

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2019049134**

**Project Title:** Guenoc Valley Mixed-Use Planned Development Project

Lead Agency: Lake County Contact Person: Laura Hall, Senior Planner  
 Mailing Address: 255 N Forbes Street Phone: (707) 440-0999  
 City: Lakeport Zip: 95453 County: Lake

**Project Location:** County: Lake City/Nearest Community: Middletown  
 Cross Streets: State Highway 29 Zip Code: 95461

Longitude/Latitude (degrees, minutes and seconds): 38 ° 44 ' 41 " N / 122 ° 29 ' 06.2 " W Total Acres: 16,000 plus

Assessor's Parcel No.: 014-310-091 (Primary plus several more), 014-380-09, 014-430-13 and 014-430-12 Section: various Twp.: 10N, 11N Range: 5W, 6W Base: MDBM

Within 2 Miles: State Hwy #: State Highway 29 Waterways: Detert Reservoir, Bordeaux Lake, McCreary Lake, Bordeaux Lake, Wildcate Lake, Amel Lake, Lower Bohn Lake Upper Bohn Lake,  
 Airports: N/A Railways: N/A Schools: Middletown High School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) 2019049134  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: Partially Revised  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 1900 Acres 1935  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres 45 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type solar MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type package WWTP MGD \_\_\_\_\_  
 Recreational: 1205 acres  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Hotel/Resort up to 850 units

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Wildfire

**Present Land Use/Zoning/General Plan Designation:**

Vineyards, single-family residents, and agricultural and vacant lands/Please refer to Figure 4-2 and Figure 4-3 of Partially Revised EIR.

**Project Description:** *(please use a separate page if necessary)*

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 and Order, the First Appellate Court decision, and for which the Project Modifications may result in new or increased impacts.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>1</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Affiliated Tribe</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>Other Stakeholders</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date March 18, 2025 Ending Date May 2, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Acorn Environmental</u>	Applicant: <u>Lotusland Investment Holdings, Inc.</u>
Address: <u>5170 Golden Foothill Parkway</u>	Address: <u>70 Gold Street</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>San Francisco, CA 94133</u>
Contact: <u>Annalee Sanborn</u>	Phone: <u>916-235-8224</u>
Phone: <u>916-235-8224</u>	

Signature of Lead Agency Representative: Laura Hall  Date: 03/14/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.