

JUL 22 2020

FILED
COUNTY OF LAKE
CATHY SADERLUND
Appendix D
COUNTY CLERK

Notice of Determination

STATE CLEARINGHOUSE

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Lake
Address: 255 North Forbes St. (2nd Floor)
Lakeport, CA 95453

From:

Public Agency: County of Lake DEPUTY CLERK
Address: Community Development Department
255 N. Forbes Street Lakeport, CA 95453
Contact: Mark Roberts, Principal Planner
Phone: (707) 263-2221

JUL 21 2020

Lead Agency (if different from above):
Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019049134

Project Title: Guenoc Valley Mixed-Use Planned Development Project

Project Applicant: Lotusland Investment Holdings, Inc.

Project Location (include county): Butts Canyon Road, Middletown, Lake County, CA 95453

Project Description:

The Guenoc Valley Mixed Use project proposes phased development of resort facilities including low density residential, preserved open space, neighborhood serving retail and restaurants, and several boutique hotels. The project site is proposed on approximately 16,000 acres located in southern Lake County, approximately 2 miles southeast of Middletown and 15 miles north of Calistoga, CA. The project would involve a General Plan amendment, creation of a new zoning district pursuant to Policy 6.3.1b of the Middletown Area Plan, rezoning, subdivision, and project-specific approvals.

This is to advise that the Lake County has approved the above
(Lead Agency or Responsible Agency)

described project on July 21, 2020 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

County of Lake, 255 N. Forbes Street, Lakeport, CA 95453 & http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/GuenocValley.htm

Signature (Public Agency): [Signature] Title: Planning Commission Assistant

Date: 7/21/20 Date Received for filing at OPR:

Postal JUL 21 2020 - Aug 26, 2020 [Signature]



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

RECEIPT NUMBER:
 17 — 07/21/2020 — 003
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Lake - Community Development Department	LEAD AGENCY EMAIL	DATE 07/21/2020
COUNTY/STATE AGENCY OF FILING Lake	DOCUMENT NUMBER	

PROJECT TITLE

Guenoc Valley Mixed-Use Planned Development Project

PROJECT APPLICANT NAME Lotusland Investment Holdings, Inc	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 263-2221
PROJECT APPLICANT ADDRESS Butts Canyon Road	CITY Middletown	STATE CA
		ZIP CODE 95453

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

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

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Rick Ensley - Deputy County Clerk, County of Lake

County Of Lake
Lakeport, California

Receipt No. 1389788

Department: 1121

Date July 21, 2020

Received of Lotusland Investment Holdings S ^{FB+M} \$ 3393.25
Three thousand three hundred & thirty-three & 25/100 Dollars

Detail of Deposit

F&W Filing # 17-07212020-003 \$ 3343.25
F&W Handling \$ 50.00

- CASH
- CHECK 609322
- OTHER

By 