



COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
Courthouse-255 N. Forbes Street  
Lakeport, California 95453  
Planning Division Building Division Code Enforcement Division  
707/263-2221 FAX 707/263-2225

Mireya G. Turner  
Community Development Dire

**NOTICE OF AVAILABILITY OF A PARTIALLY REVISED  
ENVIRONMENTAL IMPACT REPORT (EIR 24-01), FOR GUENOC  
VALLEY MIXED-USE PLANNED DEVELOPMENT PROJECT,  
MIDDLETOWN**

**NOTICE IS HEREBY GIVEN**, that a **Draft Partially Revised Environmental Impact Report (“Draft PREIR”; EIR 24-01)**, under the California Environmental Quality Act (CEQA), has been prepared and is available for public review for the **Guenoc Valley Mixed-Use Planned Development Project (AM 24-01, DA 24-01, GPAP (Map) 24-01, GPAP (Text) 24-02, RZ 24-01, GPD 24-01, SD 24-01, SD 24-02, SD 24-03, SD 24-04, UP 24-05, UP 24-08, GPAP (Map) 24-03, GPAP (Text) 24-04, RZ 24-02, SD 24-05)**, located 3.5 miles east of Middletown, CA, **addressed as follows:** 22671, 22901, 23534, 23573, 24221, 24566, 24783, 25111 Grange Rd; 22500, 23597, 24563, 26753 Jerusalem Grade Rd; 22900, 23510, 25470, 23450 Guenoc Valley Road; 23790, 23120, 24245, 24355, 24385, 24425, 24275, 24683, 24733 Bohn Valley Rd; 19506, 19862, 21323, 21423, 21423, 21523, 21665, 22000, 22110, 22725, 22880, 23150, 23351, 23250, 23350, 23375, 23400, 23650, 24150, 24305, 24350, 24090 Butts Canyon Road; 23501 Oat Hill Road; 21000 Santa Clara Road; and 20740, 20830 State HWY 29 (APNs: 013-015-28 & 29, 013-016-04, 05, 06 & 08, 013-019-05 & 09, 013-021-05, 06, 09 & 10, 013-022-01, 02, 05, 08, 09, 10, 11, 12, 13, 14 & 15, 013-023-06, 07, 09, 10, 11, 12, 13, 14 & 15, 013-024-12, 28, 29, 30, 31, 33, 34, 35 & 36, 014-004-25, 014-310-07 & 09, 014-320-08 & 10, 014-330-09, 014-340-04, 014-380-09, 014-430-13, and 014-430-12).

**Applicant: Lotusland Investment Holdings, Inc.**

**Background:** In July 2020, the County of Lake Board of Supervisors certified an EIR for the Guenoc Valley Mixed-Use Planned Development Project (State Clearinghouse No. 2019049134), which approved entitlements to allow mixed-use commercial, residential, and resort development of 16,000 acres. The project approval and certification of the EIR were subsequently challenged on January 4, 2022. The Lake County Superior Court issued a Ruling and Order on Petitions for Writ of Mandate (“Superior Court Ruling”) and found that the 2020 EIR adequately complied with CEQA in all areas except for its analysis of impacts relating to community evacuations. The 2020 EIR was rescinded by the Lake County Board of Supervisors on June 14, 2022. In July 2022, the Project Applicant entered into a settlement agreement with the Office of the Attorney General. In July 2024, the County issued an initial 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.

**Proposed Project:** 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, greenhouse gas (GHG) emissions, and land use; as well as voluntary modifications, including a new emergency ingress and egress route, relocation and reconfigurations of proposed residences

and facilities, etc. Please refer to the Draft PREIR for a detailed project description and list of modifications. 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, the First Appellate Court decision, and for which the Project Modifications may result in new or increased impacts.

**Significant Environmental Effects:** As identified in the 2020 EIR, the Proposed Project would have potentially significant impacts to the following resources: Aesthetics, Land Use and Agriculture, Air Quality, Biological Resources, Cultural Resources and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Population and Housing, Hydrology and Water Quality, Utilities, and Wildfire. Implementation of mitigation measures would reduce impacts to less than significant levels, with the exception of the following that would remain significant and unavoidable: Aesthetics, Agriculture, Greenhouse Gas Emissions, Transportation and Traffic, and Noise.

The Draft PREIR (2025) identifies potentially significant project impacts with respect to wildfire evacuation and wildfire risk that would be reduced to less than significant levels with the implementation of new mitigation measures. The Project Modifications would not result in new significant and unavoidable impacts or a substantial increase in the severity of the significant and unavoidable impacts identified in the 2020 EIR. No new hazardous sites, as defined in Section 65962.5 of the Government Code, were identified in the Draft PREIR.

**REVIEW PERIOD: The 45-day public review period for the Draft PREIR is from March 18, 2025, to May 2, 2025.** The Draft PREIR (2025) and original project (2020) documents may be accessed via the Project's website online at: <https://lakecountyca.gov/Guenoc-Valley>. A hardcopy of the 2025 Draft PREIR may also be viewed at the County of Lake, Community Development Department, located at 255 N. Forbes St., Lakeport; or at the Middletown Library, located at 21256 Washington St, Middletown. Comments previously received on the July 2024 Draft PREIR will be retained and responded to, along with any comments received on this second March 2025 Draft PREIR, in a Final PREIR. There is no need to resubmit comments that were previously submitted on the July 2024 Draft PREIR.

**Written public comments** may be submitted via email to [guenocvalleycomments@lakecountyca.gov](mailto:guenocvalleycomments@lakecountyca.gov) or mailed to the Community Development Department at 255 N. Forbes St., Lakeport. Consistent with CEQA Guidelines Section 15234(d), comments should be limited to the analysis within the Draft PREIR. For questions or more information please contact Senior Planner Laura Hall by email or (707) 263-2221.

**HEARING DATE/TIME:** To be determined. A separate notice will be published announcing the hearing information for this project.

COMMUNITY DEVELOPMENT DEPARTMENT  
Director Mireya G. Turner

Prepared By: Laura Hall, Senior Planner