes approximately 25% or less and with a minimum 50 ft setback from Class III watercourses.

*Table 4. Lake County Grading Ordinance - Watercourse Setbacks*

| Erosion Hazard Rating | Watercourse Type | | | |
|---|---|---|---|---|
| | Class I | Class II | Class III | Class IV |
| Slight | 50 ft | 50 ft | 20 ft | 0 ft |
| Moderate | 75 ft | 50 ft | 35 ft | 0 ft |
| Severe | 100 ft | 100 ft | 50 ft | 0 ft |

Although no active landslides were identified within the proposed Project development area, the surrounding area has a susceptibility to landslides and the Project would involve grading and development that could potentially affect slope stability. The Project would be designed and constructed in accordance with applicable California Building Code requirements, the setback requirements of the Lake County Grading Ordinance, and final engineered grading plans approved as part of the applicable grading permit process through HCD. A Geotechnical Investigation of the existing graded lawn area (Attachment 12) concluded that the lawn grading appears stable under its own weight in its current configuration under static conditions, with no evidence of active slope instability. However, this conclusion was contingent upon the graded lawn remaining in its existing configuration without additional development, grading, excavation, fill placement, or significant changes in drainage or loading. Because the proposed Project would involve development, grading, and additional loading within portions of the site, a site-specific design-level Geotechnical Investigation was prepared for the proposed Project (Attachment 13). Attachment 13 evaluated slope stability and other geotechnical conditions associated with the proposed development and provides recommendations for site preparation, grading, drainage, foundations, and other Project improvements. Implementation of the recommendations contained in Attachment 13 is required by Mitigation Measure GEO-1. With compliance with applicable design and grading requirements and implementation of Mitigation Measure GEO-1, potential impacts associated with landslides and slope instability would be reduced to a less-than-significant level.

**Less than Significant Impact with Mitigation Measure GEO-1 and GEO-2 Incorporated**

b) A Preliminary Grading and Erosion Control Plan has been prepared for the Project (Attachment 1). Construction of the Project would require the grading of approximately 49,086 cubic yards of cut and 39,432 cubic yards of fill, which has the potential to release sediment into downstream receiving waters. However, the Project would not result in substantial soil erosion or loss of topsoil for the following reasons:
    - The Project would not alter existing drainage patterns and would not result in earthwork or construction activities in a significant drainage feature.
    - Since, during construction, the Project would disturb more than 1-acre, the Project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2022-0057-DWQ. The CGP requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed Project. Mitigation measures have

been included to mitigate potential impacts to less than significant. Compliance with the CGP has been included as Mitigation Measure BIO-6.

- An Erosion Control Plan was prepared for the Project. BMPs for erosion control include fiber rolls, silt fences, storm drain inlet protection, vegetated drainage swales, armoring of driveways, stabilization of disturbed areas with temporary erosion control during rain events, permanent erosion control (seeding vegetation), preservation of existing vegetation where feasible, and stormwater outlet dissipation.
- A Conceptual Storm Drain Plan was prepared for the Project that shows rock energy dissipators at the outlets of the proposed storm drain system.
- The Project is required to obtain a Grading Permit and provide a final Grading and Drainage plan for the Project site as required by HCD for approval prior to issuance of a building permit.

A Grading and Drainage plan for the Project site would be required by HCD for approval prior to issuance of a building permit. Requirement of a Grading Permit has been added as Mitigation Measure GEO-2.

Compliance with the SWRCB CGP and HCD requirements for grading and drainage and implementation of Mitigation Measure BIO-6, the impacts would be less than significant impact with mitigation incorporated.

**Existing Graded Lawn Area:** Grading of the existing lawn area generally maintained the pre-existing drainage patterns, with runoff continuing to drain toward the northeast portion of the lawn area. Following grading, the disturbed area was stabilized with topsoil and established sod/vegetative cover, which reduces the potential for erosion and loss of topsoil. The lawn area does not introduce new impervious surfaces or substantially alter the existing drainage area. Based on the established vegetative cover and maintenance of existing drainage patterns, the prior grading of the lawn area would not result in substantial soil erosion or loss of topsoil. Therefore, impacts associated with the existing graded lawn area would be less than significant.

**Less than Significant Impact with Mitigation Measures BIO-6 and GEO-2 Incorporated**

c) As discussed above, onsite soils are generally not considered susceptible to liquefaction; however, portions of the Project site are located within an area of high landslide susceptibility. A Geotechnical Investigation of the existing graded lawn area (Attachment 12) concluded that the lawn grading appears stable under its own weight in its current configuration under static conditions, with no evidence of active slope instability. This conclusion was contingent upon the graded lawn remaining in its existing configuration without additional development, grading, excavation, fill placement, or significant changes in drainage or loading. Because the proposed Project would involve development, grading, and additional loading within portions of the site, a site-specific design-level Geotechnical Investigation was prepared for the proposed Project (Attachment 13). Attachment 13 evaluated geotechnical conditions associated with the proposed development and provides recommendations for site preparation, grading, foundations, drainage, and other Project improvements. Implementation of the recommendations contained in Attachment 13 is required by Mitigation Measure GEO-1. In addition, the Project would be required to obtain a Grading Permit and construct proposed grading in accordance with approved engineered grading plans, as required by Mitigation Measure GEO-2. With implementation of Mitigation Measures GEO-1 and GEO-2, potential impacts associated with landslides, subsidence, liquefaction, or collapse would be reduced to a less-than-significant level.

**Less than Significant Impact with Mitigation Measures GEO-1 and GEO-2 incorporated**

d) See discussion of VII Geology and Soils (a) (ii) and (iii), above. Expansive soils possess a "shrink-swell" characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. According to the USDA Soil Survey, the shrink-swell potential for the Project site soil types is low to moderate, and therefore not considered to be expansive. The Geotechnical Investigation conducted for the proposed Project (Attachment 13) concluded that expansive soils should not be a significant factor in site development. Therefore, the impact associated with expansive soils would be mitigated to less than significant with Mitigation Measures GEO-1 and GEO-2 incorporated.

**Less than Significant Impact with Mitigation Measures GEO-1 and GEO-2 Incorporated**

e) The proposed Project would result in the need for an OWTS. An OWTS suitability investigation was conducted by NorthPoint Consulting Group, Inc., December 2025 and revised January 2026 (Attachment 9) including a map of the potential locations for the system. Locations are also shown on the Development Plans (Attachment 1). The investigation included a site investigation with test holes and percolation estimates. The results of the investigation demonstrated onsite suitability for an OWTS for the Project. This is supported by USDA Soil Survey data for the Project site, which, in general, has soils that are considered adequate to support septic systems, has moderately low to moderately high infiltration rates, which supports that the soils likely capable of supporting an OWTS.

In addition, state law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. The proposed OWTS design flow is greater than 2,500 gpd and would be required to be permitted through the SWRCB Order 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems.

The proposed Project OWTS would comply with all the requirements of the county and state relating to the use of sewage disposal systems/septic systems. This would ensure that the proposed Project OWTS would be installed within soils capable of adequately supporting the use of the septic system. The Project was routed to the Lake County Health Services Department, Environmental Health Division and no adverse comments were received.

Since it has been demonstrated with a site-specific investigation that the site has soils capable of supporting an OWTS for the Project and the Project would be required to obtain a permit form the SWRCB, there is a less than significant impact would occur.

**Less than Significant Impact**

f) Impacts on paleontological resources occur when excavation activities encounter fossiliferous geological deposits and cause physical destruction of fossil remains. Fossil remains, fossil sites, fossil-producing geologic formations, and geologic formations with the potential for containing fossil remains are considered paleontological resources or have the potential to be paleontological resources.

The Project site does not contain any known unique geologic features or paleontological resources according to the Cultural Resources Evaluation submitted for this Project. The

potential for impacts on fossils depends on the sensitivity of the geologic unit and the amount and depth of grading and excavation. Although disturbance of these resources is not anticipated, in the event that paleontological resources are discovered, Mitigation Measure GEO-3 has been implemented to reduce impacts to less than significant.

**Less than Significant with Mitigation Measure GEO-3 Incorporated**

**Mitigation Measures:**

**GEO-1:** The permit holder shall follow the recommendations of the site-specific Geotechnical Investigation prepared for the proposed Project (SHN, Attachment 13) for the final design of site preparation, engineered fill, grading, drainage, foundations, concrete slabs-on-grade, and pavement design. These recommendations shall be incorporated into the final building and grading plans for the proposed Project. Specifically, all loose to medium-dense undocumented fill containing cobbles and boulders within the limits of proposed structures, swimming pools, pool decks, patios, and other settlement-sensitive improvements shall be removed and replaced with engineered fill in accordance with the recommendations of Attachment 13.

**GEO-2:** With project approval, Grading Permit shall be required as part of this Project. The Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

**GEO-3:** If paleontological resources are encountered during implementation of the Project, ground disturbing activities shall be temporarily redirected from the vicinity of the find. A qualified paleontologist shall be retained by the developer to make an evaluation of the finding. If a significant paleontological resource(s) is discovered on the property, the qualified paleontologist / archaeologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

| VIII. GREENHOUSE GAS EMISSIONS | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 36, 45, 72, 73, 74, 75, 79 |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 36, 45, 72, 73, 74, 75, 76, 79 |

Discussion:

a) Greenhouse Gases (GHGs) are emitted into the atmosphere from a variety of sources,

including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are gases that can trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs are emitted from human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

The primary GHGs that are of concern for development projects include carbon dioxide ($CO_2$), methane ($CH_4$), and nitrous oxide ($N_2O$). $CO_2$, $CH_4$, and $N_2O$ occur naturally, and through human activity. Emissions of $CO_2$ are largely by-products of fossil fuel combustion and $CH_4$ results from off-gassing associated with agricultural practices and landfills. $CO_2$ is the most common GHG emitted by human activities.

GHGs are regulated on federal, state, and local levels. At the state level, Assembly Bill (AB) 32 Scoping Plan (2017 Update) contains the main strategies California would use to reduce GHG emissions. AB 32 was originally passed by the California Global Warming Solutions Act of 2006 and details strategies and GHGs reduction goals for projects across the state, including the now-achieved requirement to reduce statewide GHG emissions to 1990 levels by 2020 (a 28% reduction). In 2016, AB 32 was amended to require California to reduce GHG emissions to 40% below 1990 levels by 2030, and in 2022, the updated Scoping Plan was released to obtain carbon neutrality by 2045, which would be an 85% reduction in GHG emissions below 1990 levels (California Air Resources Board, 2022).

Locally, air quality is regulated by Lake County Air Quality Management District (LCAQMD). The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The Lake County Air Basin is in attainment for all air pollutants and has not adopted thresholds of significance for GHG emissions. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality.

Although Lake County has not formally adopted thresholds of significance for GHG emissions, the Bay Area Air Quality Management District (BAAQMD) has established GHG thresholds that can be used for significance determinations. These thresholds are used by other Cities and Counties in California without adopted thresholds of significance. Thus, for the analysis of GHG emissions, BAAQMD's GHG thresholds are used to evaluate the significance of the Project's GHG emissions. For land use development projects, the BAAQMD GHG threshold is "annual emissions less than 1,100 metric tons per year (MT/yr.) of CO2e" (BAAQMD, 2017). The BAAQMD was updated in 2022 without a specific threshold, however, the 2017 threshold still serves as an appropriate measure for analyzing significance levels. The BAAQMD also requires that land use projects be consistent with local GHG reduction strategies, including adopted local Climate Action Plans. Lake County has not yet adopted a Climate Action Plan or other policy specifically regulating GHG emissions.

Sources of GHG emissions from construction of the Project would include construction employee vehicles and equipment (short-term impacts). Heavy equipment operations produce GHG emissions mainly in the form of carbon dioxide with small amounts of methane and nitrous oxide.

Operation of the Project would generate GHG emissions from vehicle trips associated with resort visitors and employees, and from electric consumption in proposed buildings and cabins. Proposed buildings would be connected to existing electrical systems to power heating, cooling, lighting, and appliance use. Similarly, proposed cabins would be connected to electricity to power energy-efficient heating and cooling systems and

appliances, including mini-refrigerators, small electric stoves, bath fans, and interior lighting.

The Project would be powered by existing on-grid PG&E services. The existing winery building onsite is connected to a 300 kVA 3 phase 277/480 electrical service from PG&E. Existing electrical service would be upgraded to address the increase in energy demand for the Project, in addition, solar energy may be considered to offset energy demand.

The California Emissions Estimator Model (CalEEMod), Version 2022.1.1.37, was used to estimate construction and operational GHG emissions. Information for the CalEEMod Analysis (Attachment 10) was derived from applicant information and the Project Description and Operations Plan (Attachments 1 and 2), and default parameters were used where appropriate (e.g., construction equipment list, default vehicle miles traveled, default HVAC system settings for new buildings, etc.). Project-specific information, including average trips per day per resort guest and employee, tree removal and replanting data, and square footages of development areas, were used where possible to override default CalEEMod values and provide a more accurate analysis. The CalEEMod analysis results are summarized in Table 5.

*Table 5: Estimated GHG Emissions from Construction and Operation of the Project (Source: CalEEMod, 2026)*

| Emission Source | $CO_2e$ (MT/yr) | 2017 BAAQMD Threshold (MT/yr) | Exceeds Threshold? |
|---|---|---|---|
| Construction - Unmitigated | 177.56 | 1,100 | No |
| Operation - Unmitigated | 183.153 | 1,100 | No |

As can be seen in Table 5, emissions of GHGs would be below the BAAQMD CEQA threshold, and therefore significant or cumulative impacts to the environment due to GHG emissions from the proposed Project are not likely. In addition, regarding construction-phase GHG emissions, all construction equipment would be maintained to meet current emissions standards as required by the California Air Resources Board (CARB).

Regarding operation-phase GHG emissions, construction of any future buildings and existing building modifications would be required to obtain applicable permits from Lake County and HCD and would be required to follow Title 24 standards of the California Building Code (CBC).

Therefore, impacts would be less than significant.

**Less than Significant Impact**

b) To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. For purposes of this analysis, the Project was evaluated against the following applicable plans, policies and regulations:
   - The Lake County General Plan
   - The Lake County Air Quality Management District
   - Middletown Area Plan
   - Bay Area Air Quality Management District's 2022 CEQA Guidelines
   - AB 32 Climate Change Scoping Plan & 2022 Update
   - AB 1346 Air Pollution: Small Off-Road Equipment

The Middletown Area Plan does not have any specific policies on GHG emission reductions. Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the "County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County."

The 2022 AB 32 Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State's long term GHG goals, which includes a primary target of being carbon-neutral by 2045. This Project includes on-grid electricity from PG&E. According to PG&E's 2025 Sustainability Report, the utility's power mix is primarily sourced from non-greenhouse gas producing energy sources, including 23% renewable energy, 12% large hydroelectric, and 63% nuclear. PG&E has also committed to net-zero greenhouse gas emissions by 2040, in alignment with the AB 32 Scoping Plan targets. Onsite power would be sourced from PG&E.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which would require the state board, by July 1, 2022, consistent with federal law, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and 5bill would require the state board to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant should be aware of and expected to make a transition away from SOREs by the required future date.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses BAAQMD's rules and regulations for the purpose of determining 'levels of significance' and for reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD rules or regulations and would therefore have no impact at this time. As described above in Section VIII(a), the proposed Project would generate greenhouse gas emissions at approximately 16.6% of the BAAQMD's maximum threshold of significance for GHG emissions.

The Project, as proposed, does not conflict with these local, regional, or state-wide policies. No wasteful use of energy is proposed. With the incorporation of Mitigation Measures AQ-1, AQ-2, and AQ-4, which minimize potential Project-related air quality impacts, the proposed Project would meet local air quality measures and a less than significant impact would occur.

**Less than Significant Impact with Mitigation Measures AQ-1, AQ-2, and AQ-4 Incorporated.**

| IX. HAZARDS AND HAZARDOUS MATERIALS | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|

Would the Project:

| | | | | | | |
|---|---|---|---|---|---|---|
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☒ | ☐ | ☐ | 1, 3, 5, 21, 24, 29, 31, 32, 34 |
| b) | Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☒ | ☐ | ☐ | 1, 3, 5, 21, 24, 29, 31, 32, 34 |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ | 1, 2, 5 |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ | 2, 40, 60 |
| e) | For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area? | ☐ | ☐ | ☐ | ☒ | 1, 3, 4, 5, 20, 22 |
| f) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 20, 22, 35, 37, 61, 64, 65 |
| g) | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 20, 35, 37, 61, 64, 65 |

Environmental Setting:

The California Health and Safety Code, Chapter 6.95, Section 25501(n)(1), defines a hazardous material as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential risk to human health and safety or to the environment if released into the workplace or the environment. Accordingly, “hazardous material” is a broad term encompassing all substances that may present a hazard, including hazardous substances and hazardous waste. Materials that are flammable, corrosive, reactive, oxidizing, radioactive, combustible, or toxic are considered hazardous.

Discussion:

a) Construction of the proposed Project would involve the use of materials that are generally regarded as hazardous, such as gasoline, diesel fuel, hydraulic fluids, paint, and other similar materials. Regular transport of such materials to and from the Project during construction could result in an incremental increase in the potential for accidents. The risks associated with the routine transport, use, and storage of these materials during construction are anticipated to be relatively small. With appropriate handling and disposal practices, there is relatively little potential for an accidental release of hazardous materials during construction, and the likelihood is small that workers and the public would be exposed

to health hazards. The Project would not result in a significant hazard to the public or environment because all storage, handling, transport, use, and disposal of hazardous substances during construction would be in full compliance with local, state, and federal regulations.

Since, during construction, the proposed Project would disturb more than one acre, the proposed Project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2022-0057-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Storage and handling of materials during construction would employ BMPs subject to the provisions of the CGP. BMPs would include provisions for safely refueling equipment, and spill response and containment procedures. Compliance with the CGP has been included as Mitigation Measure BIO-6.

During operations, no pesticides or hazardous cleaning products would be used. There would be basic domestic cleaning supplies on site, including bleach products and other normal cleaning solutions.

Section 41.7 of the Lake County Zoning Ordinance specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. There is an existing fire hydrant located adjacent to existing winery as well as up to 24 acre-feet of water storage in Langtry Reservoir that can be used for fire suppression. An additional fire hydrant is proposed at the northeast corner of the main service area and fire risers are proposed throughout the development area.

With appropriate transport, use, storage, handling, and disposal practices that comply with the requirements of the federal, state, and county laws and regulations, it is not anticipated that the use of these materials would pose a significant hazard during construction or operation. Therefore, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Implementation of Mitigation Measures BIO-6, HAZ-1, and HAZ-2 would reduce the impact from potential releases of hazardous materials to a less than significant level.

**Less than Significant Impact with Mitigation Measures BIO-6, HAZ-1, and HAZ-2 Incorporated**

b) As described above, storage, handling, transport, use, and disposal of hazardous substances during construction would be in full compliance with local, state, and federal regulations.

Operation of the Project does not involve the storage of a significant volume of hazardous materials that could be released into the environment. The storage of small volumes of cleaning solvents would be stored within a self-contained shelving unit inside the Project maintenance building.

Therefore, the Project would not contribute to a cumulatively considerable impact resulting from reasonably foreseeable upset and accident conditions involving the release of

hazardous materials into the environment. With implementation of Mitigation Measures HAZ-1 and HAZ-2, the impact would be less than significant.

**Less than Significant Impact with Mitigation Measures HAZ-1 and HAZ-2 Incorporated**

c) The Project is not located within one-quarter mile of an existing or proposed school. The nearest schools are in Middletown over 4.5 miles northwest of the Project.

**No Impact**

d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within 0.25 miles of the Project site (there are none):
   - State Water Resources Control Board (SWRCB) GeoTracker database
   - Department of Toxic Substances Control EnviroStor database
   - SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

   The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

**No Impact**

e) The Project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.

**No Impact**

f) A Wildfire Evacuation Plan and Evacuation Assessment (Plan) was conducted for the Project by NorthPoint Consulting Group, Inc., January 2026 (Attachment 8). The Plan identifies onsite evacuation routes to access Butts Canyon Road, a two-lane county-maintained road. In the Project vicinity, State Route 29 is the primary evacuation route and Butts Canyon Road is the secondary route for the Project site based on the South Lake County Fire Emergency Plan. The Plan includes a Project specific evacuation assessment of the community wide evacuation area as studied in the Guenoc Valley Mixed-Use Planned Development project, which is located in the same evacuation area as the proposed Project (Figure 20).

   The total average daily trips for the proposed Project is approximately 88 trips. At full occupancy, the maximum potential trips associated with the proposed Project are approximately 208 trips (156 trips for visitors and 52 trips for employees), assuming all cabins are occupied with new visitors not already associated with the existing winery. This would be a worst-case scenario.

   The assessment provided a trip distribution of the major evacuation routes for two wildfire scenarios:
   - Wildfire Scenario A – wildfire from north to south
   - Wildfire Scenario B – wildfire from south to north

The proposed Project's evacuation trips were compared to the community evacuation trips and the community trip distribution, assuming 50% of the Project's employees live in the evacuation area. The results are summarized in Table 6 and Table 7. Evacuation routes 1 through 4 are shown on (Figure 20).

*Table 6. Community Evacuation Trips Wildfire Scenario A, Baseline Conditions*

| | Evacuation Route | | | |
|---|---|---|---|---|
| | 1– SR 175 N | 2 – SR 29 N | 3 – Butts Canyon Rd | 4 – SR 29 S |
| **Baseline** | 2679 | 4115 | 161 | 3581 |
| **Project** | 18 | 77 | 5 | 82 |
| **Percent** | 0.7% | 1.9% | 3.1% | 2.5% |

*Table 7. Community Evacuation Trips Wildfire Scenario B, Baseline Conditions*

| | Evacuation Route | | | |
|---|---|---|---|---|
| | 1– SR 175 N | 2 – SR 29 N | 3 – Butts Canyon Rd | 4 – SR 29 S |
| **Baseline** | 3652 | 4952 | 162 | 1861 |
| **Project** | 46 | 86 | 4 | 46 |
| **Percent** | 1.3% | 1.7% | 2.5% | 2.5% |

The anticipated increase in evacuation trips due to the proposed Project is a small fraction of the community trips under both scenarios. In addition, it is expected that employees and tourists would evacuate before community residents, therefore the increase in trips associated with the proposed Project would not have a significant impact on the evacuation route times in the evacuation area.

According to the Lake County Emergency Operations Plan, the Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. The Project site does not contain any emergency facilities. New, onsite roadways would be required to demonstrate California Public Resources Code Section 4290 (minimum fire safety standards related to roads) compliance prior to commencement of operations, including roadway widths, grades, and on-site emergency vehicle turnarounds.

During long-term operation of the Project, adequate access for emergency vehicles via Butts Canyon Road and onsite Project roads would remain available. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Therefore, the Project would not impair or interfere with an adopted emergency response or evacuation plan.

**Less than Significant Impact**

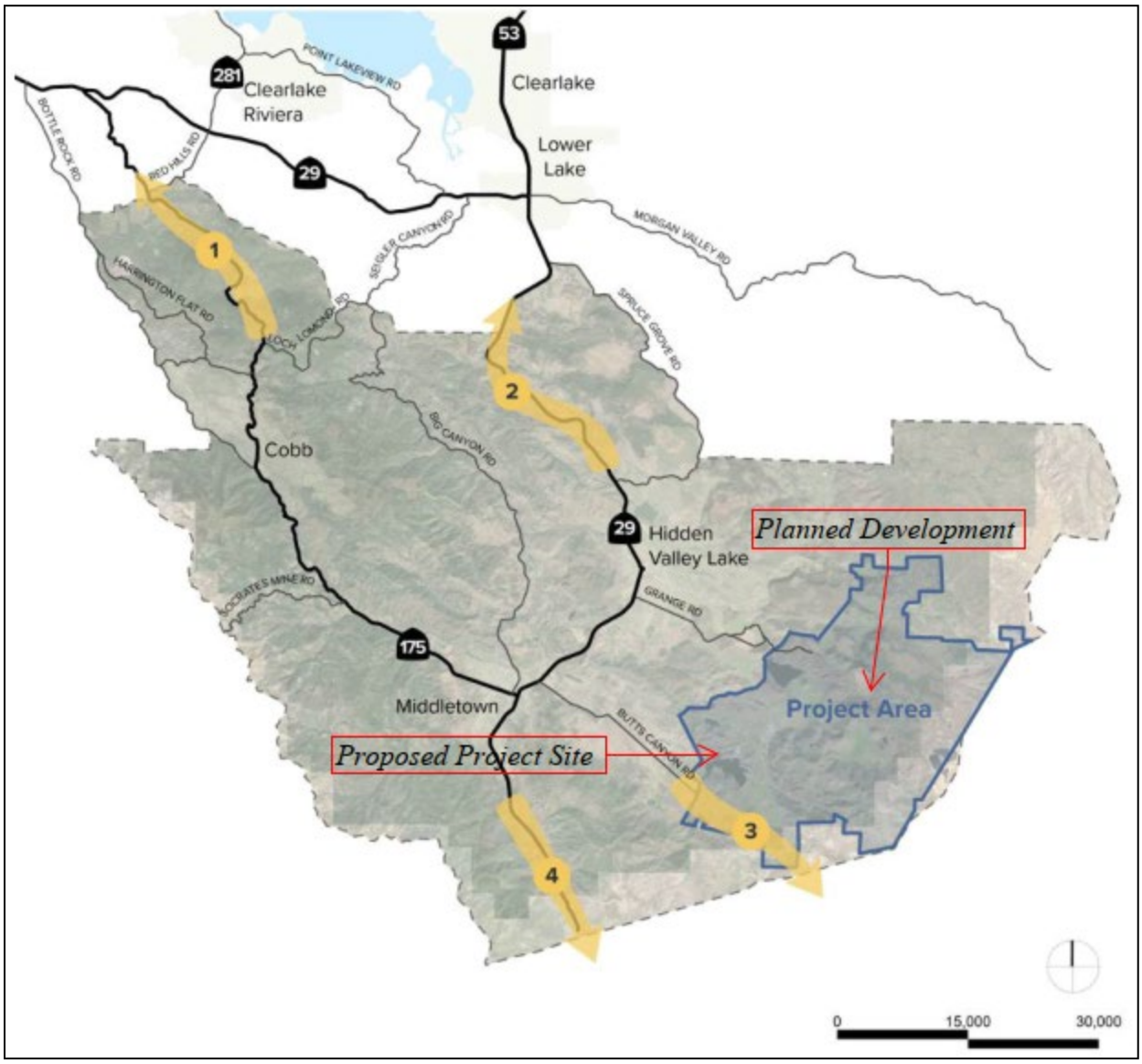


*Figure 20. Evacuation Area (Source: Guenoc Valley Mixed Use Planned Development Project: Wildfire Risk and Evacuation Assessment, Figure 4-4)*

g) The site is mapped by CAL FIRE as having a Fire Hazard Severity rating of Very High. The Project site is located adjacent to the existing Langtry Winery, with an existing fire hydrant located adjacent to the winery and water storage of up to 24 acre-feet available for water supply for fire suppression. Surrounding the Project parcel are existing vineyards and water storage reservoirs. All electrical utilities on and adjacent to the Project site are below ground. All new electrical infrastructure is proposed to be buried underground. The Fire Protection Plan in the Project Description and Operations Plan (Attachment 2) includes methods for fire prevention, management responsibility, employee training, and housekeeping. The onsite manager or assistant manager would act as the plan administrator. An additional fire hydrant is proposed at the northeast corner of the main service area and fire risers are proposed throughout the development area.

According to the Guenoc Valley Mixed-Use Planned Development Project Wildfire Risk and Evacuation Assessment (Fehrs & Peers, 2024), land uses such as vineyards, act as fire resilient landscape that lowers the ability for a wildfire to propagate and spread.

The Project would include firewise landscaping techniques such as reducing fire prone vegetation within fifty feet of roads. This would include cutting down dead trees and removing all flammable shrubs. The understory below trees would be maintained by mowing and manual vegetation removal; in addition, shrubs would be removed below trees. Individual trees or tree clusters would be adequately spaced to prevent fires from quickly spreading. In addition, landscape would be maintained and primarily native and low fuel vegetation to reduce vegetated fire risk and maintain required 100-foot defensible space. No onsite campfires are proposed and open fires would be prohibited. The graded area for the lawn was compacted, covered with 2- to 4-inches of topsoil, and covered with sod, to minimize fire potential.

All main buildings would have detectors for smoke/carbon monoxide, per HCD requirements and California Building Code.

The Project site is under the sphere of influence of the South Lake County Fire Protection District (SLCFPD), Main Station 60. Main Station 60 would respond to fire and medical emergencies in the Project area and its vicinity; response time for the South Lake County FPD ranges between three (3) and fifteen (15) minutes (Lake County CWPP). The closest CAL FIRE station is Middletown Station 31, located in Middletown. SLCFPD and CAL FIRE provide emergency wildfire response to the Project site and vicinity.

SLCFPD and CAL FIRE provided comments during the Project pre-application conference, which will be addressed during the building permitting phase.

The access road to the Project site, Butts Canyon Road, is an existing evacuation route in the area. In the event of a fire, this road would either evacuate north towards State Route 29 or south towards Napa County. The Project would designate an evacuation meeting area, which would be indicated on a map placed in the main buildings and cabins.

The Project would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction would comply with the current State of California Building Code Construction Standards. The interior driveway shall demonstrate compliance with or be brought to California Public Resources Code Section 4290 (minimum fire safety standards related to roads) commercial driveway standards.

However, since the Project site is surrounded by open space, agricultural uses, and trees, construction and operation of the Project could present a risk of fire that could spread to adjacent vegetation. The potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be less than significant with mitigation measures added.

**Less than Significant Impact with Mitigation Measures HAZ-3 through HAZ-6 Incorporated**

**Mitigation Measures:**

**HAZ-1:** If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant shall be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to

the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.

**HAZ-2:** All equipment and materials shall be stored in the staging areas shall be a minimum of 100 feet away from all known waterways.

**HAZ-3:** During construction, staging areas or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles and heavy equipment.

**HAZ-4:** The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention.

**HAZ-5:** Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush, or other highly combustible material.

**HAZ-6:** At the discretion of the Fire Marshal and prior to public use, the applicant shall post 'Evacuation Route' signage along the interior driveway at intervals determined to be adequate by the Fire Marshal.

| X. HYDROLOGY AND WATER QUALITY | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 13, 21, 24, 33, 34, 41, 50, 54, 58 |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 5, 33, 42, 46, 47, 51, 63 |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: | | | | | |
| i) Result in substantial erosion or siltation on-site or off-site; | | | | | |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 13, 24, 25, 31, 33, 34, 41, 53 |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | | | | | |
| iv) Impede or redirect flood flows? | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| d) | In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation? | ☐ | ☐ | ☒ | ☐ | 1, 2, 5, 25 |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ | 1, 3, 4, 5, |

Environmental Setting:

The Project site contains three unnamed Class III streams. One creek drains to the east into Bucksnort Creek and the other two drain into Detert Reservoir, which eventually drains west into Bucksnort Creek. Bucksnort Creek is a tributary to Putah Creek, approximately eight miles to the northeast. Putah Creek is a tributary of Lake Berryessa.

A Preliminary Grading and Erosion Control Plan has been prepared for the Project (Attachment 1) along with a Grading Plan for the lawn area (Attachment 11).

Water would be supplied to the Project site by an onsite, existing permitted Transient Non-Community Water System (Water System No. CA 1700716) operated by the Langtry Winery. The water sources for the system are an existing permitted surface water source and an existing permitted groundwater well. The surface water storage is in the Langtry Reservoir, which has a capacity up to 24 acre-feet impoundment for the Project parcel's water supply.

Discussion:

a) According to the 2024 California Clean Water Act Section 303(d) list, Putah Creek upstream of Lake Berryessa is not listed on the Section 303(d) list and Lake Berryessa is listed for pH and Mercury. The Project is not likely to generate these contaminants. In addition, the Project is approximately 15 stream-miles from Lake Berryessa, therefore, the Project is not likely to impact Lake Berryessa.

   Construction of the proposed Project would include clearing and grubbing, grading, storage and use of construction materials, and operation of heavy equipment. Construction activities have the potential to cause soil and pavement particulate to become entrained in stormwater resulting in sediment being discharged from the site. In addition, stormwater discharge may include debris, particulate, and petroleum hydrocarbons as a result of improper storage of construction materials, improper disposal of construction wastes, discharges resulting from construction dewatering activities, and spilled petroleum products.

   The proposed Project has been designed to maintain riparian buffer and grading setbacks of at least 50 feet from Class III streams. No development would occur within the drainage buffers. The majority of the grading would be within areas on slopes less than 25% and/or within areas where there are existing trails and roads. Permanent erosion control measures and BMPs, such as permanent vegetation, bioswales, and energy dissipators, are proposed to treat and control runoff from developed areas.

   Since, during construction, the proposed Project would disturb more than one acre, the proposed Project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2022-0057-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable

to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed Project. Compliance with the CGP has been included as Mitigation Measure BIO-6.

The proposed Project includes an OWTS. Septic systems with leach fields are proposed for the OWTS; proposed locations are provided in the OWTS suitability investigation prepared by NorthPoint Consulting Group, Inc., December 2025 (Revised January 2026) (Attachment 9). The wastewater collection system would include piping from all accommodations. The OWTS would meet the county and Central Valley Regional Water Quality Control Board (CVRWQCB) standards for development and operations, including setbacks from wells, streams, and drainages. Since the proposed size of the OWTS is greater than 2,500 gallons, the Project would obtain permit approval from the CVRWQCB and comply with Order WQ 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Water Treatment Systems.

The graded area for the lawn was compacted, covered with 2- to 4-inches of topsoil, and covered with sod. No new impervious area was created. The Project area drains towards unnamed tributaries to Bucksnort Creek. As shown on the Lawn Area Grading Plans (Attachment 11), the drainage area was not changed. Under existing and graded conditions, the drainage over the area is managed such that it drains towards the northeastern corner of the site. All drainage from the graded area follows pre-existing drainage patterns (Attachment 11). Since there is no increase in impervious area, no change in the drainage area, and exposed surfaces have been covered with sod, there are no downstream effects associated with the Project.

Mitigation Measure BIO-6 requires compliance with Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. Mitigation Measure GEO-2 requires the Project obtain a Grading Permit with HCD. Compliance with Mitigation Measure HAZ-1 would mitigate impacts to water quality as a result of hazardous material use and storage. Therefore, due to all of the above, the Project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality.

**Less Than Significant with Mitigation Measures BIO-6, GEO-2, and HAZ-1 Incorporated.**

b) The Project site is served by a permitted Transient Non-Community Water System (Water System No. CA 1700716). The permitted system is served by both an existing permitted surface water source and an existing permitted groundwater well. A Water Supply and Demand Assessment has been prepared for the Project by NorthPoint Consulting Group, Inc., dated January 2026 (Attachment 7). The Water Supply and Demand Assessment was prepared in compliance with Ordinance 3106, an Urgency Ordinance requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Although the County is not currently under drought conditions, Ordinance 3106 is still required for projects requiring land use approval.

The existing demand for the Langtry Winery is approximately up to 7,000 gallons per day, with an average annual demand of 5 acre-feet. The annual potential demand for the Project is 2,134,300 gallons (6.5 acre-feet). The maximum daily demand of the existing winery and Project combined is 15,648 gallons. The average annual demand is 11.5 acre-feet based on the maximum potential daily demand for the proposed Project and the average water use for the existing winery.

The surface water source is supplied through an appropriative water right for water collected in Langtry Reservoir. Water is pumped from Detert Reservoir into Langtry Reservoir, which has a capacity of up to 24 acre-feet. The maximum withdrawal in any one year from Detert Reservoir is 10 acre-feet. Water use reporting since 2009 shows a range in surface water use between 2.4 acre-feet and 9 acre-feet, with an average of 5 acre-feet. The Langtry Reservoir is kept full each year by drawing water from Detert Reservoir, as allowed by the existing water right and the existing groundwater well.

The existing groundwater well is a permitted water supply well. Construction of the well began on June 30, 2000, and was completed on July 12, 2000. The well was constructed with a sanitary seal to 50 feet below ground surface (bgs). The final well depth is 345 feet bgs. The well is screened from 325- to 345-feet bgs, with a yield of 300+ gallons per minute (gpm) and static water level of 100 feet bgs recorded at the time of drilling. A 9.5 hour production test at 75 gpm was conducted in August 2000. During the test, the water level dropped about 20 feet and recovered within 5 minutes of cessation of pumping, indicative of a robust groundwater source. The current well pump is a 5 Horsepower pump with a capacity of up to 60 gpm.

The annual water availability is the water stored in Langtry Reservoir, which has a storage volume of up to 24 acre-feet, and the groundwater well. The demand of the proposed Project is 6.5 acre-feet per year. The annual winery plus the proposed Project demand ranges between 8.9 acre-feet and 15.5 acre-feet per year. The total reservoir storage exceeds the existing and proposed demand. In addition, assuming a pump rate of 30 - 60 gpm, the well is capable of supplying 43,200 – 86,400 gpd, which exceeds the maximum daily demand of 15,648 gallons. Therefore, there is sufficient water to support the existing winery and proposed Project.

A detailed groundwater recharge model was conducted in the Water Supply Assessment (WSA) for the Maha Resort at Guenoc Valley by Luhdorff & Scalmanini (2020). The total study area, approximately 17,225 acres, includes the Project parcel. The total groundwater recharge per acre reported in the Maha Resort at Guenoc Valley WSA and the recharge over the Project parcel are summarized in Table 8. The recharge, even during a very dry year, exceeds the total water demand for the proposed Project and the existing winery.

*Table 8. Groundwater Recharge*

| | **Area Recharge AF/acre** | **Project Parcel Recharge (AF)** |
|---|---|---|
| **Normal Year** | 0.51 | 46.9 |
| **Dry Year** | 0.38 | 35.0 |
| **Very Dry Year** | 0.28 | 25.8 |

The new impervious area, including roads, is approximately 6.2 acres, representing approximately 7 percent of the parcel. The majority of the Project parcel would therefore remain pervious, allowing for natural groundwater recharge to continue.

The Maha Resort at Guenoc Valley WSA included a cumulative analysis for the study area, including the proposed Project parcel. The WSA concluded that, at full buildout in 2040, there would be an annual surplus of water as summarized in Table 9. The demand of 6.5 acre-feet per year associated with the proposed Project, represents a small fraction

of the potential groundwater surplus, 0.1%, 0.2%, and 0.1% during a normal year, single dry year, and multiple dry years, respectively.

*Table 9. Projected Total Annual Water Supply, Demand, and Surplus for 2040*

| Source of Supply | Annual Water (Acre-Feet) | | | | |
|---|---|---|---|---|---|
| | Normal Year | Single Dry Year | Multiple Dry Years | | |
| | | | 2 | 3 | 4 |
| **Groundwater** | 6,200 | 3,740 | 4,950 | 4,950 | 4,950 |
| **Surface Water** | 7,360 | 5,200 | 5,600 | 5,600 | 5,600 |
| **Recycled Water** | 326 | 326 | 326 | 326 | 326 |
| **Total Supply** | 13,886 | 9,266 | 10,876 | 10,876 | 10,876 |
| **Total Study Area Demand** | 6,703 | 6,703 | 6,703 | 6,703 | 6,703 |
| **Total Surplus** | 7,183 | 2,563 | 4,173 | 4,173 | 4,173 |
| **Total Potential Groundwater Surplus** | 6,200 | 2,563 | 4,173 | 4,173 | 4,173 |

The radius of influence for the well, which is the distance where the modeled cone of depression from groundwater extraction is negligible, is approximately 400 feet from the well. The nearest offsite well is over a mile west of the Project's well and the nearest spring is located over a mile southeast of the Project's well. Thus, there are no offsite wells within the radius of influence. In addition, the existing Langtry Reservoir has a storage capacity of up to 24 acre-feet, which represents multiple days of water storage without the need for pumping, giving the well multiple days to recover.

To conserve water during drought conditions, the Project would implement the following conservation measures to reduce water use:

1. Allowing guests to choose less frequent linen and towel changing services;
2. Notify guests of the drought emergency and encourage conservation (e.g., shorter showers, not leave taps running or use excessive water, etc.);
3. Train staff on ways to reduce water, for example water reduction methods during cleaning (e.g., less toilet flushing, not leave taps running or use excessive water, etc.);
4. In the case of extreme water shortages:
5 . Linen service for guests would be limited, or
6. Laundry services could be taken offsite; and
7. In the case of extreme water shortages, the Project could limit the number of bookings.

Since there is sufficient water supply and groundwater recharge to meet both the existing winery and Project's demand, there is sufficient water groundwater supply in the cumulative impact area, there would be no impact to neighboring wells, and with the implementation of water conservation measures during a drought, the Project would not substantially decrease groundwater supplies or interfere with groundwater recharge such that the Project would impede sustainable groundwater management in the area.

**Less than Significant Impact**

c) As discussed in Section IV(b), Biological Resources, and Section VII, Geology and Soils, the proposed Project has been designed to maintain riparian buffer and grading setbacks. No development would occur within the drainage buffers. A Geologic Assessment revised

January 2026 was prepared by NorthPoint Consulting Group, Inc. (Attachment 5) that discusses the grading setbacks for the onsite Class III drainages. The results of the assessment recommended 50 feet setback for all Class III streams. Construction Best Management Practices (BMPs) and permanent erosion control measures would be applied to minimize erosion and sedimentation.

No development would occur within the drainage buffers and setbacks, except where roads and trails already exist. The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. Stormwater would be collected and routed onsite, with energy dissipating outlets located as shown on the proposed storm drain system shown on the Development Plans (Attachment 1). Outlets have been located to follow existing drainage patterns. The proposed Project has been designed to maintain existing flow paths. Therefore, the proposed Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river.

The graded area for the lawn was compacted, covered with 2- to 4-inches of topsoil, and covered with sod. No new impervious area was created. The project area drains towards unnamed tributaries to Bucksnort Creek. As shown on the Lawn Area Grading Plans, the drainage area was not changed. Under existing and graded conditions, the drainage over the area is managed such that it drains towards the northeastern corner of the site. All drainage from the graded area follows pre-existing drainage patterns (Attachment 11). Since there is no increase in impervious area, no change in the drainage area, and exposed surfaces have been covered with sod, there are no downstream effects associated with the Project.

(i) As discussed in Section (a) above, construction activities and operation of the proposed Project would not result in substantial erosion or siltation, with implementation of Mitigation Measure BIO-6 and GEO-2**,** which requires compliance with state and Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit, the impact would be less than significant.

(ii) The increase in impervious area due to the Project is approximately 6.2 acres, which represents approximately 7% of the Project parcel. The onsite Class III drainages are within the Bucksnort Creek drainage area, which is approximately 10.2 square miles. The Project's proposed increase in impervious area is less than 0.01% of the overall drainage area, which is minor. Thus, the proposed Project would have a negligible effect on the rate and amount of surface runoff, and would not result in on- or off-site flooding.

(iii) As discussed in (ii) above, the increase in impervious area would have a negligible effect on the rate and amount of surface runoff. As discussed in (i) above, the Project would not provide substantial additional sources of polluted runoff with the implementation of Mitigation Measures BIO-6 and GEO-2, which requires compliance with State and Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. Compliance with Mitigation Measure HAZ-1 and HAZ-2 would mitigate impacts to water quality as a result of hazardous material use and storage.

(iv) The Project site is not in a mapped FEMA floodplain.

**Less than Significant Impact with Mitigation Measures BIO-6, GEO-2, HAZ-1, and HAZ-2 Implemented.**

d) The Project site is not located in an area of potential inundation by seiche or tsunami. The subject parcel is not located within a flood hazard zone. Therefore, there is no risk of release of pollutants due to inundation.

**Less than Significant Impact**

e) There are no water quality control plans or sustainable groundwater management plans associated with the Project site or in the vicinity of the Project site.

**No Impact**

| XI. LAND USE AND PLANNING | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5 |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 5, 20, 21, 22, 27 |

Discussion:

a) The Project site is located in a rural area of unincorporated Lake County outside of an established community on a parcel with an existing commercial operation. The Project does not have the potential to physically divide an established community, which typically includes new freeways and highways, major arterial streets, and railroad lines or development that would make traveling more difficult in the area, none of which is proposed. Therefore, the Project would not physically divide an established community and no impact would occur.

**No Impact**

b) The Project parcel is zoned Rural Residential (RR) and has a General Plan land use designation of RR. Pursuant to Section 21-8.5 and 21-43.2 of the County Zoning Ordinance, private and public campgrounds are allowed uses in the RR zoning district subject to approval of a major use permit.

The RR land use category is designed to provide single-family residential development in a semi-rural setting. However, large lot residential development with small-scale agricultural activities is appropriate. The RR General Plan designation is intended to provide areas that act as a buffer area between the urban residential development and the agricultural areas in the County. Recreational facilities are listed as appropriate uses for this land use designation. The Project is consistent with General Plan Land Use Element Goal LU-6 which contains policies relating to recreation facilities, tourism and economic development. In addition, the Open Space, Conservation and Recreation Element of the General Plan contains many goals and policies relating to the development of recreation facilities, specifically campgrounds, parks and trails (Goal OSC-6 and subsequent policies).

The Project site is subject to the Middletown Area Plan and is located with Special Study Area No. 3, the Langtry/Guenoc Valley. The Special Study Area defines the vision for future

development of the Langtry property allowing for, “flexibility to create an economically diverse job base, innovative resort/residential communities, agritourism opportunities and resort-related uses while at the same time protecting significant agricultural lands, open space and natural resources of the area.” The Project has been designed to be consistent with the Objectives and Policies of the Middletown Area Plan, Special Study Area #3 (Objectives 6.3.1 and 6.3.2); which include resorts/retreats and related uses.

The proposed Project falls under the jurisdiction of the State of California Department of Housing and Community Development (HCD) and is regulated by the Special Occupancy Park Act, Health and Safety Code, Division 13, Part 2.3. The Special Occupancy Parks Act establishes requirements of park operators and enforcement agencies, including HCD, and requires HCD to develop and enforce both the regulations and the laws. The Special Occupancy Park regulations and requirements are contained in Title 25, Division 1, Chapter 2.2 of the California Code of Regulations. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lighting, roadways, grading, electrical, plumbing, fire protection, plans, permits, and accessory structures and buildings.

Given that the proposed Project falls under HCD’s jurisdiction, project building and grading permits would be obtained through the HCD Application to Construct or Reconstruct Parks and/or Park Building Facilities. Although HCD is the enforcement and permit issuing agency for construction permits, HCD must be assured that the project has received all required government approvals, including comments and conditions of approval. HCD requires approval signatures, at a minimum, from the Planning Division of the Lake County Community Development Department, Lake County Public Works Department, Lake County Environmental Health Department, and the Lake County Fire Protection District. HCD also gives each of these departments the option, upon completion, to review the project/site prior to HCD finalizing the permit(s).

The Project is consistent with the Lake County General Plan, the Middletown Area Plan, and the applicable portions of the Lake County Zoning Ordinance.

**Less than Significant Impact**

| XII. MINERAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ | 1, 3, 4, 5, 26, 59 |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | ☐ | ☐ | ☐ | ☒ | 1, 3, 4, 5, 26, 59 |

Discussion:

a) The Lake County Aggregate Resource Management Plan does not identify the Project parcel as having an important source of aggregate resources. There are no known mineral resources on the Project site, according to the California Department of Conservation’s

Mineral Land Classification. The Project does not propose structures or uses that would permanently prevent future access to any mineral resources on site.

**No Impact**

b) According to the California Geological Survey's Mineral Resources Data Portal, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site is not delineated on the County of Lake's General Plan, the Middletown Area Plan nor the Lake County Aggregate Resource Management Plan as a mineral resource site. Therefore, the Project has no potential to result in the loss of availability of a local mineral resource recovery site.

**No Impact**

| XIII. NOISE | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 56 |
| b) Result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5 |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels | ☐ | ☐ | ☐ | ☒ | 22 |

Environmental Setting:

The Project site is located on the same parcel as the existing Langtry Winery where wine is produced, fermented and bottled. In addition, the winery facility hosts events and is open seven days a week to the general public for wine tasting. The existing Langtry Winery building consists of a barrel room, tasting room, fermentation room, bottling area, warehouse rooms, loading dock, meeting rooms, and offices totaling approximately 66,995 square feet. Outdoor lawns and garden areas are currently used for tastings and events. An existing paved parking lot for winery employees and visitors is provided with approximately 94 parking spaces.

Adjacent properties are vineyards, open space, or rural residential. The Noise Element (Chapter 8) of the Lake County General Plan includes goals, policies, and implementation measures for set noise standards and policies to protect noise-sensitive uses and citizens from excessive noise.

Discussion:

a) The Project proposes an agritourism facility consisting of short-term stay, nightly rental cabin campground with up to 104 dispersed portable tiny cabins, guest communal

facilities, family and adult swimming pool, fitness and wellness center, and recreational areas within the glamping resort. The Project is located onsite with the existing Langtry Winery facility hosts events and is open seven days a week to the general public for wine tasting

Temporary and short-term noise levels would be increased during construction for the Project. Construction-related noise may involve the use of heavy equipment, employee and delivery traffic, and human voices. County General Plan (Chapter 8) Policy N-1.7 states that "the County shall require contractors to implement noise-reducing mitigation measures during construction when residential uses or other sensitive receptors are located within 500 feet." Sensitive receptors are defined as residential areas, hospitals, convalescent homes, schools, health care facilities, and libraries. The nearest off-site residence is located approximately 0.62 miles southwest of the western property boundary.

Project operations would result in minor increases of ambient noise levels in the Project area due to glamping resort guests driving in and out of the Project site, talking, using outdoor recreation, and engaging in activities at the guest communal facilities which would be associated with the existing winery. These activities are consistent with existing onsite activities. All guests and staff on-site would be urged to avoid noises and discussions that may disturb other guests. Noisy devices and machinery such as loud music would be kept to a minimum and not played outside of cabins.

The glamping resort would require quiet hours from 10:00 p.m. to 7:00 a.m. The nearest residence is approximately 0.62 miles southwest of the Project area to which the glamping resort operation would not be anticipated to produce noise impacts to this residence.

The maximum allowable noise exposure cannot exceed 55 A-weighted decibels (dBA) during daytime hours (7:00 am to 10:00 pm) and 45 dBA during the evening hours (10:00 pm to 7:00 am) for any one (1) hour when measured at the property line of adjacent residential and agricultural land uses. Mitigation Measures NOI-1 and NOI-2 have been incorporated for the proposed Project to not exceed the County noise standards.

**Less than Significant Impact with Mitigation Measures NOI-1 and NOI-2 Incorporated.**

b) Groundborne noise or vibration may occur while using heavy equipment during construction. Groundborne noise or vibration may occur during Project operation although levels are not expected to be excessive. Incorporating Mitigation Measures NOI-1 and NOI-2 would mitigate groundborne noise to a less than significant level.

**Less than Significant Impact with Mitigation Measures NOI-1 and NOI-2 Incorporated.**

c) The proposed Project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.

**No Impact**

**Mitigation Measures:**

**NOI-1:** All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall

be adjusted to the lowest allowable levels.

**NOI-2:** Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to agriculture and residential districts measured at the property lines as specified within Zoning Ordinance Section 21-41.11 (Table 11.1). Should the proposed Project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed Project is compliant with noise standards.

| XIV. POPULATION AND HOUSING | Potentially Significant Impact | Less Than Significant With Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 78 |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ | 1, 3, 4, 5 |

Environmental Setting:

Lake County has a population of 68,163 people according to the US Census Bureau (2020). The Project property is located in an area with low residential density. The Project site contains an existing winery that has 21 full-time and 4 part-time employees.

Discussion:

a) Implementation of the proposed Project is expected to have up to 26 additional employees during full occupancy and assumes that current employees for the existing Langtry Winery would also work at the glamping resort. Employees would likely live in or near the area and commute to the site. Glamping resort guests would be visitors to the area staying for a short amount of time and would not be considered permanent residents. The Project does not involve the construction of homes or businesses, or the extension of roads or other infrastructure that would directly or indirectly induce substantial and permanent population growth.

**Less Than Significant Impact**

b) No people or housing would be displaced as a result of the Project.

**No Impact**

| XV. PUBLIC SERVICES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|

| Would the Project: | | | | | |
|---|---|---|---|---|---|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:<br>1) Fire Protection?<br>2) Police Protection?<br>3) Schools?<br>4) Parks?<br>5) Other Public Facilities? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37 |

Environmental Setting:

The Project property is served by South Lake County Fire Protection District, Lake County Sheriff's Department, and is located within Middletown Unified School District.

Discussion:

a) No roads, housing, or extension of public facilities (e.g., public water/sewer, telecommunications, etc.) are proposed. The proposed Project is a glamping resort consisting of a short-term stay, nightly rental cabin campground with up to 104 dispersed portable tiny cabins and supporting facilities. Prior to any ground disturbance, California Department of Housing and Community Development (HCD) would require approval and signatures, at a minimum, from Lake County Community Development Department, Lake County Department of Environmental Health, Lake County Department Public Works, and the Fire Marshal/Fire Chief.

**Fire Protection.** The Project is served by the South Lake County Fire Protection District (SLCFPD). The closest SLCFPD station is Middletown Station 60 located about 6.8 miles northwest from the Project site and the closest CAL FIRE station to the Project site is Middletown Station 31 located about 7 miles northwest.

The proposed Project is not anticipated to substantially increase the demands for fire protection services such that new or expanded facilities would be warranted. The Project may increase the demand for fire protection services due to operating a new campground facility.

To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with state and local fire codes, as well as minimum private water supply reserves for emergency fire use. The Project would be required to comply with all applicable local and state fire code requirements related to design and emergency access.

Temporary construction-related impacts from the Project such as spark-producing construction equipment could increase the risk of fire-related hazards. Construction would also be a temporary activity as part of the Project. The incorporation of Mitigation Measures HAZ-3 through HAZ-6 would reduce the risk of fire-related hazards from spark-producing equipment.

The Project includes on-site improvements related to public services including widening on-site roads, adding turnarounds, proposed conceptual water distribution plan, additional fire hydrant proposed at the northeast corner of the guest communal facilities area, and fire risers throughout the development area. The site includes a large amount of water storage within the existing 24-acre-foot Langtry Reservoir that may be used for fire suppression purposes.

No onsite campfires are proposed, and open fires would be prohibited. The Operations Plan for the Project includes a Fire Prevention Plan which includes (1) Potential fire hazards and their proper handling and storage procedures, potential ignition sources and their control procedures, and the type of fire protection equipment or systems which can control a fire involving them; (2) Names or regular job titles of those responsible for maintenance of equipment and systems installed to prevent or control ignitions or fires; (3) Names or regular job titles of those responsible for the control of accumulation of flammable or combustible waste materials; and (4) Fire evacuation routes.

SLCFPD and CAL FIRE provided comments during the Project pre-application conference, which will be addressed during the building permitting phase.

The Lake County Chief Building Official is also the County Fire Marshal who shall ensure all Codes, Laws, Regulations and etcetera for this Project shall be applied. While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

With these measures and the proposed improvements, and the incorporation of Mitigation Measures HAZ-3 through HAZ-6, the Project would have a less than significant impact on fire protection.

**Police Protection.** The Project is served by the Lake County Sheriff's Department. The Project is located approximately 41.6 miles from the Lake County Sheriff's Office.

Construction and operation of the Project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and therefore, the impact is expected to be less than significant.

**Schools and Parks.** The Project site is located within the Middletown Unified School District. The Project does not anticipate to increase the number of new, permanent residents, which would require the construction of new or physically altered school facilities. In addition, the Project includes recreational opportunities for guests to enjoy on the property. The Project would not result in the need for new or expanded school or park facilities, and the impact would be less than significant.

**Other Public Facilities.** The Project would use existing on-grid PG&E services. The Project would apply for a PG&E electrical service upgrade if there is an increased energy demand to accommodate the Project.

The Project site is served by a permitted Transient Non-Community Water System (Water System No. CA 1700716). The permitted system is served by both an existing permitted surface water source and an existing permitted groundwater well. The surface

water source is supplied through an appropriative water right for water collected in Langtry Reservoir. The existing groundwater well is a permitted water supply well. .

The Project was referred to Lake County Department of Public Works (Roads), and no adverse comments were received.

The Project would not require new or significant altered public services or facilities and would not contribute to a need for new or physically altered public facilities with the implementation of Mitigation Measures HAZ-3 through HAZ-6.

**Less than Significant Impact with Mitigation Measures HAZ-3 through HAZ-6**

**Mitigation Measures:**

**Mitigation Measures HAZ-3 through HAZ-6**

| XVI. RECREATION | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 5, |
| b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5 |

Environmental Setting:

There are several parks or recreational facilities in Middletown that are located northwest of the proposed Project area: Middletown Park and Pool (6.5 miles from the Project site), Middletown Trailside Park (8.3 miles from the Project site), Middletown Square (6.6 miles from the Project site), Middletown Central Park (7.3 miles from the Project site), and Rabbit Hill Preserve (7 miles from the Project site). Lake County General Plan Policy OSC-6.5 “Encourage Development of Private Recreation Facilities” states that the County should encourage private interests to establish new commercial recreation opportunities.

Discussion:

a) The Project proposes an agritourism facility consisting of short-term stay, nightly rental cabin campground with up to 104 dispersed portable tiny cabins, guest communal facilities, family and adult swimming pool, fitness and wellness center, an internal trail system, and recreational areas within the glamping resort. The proposed Project would not substantially increase population growth that would increase the use of existing facilities to the point that substantial physical deterioration of the facility would occur or be accelerated.

   Implementation of the proposed Project may temporarily increase visitors to the Middletown area as glamping guests come to the Project site. However, recreational opportunities within the property would likely keep guests on-site and reduce the need to use parks or recreation

facilities off-site. Therefore, the Project would not substantially increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and impacts would be less than significant.

**Less than Significant Impact**

b) The Project proposes a fitness and wellness center and recreational areas such as an internal trail system, swimming pools, pickleball courts, sand volleyball court, and bocce ball court within the development area as analyzed within the IS/MND. As described within this IS/MND, the proposed Project implements mitigation measures to reduce impacts to less than significant. The proposed Project would not have a significant adverse physical effect on the environment with the implementation of required mitigation measures.

The Project was routed to the Lake County Health Services Department, Environmental Health Division and no adverse comments were received.

**Less than Significant Impact with Mitigation Measures AES-1, AQ-2 and AQ-4, BIO-1 through BIO-7, CUL-1 through CUL-4, GEO-1 through GEO-3, HAZ-2 through HAZ-5, NOI-1 and NOI-2, TCR-1 through TCR-5, WILD-1 and WILD-2.**

| XVII. TRANSPORTATION | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 9, 20, 27, 35, 66, 67, 68 |
| b) For a land use Project, would the Project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 9, 20, 27, 35, 66 |
| c) For a transportation Project, would the Project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)? | ☐ | ☐ | ☐ | ☒ | 1, 3, 4, 5, 9, 20, 22, 27, 35 |
| d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 9, 20, 22, 27, 35 |
| e) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 9, 20, 22, 27, 35, 66, 67, 68 |

Environmental Setting:

The Project site is accessed off of Butts Canyon Road, a paved county-maintained, two-lane road, approximately 5.75 miles from State Route 29, southeast of Middletown. Butts Canyon Road is

designated as a major collector by the Lake County General Plan. There are no pedestrian or bicycle facilities on Butts Canyon Road. There are no transit facilities that serve the properties on Butts Canyon Road. However, given the rural character of the area, the lack of such facilities is typical.

The Project is proposed as an agritourism facility consisting of a short-term stay, nightly rental glamping campground that includes the development of up to 104 cabin sites, consisting of a mix of one- and two-bedroom cabins with one (1) parking space per cabin. The Project is expected to have up to 26 additional staff (at full occupancy), but anticipates a smaller staff level during lesser occupancy times, to assist with the Project. This is likely conservative because it is likely that current Langtry Winery employees would also work for the Project. A Traffic Assessment (TA) was conducted to provide the average daily traffic projections for the Project (Attachment 6). The TA concluded that the average daily trip projection for the Project is 88 trips per day based on seasonal occupancy rates. Similar to other glamping projects in the region, the average guest stay is expected to be about 1.7 nights and the average daily trips per campsite is expected to be 1.5 trips per day. Unlike traditional lodging or short-term rentals, guests are more likely to remain on the property for the majority of their stay given the site's rural location and the wide range of existing and proposed amenities offered onsite. Guests would have access to onsite dining, wine tasting at the Langtry Winery, recreational opportunities, and social gathering spaces, reducing the need for frequent offsite travel. In addition, the Project is expected to retain about 50% of Project occupants who are already traveling to the winery because existing guests from private events, facility rentals, and daily wine tastings, which are currently conducted on the property by Langtry Winery, would stay onsite.

Butts Canyon Road and the intersection of State Route 29 at Butts Canyon Road were analyzed as part of the Guenoc Valley Mixed Use Planned Development Project Environmental Impact Report (EIR) March 2025. The analysis in the EIR was based on a Transportation Impact Analysis (TIA) conducted in February 2020 by Abrams Associates. An analysis of operations was conducted using a Level of Service (LOS) methodology as described in the 2020 TIA for weekday AM (7:30 AM to 8:30 AM) and PM (4:30 PM and 5:30 PM) peak commute hours. The TIA LOS analysis at the State Route 29 and Butts Canyon Road intersection included the following scenarios that apply here:

- Baseline Conditions – existing conditions plus predicted growth without the Guenoc Valley Mixed Use Planned Development Project (Total AM/PM peak hour trips = 1,258/1499).
- Cumulative Conditions – forecasted year 2040 traffic growth without the Guenoc Valley Mixed Use Planned Development Project (Total AM/PM peak hour trips = 1,460/1651).

Under both Scenarios, the TIA concluded that the intersection of State Route 29 at Butts Canyon Road would continue to operate at acceptable conditions during both weekday AM and PM peak commute hours. The proposed Project peak AM/PM trips would be approximately 8% of the average daily estimate (Federal Highway Administration) or approximately seven (7) additional AM/PM peak trips. The addition of 7 additional AM/PM peak trips does not affect the operational conditions at the intersection of State Route 29 at Butts Canyon Road.

Using the AM/PM peak intersection data for Butts Canyon Road from the TIA under Baseline Conditions, the average daily traffic on Butts Canyon Road is approximately 2,000 to 3,000 trips per day. According to the federal Highway Capacity Manual, the per-lane capacity of a two-lane rural roadway is approximately 1,500 vehicles per hour. The roadway is currently operating at only about 15% of its capacity.

Discussion:

a) The Transportation and Circulation Element of the Lake County General Plan (Chapter 6) establishes the goals, policies, and implementation programs for roads, highways, public transportation, and bicycle/pedestrian facilities.

The Project would construct a glamping campground at a site with the existing Langtry Winery where wine is produced, fermented and bottled. In addition, the winery facility hosts events and is open seven days a week to the general public for wine tasting. The Project site is accessed by an existing, paved commercial driveway on Guenoc Valley Road.

Construction is estimated to produce approximately 40 to 80 daily trips during the construction season. Construction is temporary in nature, and the construction trips represent a small percentage of the capacity of Butts Canyon Road, therefore, worker commuting is not expected to have a significant effect on the capacity of Butts Canyon Road.

Operationally, the Project is anticipated to increase the average daily traffic by approximately 88 trips. This represents only 0.5% of the capacity of Butts Canyon Road, therefore, operational traffic is not expected to have a significant effect on the capacity of Butts Canyon Road. In addition, implementation of the Project would affect the LOS of Butts Canyon Road or the intersection of State Route 29 and Butts Canyon Road.

New, onsite roadways would be required to demonstrate California Public Resources Code Section 4290 (minimum fire safety standards related to roads) compliance prior to commencement of operations, including roadway widths, grades, and emergency vehicle turnarounds.

There are no bicycle or pedestrian facilities on Butts Canyon Road and there are no transit stops within 0.25 miles of the Project site.

Therefore, the Project does not conflict with any existing program plan, ordinance, or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation.

**Less than Significant Impact**

b) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use Projects, transportation impacts are to be measured by evaluating the proposed Project's vehicle miles traveled (VMT), as follows:

> "Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, Projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the Project area compared to existing conditions should be presumed to have a less than significant transportation impact."

To date, the County has not yet formally adopted transportation significance thresholds or transportation impact analysis procedures. As a result, the Project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of Projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening

criteria pertains to small Projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations.

The estimated trips per day during construction are 40 to 80 trips. These construction trips are temporary in nature. The average daily trips associated with the operation of the Project is approximately 88 trips per day, which is less than 110 trips per day threshold. Therefore, it is not expected for the Project to have a potentially significant level of VMT, and impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.

**Less than Significant Impact**

c) The Project is not a transportation project and does not propose any changes to public road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

**No Impact**

d) The Project does not propose any changes to public road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

**Less than Significant Impact**

e) The Project does not propose any changes to public road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. The Project site is an existing commercial facility and access is via an existing, paved commercial driveway.

The Project site does not contain any emergency facilities. New, onsite roadways would be required to demonstrate California Public Resources Code Section 4290 (minimum fire safety standards related to roads) compliance prior to commencement of operations, including roadway widths, grades, and on-site emergency vehicle turnarounds.

Construction is estimated to produce approximately 40 to 80 daily trips during the construction season. Construction trips are temporary and represent a small percentage of the capacity of Butts Canyon Road, therefore, workers commuting is not expected to have a significant effect on the capacity of Butts Canyon Road and would not have a significant impact on emergency access.

Operationally, the Project is anticipated to increase the average daily traffic by approximately 88 trips. This represents only 0.5% of the capacity of Butts Canyon Road, therefore, operational traffic is not expected to have a significant effect on the capacity of Butts Canyon Road. In addition, implementation of the Project would affect the LOS of Butts Canyon Road or the intersection of State Route 29 and Butts Canyon Road. Therefore, during operation, adequate access for emergency vehicles via Butts Canyon Road would remain available and the Project would not have a significant impact on emergency access.

Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

**Less than Significant Impact**

| XVIII. TRIBAL CULTURAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 11, 14, 15 |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 11, 14, 15 |

Discussion:

a) and b) See Response to Section V(a). CEQA requires lead agencies to determine if a proposed Project would have a significant effect on tribal cultural resources. The CEQA Guidelines define tribal cultural resources as: (1) a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources as defined in Public Resources Code §5020.1(k); or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code §5024.1(c), and considering the significance of the resource to a California Native American Tribe.

A "Cultural Resource Evaluation of the Proposed Guenoc Valley Glamping Resort" (Cultural Resource Evaluation) was prepared by John W. Parker, Ph.D., RPA in September 2025 and updated October 30, 2025. The Cultural Resource Evaluation was prepared to identify any cultural resources within the proposed Project area (approximately 29 acres).

As part of the Cultural Resource Evaluation, requests for information were sent to the California Native American Heritage Commission (NAHC) on September 2nd, 2025, and to a contact list of Native American Tribes provided by the NAHC. A record search of the NAHC Sacred Lands File results were negative according to a letter dated September 3rd, 2025.

According to the Cultural Resource Evaluation prepared for the Project, an email was sent to the Middletown Rancheria Tribal Historic Preservation Officer (THPO) requesting any information they might have concerning cultural resources in the area. The Middletown THPO responded about requesting to accompany the Cultural Resource Evaluation report author during the field inspection. Follow up emails were sent to the Middletown THPO on September 3rd, 2025, and September 7th, 2025, however, the THPO did not attend.

Lake County sent an AB 52 notice to eleven Lake County-based Tribes on January 28, 2026, to inform the tribes of the proposed Project and offer consultation under AB 52. The Middletown Rancheria Tribe contacted County staff to request consultation.

An AB 52 Consultation was conducted online on March 5th, 2026, with Middletown Rancheria, Lake County, the applicant, and the applicant's representatives. Middletown Rancheria requested a follow-up site visit during the meeting. Also on March 5th, 2026, Lake County sent the Cultural Resource Evaluation prepared by Archaeologist John W. Parker to the Middletown Rancheria. The applicant and Middletown Rancheria coordinated scheduling a site visit. On March 20, 2026, a site visit was conducted with the Middletown Rancheria THPO and the applicant.

On April 2, 2026, the Lake County Community Development Department sent a letter to the Middletown Rancheria THPO summarizing the results of the consultation process along with the agreed upon mitigation measures to address the concerns related to tribal cultural resources. These mitigation measures have been incorporated into this IS/MND.

As there is potential to discover a previously unknown sensitive tribal cultural resource during ground-disturbing activities, Mitigation Measures TCR-1 and TCR-5 have been incorporated to ensure proper inadvertent discovery protocol to reduce potential impacts to less than significant. With implementation of these mitigation measures, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource.

**Impacts would be Less than Significant with Mitigation Measures TCR-1 through TCR-5 Incorporated.**

**Mitigation Measures:**

**TCR-1:** All on-site personnel of the Project shall receive Tribal Cultural Resource sensitivity training prior to initiation of ground disturbance activities on the Project. The training must be according to the standards of the culturally affiliated Tribe(s). Training will address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the Project. Tribal monitors will be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the Project.

**TCR-2:** If previously unidentified Tribal Cultural Resources are encountered during the Project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated Tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resources plan to allow for identification and further evaluation in determining the Tribal Cultural Resource significance and appropriate treatment or disposition, in collaboration with Archeologists.

**TCR-3:** Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally-affiliated Tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers, in collaboration with Archeologists.

**TCR-4**: All ground disturbing activities shall be monitored by qualified Tribal monitor(s). Qualified Tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of Tribal Cultural Resources of value to the Tribes.

Such individuals will include those who:

- Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR
- Representatives of culturally affiliated Tribe(s) who:
  - Are culturally affiliated with the project area, as determined by the NAHC; and

Have been vetted by Tribal officials of the culturally affiliated Tribe(s) as having the desired knowledge, skills, abilities, and experience.

**TCR-5**: The permittee shall notify all culturally affiliated Tribes at least 45 days prior to commencement of ground disturbance activities on the project. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated Tribe(s) must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a Tribal Cultural Resource of value to a Tribe, that Tribe will coordinate with the permittee to establish by which the Tribe(s) may appropriately protect, treat, and dispose of the resource(s) with appropriate dignity, which may include reburial or preservation of resources. The permittee shall allow the Tribe(s) to facilitate and ensure that the treatment and disposition by the Tribe(s) is followed to the extent permitted by law.

| XIX. UTILITIES AND SERVICES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| Would the Project: | | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☒ | ☐ | ☐ | 1, 3, 4, 5, 29, 32, 33, 34, 37, 57, 69,70 |
| b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 33, 42, 46, 47, 51, 63 |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ | 2, 5 |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4, 34, 57, 62, 71 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 29, 32, 33, 34, 36 |

Environmental Setting:

Domestic Water and Fire Suppression Water (refer to Section X Hydrology and Water Quality)
Water would be supplied to the Project site by an onsite, existing permitted Transient Non-Community Water System (Water System No. CA 1700716) operated by the Langtry Winery. The water sources for the system are an existing permitted surface water source and an existing permitted groundwater well. The surface water storage is in the Langtry Reservoir, which is a 24 acre-feet impoundment for the Project parcel's water supply. The proposed water distribution system provided with the Project Development Plans (Attachment 1).

Wastewater
Wastewater would be treated via a new, OWTS. The proposed location of the OWTS and the collection/distribution system are shown on the Project Development Plans (Attachment 1).

Stormwater Drainage
Stormwater would be collected and routed onsite, with energy dissipating outlets located as shown on the proposed storm drain system shown on the Development Plans (Attachment 1). Outlets have been located to follow existing drainage patterns.

The graded area for the lawn was compacted, covered with 2- to 4-inches of topsoil, and covered with sod. No new impervious area was created. The Project area drains towards unnamed tributaries to Bucksnort Creek. As shown on the Lawn Area Grading Plans, the drainage area was not changed. Under existing and graded conditions, the drainage over the area is managed such that it drains towards the northeastern corner of the site. All drainage from the graded area follows pre-existing drainage patterns (Attachment 11). Since there is no increase in impervious area, no change in the drainage area, and exposed surfaces have been covered with sod, there are no downstream effects associated with the Project.

Solid Waste
Solid waste in Lake County is sorted and deposited in the Eastlake Sanitary Landfill (Landfill). The Landfill's permitted capacity was increased from 6,000,000 to 7,930,000 cubic yards in 2021. The Initial Study prepared for the landfill expansion, provided that the capacity in January 2019 was 659,200 cubic yards and the County generates approximately 45,000 tons per year (130 tons per day) of solid waste to the landfill. With the expansion, this would leave approximately 2,274,200 cubic yards of remaining capacity as of January 2026. The Landfill is currently permitted for about 200 tons per day.

Solid waste and recycling are picked up at the Project site by Lake County Waste Solutions, Inc. and delivered to the Eastlake Sanitary Landfill.

No material was transported offsite for the grading of the lawn area.

Power
Power would be provided by PG&E. Electricity to the Project site is provided by PG&E from the PG&E substation located in Middletown. From the substation, there is a PG&E distribution circuit and existing service points on the Project parcel. This service was recently undergrounded by PG&E through the Project parcel and vicinity. The Project parcel is served by an existing 12 kV circuit line "Middletown 1103" which enters the Project from the west along Butts Canyon Road.

An Electrical System Feasibility Report was prepared for the Guenoc Valley region by Axiom Engineers (February 2020). According to this report, circuit 1103 has a circuit capacity of 12.19 MVA (million volt-amps) and a circuit peak of 1.2 MVA. The approximate peak usage per cabin is 50 amps at 120 volts, totaling 624 kVA (0.624 MVA) as peak usage.

The Project would apply for a PG&E electrical service upgrade if there is an increased energy demand to accommodate the Project.

Other Utilities
No natural gas is proposed. Telephone and internet services are provided by a number of services in the area, including land lines, cellular services, cable services, and satellite services.

Discussion:

a) The Project would require the development of water, wastewater, stormwater infrastructure, an underground utility infrastructure as shown on the Project's Development Plans (Attachment 1) which may result in Project impacts. All services would be provided at the Project site. The impacts associated with the development of this infrastructure have been considered as part of the Project's construction and operation and are evaluated throughout this Initial Study. In cases where potential significant impacts have been identified, mitigation measures are required to reduce the impacts to less than significant levels.

   Since all services would be provided onsite and would not require relocation of new or expanded water, wastewater, stormwater drainage, power, or telecommunication facilities that would cause significant environmental effects.

   **Less than Significant Impact with Mitigation Measures AES-1, AQ-2 and AQ-4, BIO-1 through BIO-7, CUL-1 through CUL-4, GEO-1 through GEO-3, HAZ-2 through HAZ-5, NOI-1 and NOI-2, TCR-1 through TCR-5, WILD-1 and WILD-2.**

b) A Water Supply and Demand Assessment has been prepared for the Project in January 2026 by NorthPoint Consulting Group, Inc. (Attachment 7). The annual Project demand was estimated at 6.5 acre-feet. The range in demand for the Project and the existing winery was estimated to be between 8.9 acre-feet and 15.5 acre-feet per year, with an average demand of 11.5 acre-feet per year.

   The annual water availability is the water stored in Langtry Reservoir, which has a storage volume of up to 24 acre-feet (AF) and the right to withdraw up to 10 acre-feet from Detert Reservoir each year. The demand of the proposed Project is 6.5 AF per year. The annual winery plus the proposed Project demand ranges between 8.9 AF and 15.5 AF per year. The total reservoir storage exceeds the existing and proposed demand. In addition, assuming a pump rate of 30 - 60 gallons per minute (gpm), the well is capable of supplying 43,200 – 86,400 gallons per day, which exceeds the maximum daily demand of 15,648 gallons. Therefore, there is sufficient water to support the existing winery and proposed Project.

   Surface water is augmented by the groundwater well. A detailed groundwater recharge model was conducted in the Water Supply Assessment (WSA) for the Maha Resort at Guenoc Valley (conducted in 2020). The total study area, approximately 17,225 acres, included the Project parcel. The total groundwater recharge per acre reported in the WSA and the recharge over the Project parcel are summarized in Table 10. The onsite recharge, even during a very dry year, exceeds the total water demand for the Project and the existing winery, which ranges between 8.9 AF and 15.5 AF per year.

*Table 10. Groundwater Recharge*

| | Area Recharge acre-feet per acre | Project Parcel Recharge (acre-feet) |
|---|---|---|
| **Normal Year** | 0.51 | 46.9 |
| **Dry Year** | 0.38 | 35.0 |
| **Very Dry Year** | 0.28 | 25.8 |

The Water Supply and Demand Assessment included an analysis of cumulative water demand in the Project vicinity during a normal year, a single dry year, and multiple dry years. The cumulative analysis was based on the WSA conducted for the Maha Resort at Guenoc Valley. The WSA included a cumulative analysis for the Maha Resort study area, including the Project parcel. The WSA concluded that, at full buildout in 2040 (which included the existing Langtry Winery), there would be an annual surplus of water as summarized in Table 11. The additional demand of 6.5 AF per year associated with the proposed Project represents a small fraction of the potential surface water and groundwater surplus, 0.1%, 0.2%, and 0.1% during a normal year, single dry year, and multiple dry years, respectively.

*Table 11. Projected Total Annual Water Supply, Demand, and Surplus for 2040 (refer to Tables 5-6 through 5-9 and Table 6-3 of the WSA)*

| | Annual Water (AF) | | | | |
|---|---|---|---|---|---|
| | | Single Dry Year | Multiple Dry Years | | |
| **Source of Supply** | **Normal Year** | | **2** | **3** | **4** |
| **Groundwater** | 6,200 | 3,740 | 4,950 | 4,950 | 4,950 |
| **Surface Water** | 7,360 | 5,200 | 5,600 | 5,600 | 5,600 |
| **Recycled Water** | 326 | 326 | 326 | 326 | 326 |
| **Total Supply** | 13,886 | 9,266 | 10,876 | 10,876 | 10,876 |
| **Total Study Area Demand** | 6,703 | 6,703 | 6,703 | 6,703 | 6,703 |
| **Total Surplus** | 7,183 | 2,563 | 4,173 | 4,173 | 4,173 |
| **Total Potential Groundwater Surplus** | 6,200 | 2,563 | 4,173 | 4,173 | 4,173 |

Since the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, the impact would be less than significant.

**Less than Significant Impact**

c) The Project would be served by a new OWTS. Therefore, the Project site is not connected to a municipal wastewater treatment system that could be determined to have inadequate capacity. Therefore, no impact would occur.

**No Impact**

d) Construction solid waste would be picked up by licensed provider where it would be sorted and deposited in the Eastlake Sanitary Landfill (Landfill). Construction-related waste typically consists of non-hazardous building material or debris generated during the construction of buildings, access roads, and other associated infrastructure (e.g., water

and sewer lines). Construction waste generated by the Project is not anticipated to cause the disposal site to exceed its maximum permitted disposal volume as no structures would be demolished as part of the proposed Project. Therefore, the Landfill would have sufficient capacity to accept construction solid waste generated by the Project.

During Project operation, wildlife proof trash enclosure, including recycling bins, would be located near guest communal facilities. Guests would be encouraged to recycle. Project staff would be responsible for collecting garbage and recycling and disposing of it in the trash enclosure.

The amount of waste generated by operation of the proposed Project was estimated using CalRecycle generation factors of 2.0 pounds per room per day for cabins (up to 104 cabins). The amount of waste generated would be about 208 pounds per day or 0.10 tons per day. The Landfill is currently permitted for about 200 tons per day. The current disposal rate for Lake County is 130 tons per day. The waste generated by operation of the proposed Project represents less than 0.1% of the permitted disposal rate of the Landfill.

Therefore, the Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, and accordingly, impacts would be less than significant.

**Less than Significant Impact**

e) The County imposes a standard condition of approval for all use permits regarding compliance with all federal, state and local management for solid waste. All requirements related to solid waste would apply to this Project. Therefore, the Project would be in compliance with federal, state, and local management and reduction statutes.

**Less than Significant Impact**

| XX. WILDFIRE | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project: | | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ | 1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38, 61, 64, 65, 66, 68 |
| b) Would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☒ | ☐ | ☐ | 1, 2, 4, 5, 6, 20, 23, 31, 37, 38, 46 |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☒ | ☐ | 1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38 |

| | | | | | | |
|---|---|---|---|---|---|---|
| d) | Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☒ | ☐ | ☐ | 1, 2, 4, 5, 6, 20, 23, 31, 37 |

Environmental Setting:

The Project site is located within the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA). Within the SRA, the Project property is designated as Very High Fire Hazard Severity Zone.

There is an existing fire hydrant located just north of the winery building. The Langtry Reservoir has a surface water storage capacity of up to 24 acre-feet that can be used for fire suppression.

The Project site is under the sphere of influence of the South Lake County Fire Protection District (SLCFPD), Main Station 60. Main Station 60 would respond to fire and medical emergencies in the Project area and its vicinity; response time for the South Lake County FPD ranges between three (3) and fifteen (15) minutes (Lake County CWPP). The closest CAL FIRE station is Middletown Station 31, located in Middletown. SLCFPD and CAL FIRE provide emergency wildfire response to the Project site and vicinity.

The Lake County Sheriff's Office of Emergency Services (OES) is the lead agency for local emergency management efforts and provides emergency notification via multiple platforms.

The Lake County Fire Safe Council provides Fire Evacuation Maps identifying State Route 29 as a primary County evacuation route and Butts Canyon Road as a secondary County evacuation route.

Discussion:

a) The Project site is located within the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA). Within the SRA, the Project property is designated as Very High Fire Hazard Severity Zone.

   The Project site does not contain any designated emergency facilities.

   The 2023 Lake County Community Wildfire Protection Plan (CWPP) was developed to assist local residents and first responders and provides safety information, information to homeowners to reduce ignitability of homes, recommended fuel reduction projects in the County, and information on fire safety resources. The Project parcel and elements associated with the Project are not included in the CWPP.

   The Lake County Emergency Operations Plan includes a Wildfire Annex. The Wildfire Annex is dated 2021. The purpose of the Wildfire Annex of the plan is to establish priorities, responsibilities and assign tasks with respect to coordinated response operations in mitigating effects upon life and property, during major interface wildland fire situations. The plan addresses emergency services deployment systems dealing with extreme interface wildland fire conditions. The Project parcel and elements associated with the Project are not included in the overall Operations Plan or the Wildfire Annex.

   As described above in IX(f) (HAZARDS AND HAZARDOUS Materials Section), the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As described above in XVII(e)

(TRANSPORTATION Section), the Project would not have a significant impact on emergency access. The Project would not alter any established emergency route or generate traffic volumes that would impede emergency access or emergency evacuation.

Therefore, construction and operation of the Project would not impede emergency access or impair an adopted emergency response plan. A less than significant impact would occur.

**Less than Significant Impact**

b) The Project site is located within the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA). Within the SRA, the Project property is designated as Very High Fire Hazard Severity Zone. There is an existing fire hydrant located just north of the winery building. The Langtry Reservoir has a surface water storage capacity of up to 24 acre-feet that can be used for fire suppression. An additional fire hydrant is proposed at the northeast corner of the main service area and fire risers are proposed throughout the development area. Slopes on the Project parcel range from 0% to 60% with an average of 25%. Project development is limited to slopes 25% or less.

Surrounding the Project parcel are existing vineyards and water storage reservoirs. All electrical utilities on and adjacent to the Project site are below ground. All new electrical infrastructure is proposed to be buried underground. The Project Fire Protection Plan (Attachment 2) includes methods for fire prevention, management responsibility, employee training, and housekeeping. The onsite manager or assistant manager would act as the plan administrator. An additional fire hydrant is proposed at the northeast corner of the main service area and fire risers are proposed throughout the development area.

According to the Guenoc Valley Mixed-Use Planned Development Project Wildfire Risk and Evacuation Assessment (Fehrs & Peers, 2024), land uses such as vineyards act as fire resilient landscape that lowers the ability for a wildfire to propagate and spread.

The Project would include firewise landscaping techniques such as reducing fire prone vegetation within fifty feet of roads. This would include cutting down dead trees and removing all flammable shrubs. The understory below trees would be maintained by mowing and manual vegetation removal; in addition, shrubs would be removed below trees. Individual trees or tree clusters would be adequately spaced to prevent fires from quickly spreading. In addition, landscape would be maintained and primarily native and low fuel vegetation to reduce vegetated fire risk and maintain required 100-foot defensible space. No onsite campfires are proposed and open fires would be prohibited.

The Project site is under the sphere of influence of the South Lake County Fire Protection District (SLCFPD), Main Station 60. Main Station 60 would respond to fire and medical emergencies in the Project area and its vicinity; response time for the South Lake County FPD ranges between three (3) and fifteen (15) minutes (Lake County CWPP). The closest CAL FIRE station is Middletown Station 31, located in Middletown. SLCFPD and CAL FIRE provide emergency wildfire response to the Project site and vicinity.

The Project would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction would comply with the current State of California Building Code Construction Standards. The interior driveway shall demonstrate compliance with or be brought to California Public Resources Code Section 4290 (minimum fire safety standards related to roads) commercial driveway standards.

The Project proposes the development of a glamping campground with cabins, permanent guest communal facilities, pool, pervious roads and parking, recreational spaces, and underground utilities. The Project does not propose vegetation that would be considered flammable, and is required to meet applicable fire measures including defensible space and access requirements.

As described above, the Project is not expected to expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the nature of the Project.

However, since the Project site is surrounded by open space, agricultural uses, and trees, construction and operation of the Project could present a risk of fire that could spread to adjacent vegetation. The potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be less than significant with mitigation measures added.

**Less than Significant Impact with Mitigation Measures WILD-1, HAZ-3 through HAZ-5 Incorporated**

c) The Project site is located within the California Department of Forestry and Fire Protection (CAL FIRE) State Responsibility Area (SRA). Within the SRA, the Project property is designated as Very High Fire Hazard Severity Zone. There is an existing fire hydrant located just north of the winery building. The Langtry Reservoir has a surface water storage capacity of up to 24 acre-feet that can be used for fire suppression. An additional fire hydrant is proposed at the northeast corner of the main service area and fire risers are proposed throughout the development area.

The Project proposes the development of a glamping campground with cabins, permanent guest communal facilities, pool, pervious roads and parking, recreational spaces, and underground utilities. The Project does not propose vegetation that would be considered flammable, and is required to meet applicable fire measures including defensible space and access requirements. All existing electrical lines are underground and proposed electrical lines would be underground.

The Project would include firewise landscaping techniques such as reducing fire prone vegetation within fifty feet of roads. This would include cutting down dead trees and removing all flammable shrubs. The understory below trees would be maintained by mowing and manual vegetation removal; in addition, shrubs would be removed below trees. Individual trees or tree clusters would be adequately spaced to prevent fires from quickly spreading. In addition, landscape would be maintained and primarily native and low fuel vegetation to reduce vegetated fire risk and maintain required 100-foot defensible space. No onsite campfires are proposed and open fires would be prohibited.

The proposed Project would ensure that access roads within the Project site could provide safe access for emergency equipment and civilian evacuation and that the proposed buildings would meet current ignition resistance construction codes. Additionally, fire services meet the travel time standards from the closest fire station.

SLCFPD and CAL FIRE provided comments during the Project pre-application conference, which will be addressed during the building permitting phase.

Therefore, the Project does not require the installation or maintenance of infrastructure that would exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

**Less than Significant Impact**

d) Although the Project does not propose development that would significantly alter existing drainage patterns, there is some potential for downslope or downstream flooding due to the steep slopes of the site and the susceptibility of landslides in the area.

The majority of the proposed development would be in areas of flat slopes with low erosion potential. However, steep slopes exist within the Project site. Therefore, the proposed cabins and other facilities could be at increased risk due to downslope landslides as a result of runoff, post-fire slope instability, or drainage changes. However, the impact would be Less than Significant with Implementation of **Mitigation Measure GEO-1 and WILD-2**.

**Less than Significant Impact with Mitigation Measures GEO-1 and WILD-2 Incorporated.**

**Mitigation Measures:**

**WILD-1:** Defensible space shall be established and maintained around all proposed structures in accordance with applicable regulations. The project shall also comply with applicable fire access, emergency water supply, and fire protection requirements established by CAL FIRE. The existing fire hydrant shall be maintained, and a second fire hydrant shall be installed as proposed. The location, spacing, and water supply capacity of both hydrants shall be reviewed and approved by the CAL FIRE prior to issuance of building permits.

**WILD-2:** If a wildfire occurs at the Project site, the site is to be inspected post-fire to evaluate downslope landslide hazards. Areas where hazards are identified to exist shall be closed until slopes have been stabilized.

| XXI. MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact | Source Number |
|---|---|---|---|---|---|
| a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ | ALL |
| b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)? | ☐ | ☒ | ☐ | ☐ | ALL |

| | | | | | |
|---|---|---|---|---|---|
| c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ | ALL |

Discussion:

a) Per the impact discussions above, the potential of the Project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed Project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of mitigation measures discussed in each impact section.

According to the technical studies conducted and the Project materials, and with incorporation of all Mitigation Measures, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods in California History or prehistory.

**Less than Significant with Mitigation Measures Incorporated**

b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. These impacts could cumulatively contribute to significant effects on the environment.

One particular concern would be the cumulative effects on hydrology and water resources. To address this issue, the Lake County Board of Supervisors adopted Ordinance 3106 on July 27, 2021, requiring the applicant to submit a Hydrological Study and Drought Management Plan. Upon reviewing the Hydrological Study and Drought Management Plan (Attachment 7), the Project is expected to have a less than significant cumulative impact.

Implementation of and compliance with mitigation measures identified in each section as Project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.

**Less than Significant with Mitigation Measures Incorporated**

c) The proposed Project has potential to result in adverse indirect or direct effects on human beings in the areas Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. Implementation of and compliance with mitigation measures identified in each section would reduce impacts to 'less than significant'

levels.

**Less than Significant with Mitigation Measures Incorporated**

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. Guenoc Valley Glamping Resort Application – Major Use Permit
6. USGS. Topographic Maps
7. USDA. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)*
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Report, Sequoia Ecological Consulting, Inc. (December 2025)
14. Cultural Resource Evaluation of the Proposed Guenoc Valley Glamping Resort, John W. Parker, PhD, PRA (September 2025)
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. USGS. Geologic Map of the Santa Rosa Quadrangle, California, Wagner and Bortugno, 1982
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. U.S. Landslide Inventory and Susceptibility Map (https://www.usgs.gov/tools/us-landslide-inventory-and-susceptibility-map)
20. Lake County Emergency Operations Plan
21. Lake County Hazardous Waste Management Plan
22. Lake County Airport Land Use Compatibility Plan
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bikeway Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lakeport Fire Protection District
38. Lake County Evacuation Mapping

39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
41. State Water Resources Control Board (SWRCB) Construction Stormwater General Order https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/docs/2022-0057-dwq-with-attachments/cgp2022_order.pdf
42. Lake County Groundwater Management Plan (March 31st, 2006) https://www.lakecountyca.gov/1241/Groundwater-Management
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
45. Bay Area Quality Management District. https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines.
46. Water Supply and Demand Assessment, NorthPoint Consulting Group, Inc., January 2026
47. Well Completion Reports for Onsite Well
48. Lake County Resolution No. 95-211 – A Resolution Adopting a Management Policy for Oak Woodlands in Lake County.
49. Essential Connectivity Areas - California Essential Habitat Connectivity (CEHC)
50. Clean Water Act 303(d) List https://www.waterboards.ca.gov/rwqcb5/water_issues/tmdl/impaired_waters_list/#:~:text=Section%20303(d)%20of%20the,the%20303(d)%20List.
51. Sustainable Groundwater Management Act Basin Prioritization. https://gis.water.ca.gov/app/bp-dashboard/final/.
52. Department of Conservation. EQ Zapp: California Earthquake Hazards Zone Application. https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/
53. Geologic Assessment, NorthPoint Consulting Group, Inc., January 2026
54. Onsite Wastewater Treatment Suitability Assessment, NorthPoint Consulting Group, January 2026
55. USGS U.S. Fault Map https://www.usgs.gov/tools/interactive-us-fault-map
56. Guenoc Valley Glamping Resort Operations Plan, NorthPoint Consulting Group, Inc. December 2025, Revised January 2026.
57. Guenoc Valley Glamping Resort Development Plans, NorthPoint Consulting Group, Inc. December 2025, Revised January 2026.
58. Science in Your Watershed, USGS https://water.usgs.gov/wsc/cat/18010105.html
59. California Geological Survey. California Mineral Resources Data Portal https://maps.conservation.ca.gov/cgs/minerals/
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