

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019049134

Project Title: Guenoc Valley Mixed-Use Planned Development Project

Lead Agency: Lake County

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Phone Number: (707) 263-2221

Project Location: Middletown  
*City*

Lake  
*County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes modifications to the original (2020) Guenoc Valley Mixed-Use Planned Development Project that include both modifications required by the Settlement Agreement pertaining to wildfire evacuation, prevention and protection, GHG emissions, and land use; and voluntary modifications (new emergency route, relocation and reconfiguration of proposed residences and facilities, etc.); a complete description is within the Draft PREIR. The Draft PREIR, an initial version of which was issued in July 2024, is being fully recirculated in response to the First Appellate Court decision issued in October 2024 which required additional analysis of the Project's potential to increase wildfire risk and human-caused wildfire ignitions. Consistent with CEQA Guidelines Sections 15234(d) and 15088.5(c), the Draft PREIR includes an analysis of only those environmental issue areas required by the Superior Court's Ruling and Order, the First Appellate Court decision, and for which the Project Modifications may result in new or increased impacts. The Guenoc Valley Site (Project Site) consists of approximately 16,000 acres located in the southeast portion of incorporated Lake County, approximately 3.5 miles east of Middletown and directly adjacent to the Napa County line.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures were added to the following Environmental Impact areas: Aesthetics, Land Use/ Planning, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population/ Housing, Public Services, Transportation and Traffic, Tribal Cultural Resources, Utilities/ Service Systems, Energy, and Wildfire.

Table ES-1 in the Draft Partially Revised EIR presents a summary of project impacts and proposed mitigation measures that would further avoid or minimize potential impacts. These mitigation measures were either introduced in the 2020 EIR or modified within this PREIR; the full mitigation measures are included in Section 5. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure (s). For detailed discussions of all project impacts and mitigation measures, refer to environmental analysis sections in Section 3 and Section 4 of this Draft PREIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

In July 2020, the County certified the 2020 EIR for the Guenoc Valley Mixed-Use Planned Development Project (State Clearinghouse No. 2019049134), which was subsequently appealed by multiple groups. On January 4, 2022, the Lake County Superior Court issued a Ruling and Order on Petitions for Writ of Mandate and found that the 2020 EIR adequately complied with CEQA in all areas except for its analysis of impacts relating to community evacuations. In July 2022, the Project Applicant entered into a settlement agreement with the Office of the Attorney General. The Settlement Agreement included several project modifications that the Applicant has agreed to incorporate into the Project design pertaining to wildfire prevention and protection, greenhouse gas (GHG) emissions, and land use. In addition, the Applicant has voluntarily added to the Project a new emergency ingress and egress route.

In July 2024, the County issued an initial draft Draft PREIR to assess community evacuation in accordance with the Superior Court Ruling, as well as Project Modifications. Subsequently, on October 23, 2024, the First Appellate Court held that the 2020 EIR complied with CEQA in all areas remaining at issue on appeal except for its analysis of impacts relating to wildfire risk. The Draft PREIR has been supplemented and is being fully recirculated in response to the First Appellate Court decision issued in October 2024 which required additional analysis of the Project's potential to exacerbate wildfire risk and increase human-caused wildfire ignitions. Accordingly, the March 2025 is limited in scope to assessing the environmental impacts related to the community evacuation analysis and the Project Modifications.

Provide a list of the responsible or trustee agencies for the project.

Lake County Department of Environmental Health  
 Lake County Department of Public Works  
 Lake County Sheriff Department  
 Lake County Northshore Fire Protection District  
 Lake County Community Development Department  
 Lake County Public Works Department  
 Lake County Air Quality Management District  
 Lake County Sheriff's Office  
 Lake County Administrative Office  
 Lake County Special Districts  
 Lake County Chamber of Commerce  
 South Lake County Fire Department  
 South Lake County Fire Protection District  
 County of Lake Health Services  
 County of Lake Special Districts  
 Middletown Rancheria  
 Lake County Office of Education  
 Middletown Unified School District  
 Kelseyville Unified School District  
 Konocti Unified School District  
 Lakeport Unified School District  
 Lucerne Elementary School District  
 Upper Lake Unified School District