

From: Margaux Kambara Tom Lajcik <Thrive95453@outlook.com>
Sent: Friday, August 8, 2025 7:31 AM
To: Monica Rosenthal; Everardo Chavez; Batsulwin Brown; Maile Field; Sharron Zoller; Danae LoDolce
Subject: [EXTERNAL] Agenda Item 6a Guenoc Project - Public Comment
Attachments: Guenoc_Public Comment_2025 0808 mk.pdf

Chair Chavez and Commissioners,

Attached please find my public comment on the Guenoc Project. I was not able to submit an eComment using Granicus.

Thank you for your consideration.

Ms. LoDolce,
Would you please see that the commissioners receive my public comment prior to the start of this morning's hearing? Thank you for your assistance.

Margaux Kambara
Lake County Resident

Lake County Planning Commissioners,

The Guenoc Valley Project could be very positive for Lake County. Ideally, the project, county and community will find a way to move forward in a mutually beneficial way. With a little more time and attention to serious deficiencies on the project's wildfire prevention measures and other concerns, that mutually beneficial way forward may be found.

Last week at your commission's first hearing date for the project, a common public sentiment favored the project but voiced grave misgivings about the project's wildfire prevention and evacuation plan. The crux of this safety concern is the poor state of county infrastructure—local roads. Is it conscionable for the county to encourage development that can bring as many as 5,000 additional people into an area that had difficulty evacuating in the Valley Fire 10 years ago?

At last week's hearing, the public pointed out shortcomings in the project's wildfire prevention and evacuation plan. These shortcomings have not been addressed in the final draft PREIR (Partially Revised Environmental Impact Report) and related documents since the last hearing.

To improve public safety, please consider these suggestions:

- Instruct staff to add mitigation for the project's **Mitigation Measure 3.13.1** Implement Improvements at SR-29 and Butts Canyon Road.

At MATH's (Middletown Area Town Hall) special meeting last night on Caltrans safety improvements planned for SR-29, I learned that Caltrans will request funding for the roundabout for SR-29 and Butts Canyon Road in October. Caltrans has sent letters to the county recommending action to advance SR-29 improvements the project needs for its mitigation measures; these letters are included as public or agency comment in the project documentation posted on the county website for the project's first hearing date.

Mitigation is needed for delayed, reduced or failed funding for the roundabout planned for SR-29 and Butts Canyon Road, itself a project mitigation measure. There is risk if funding for the project's mitigation measure falls through or is late. Allowing project occupancy prior to the installation of the roundabout is not prudent.

- **Mitigation Measure 3.16-3:** Prior to issuance of the first certificate of occupancy (use permit COA), the project is to prepare South Lake County Evacuation Traffic Management Plan (SLCETM) to reduce near-term evacuation times. The SLCETM is

to be incorporated in the updated Lake County Emergency Operations Plan (EOP). Evacuation traffic management, measures are implemented.

For greater public safety, consider revising the mitigation measure to require that the SLCETM is *drafted, accepted* by the proper authorities and *operational* prior to issuance of the first certificate of occupancy.

- **Mitigation Measure 3.16-7:** Project is to develop an updated South Lake County Evacuation Traffic Management Plan prior to the issuance of the first certificate of occupancy for a beyond Phase 1.

Consider requiring the updated South Lake County Evacuation Traffic Management Plan be *approved* and *operational* prior to the issuance of the first certificate of occupancy for a beyond Phase 1.

To align with the Middletown Area Plan, Special Study Area 3 Langtry/Guenoc's¹ direction on Conservation of Natural Resources, please consider limiting the rezoning request at this time. Specifically, limit the rezoning request to Resort Commercial to Phase 1's almost 3,000 acres. Leaving current zoning designations to the remaining 13,000 project acres protects parcels zoned agriculture from developmental sprawl. As the project develops plans for future phases, rezoning if desired, can be requested at that time.

The project's design aesthetic is elegant and beautiful, creating land-inspired, low-impact developments celebrating nature. Yet in Phase 1 APE (Area of Potential Effect), up to 308 acres of oak woodland and blue oak savannah can be impacted. In Phase 1, removal of up to 325 acres of farmland, especially Prime and Unique Farmlands from agricultural use causes concern in Lake County, an agriculture county.

Again, with additional time and attention, these concerns may be addressed to the mutual satisfaction of stakeholders.

Finally, I have a question about proper noticing and circulation. The updated Wildfire Prevention Plan (WPP) included in the file for the PREIR final draft is dated 14 July 2025. This version of the WPP wasn't available during the public comment period ending on 2

¹ "Future development at the site should take measures to protect water quality and supply, as well as other natural resources. Any development of the site should employ resource conservation techniques, including site planning, building design and infrastructure planning, that protects the surrounding natural environment. Accordingly, any future development should avoid creation of significant impacts upon environmentally sensitive areas such as streams, lakes, woodlands, vineyards, key viewsheds, and important plant and wildlife habitats." [Middletown Area Plan (2010) p. 6-19.]

May 2025 for the draft PREIR. The July 2025 WPP doesn't describe change(s) made, if any, since public comment on the draft PREIR closed in May.

This raises a question of whether the updated WPP was properly noticed and circulated since draft PREIR public comment closed in May. The public's first opportunity to see the updated WPP was when the county posted the final draft PREIR with the Planning Commission hearing agenda (for 24 July 2025) and files on Friday, 18 July 2025.

Thank you for your consideration.

Margaux Kambara
Lake County Resident

From: noreply@granicusideas.com
Sent: Friday, August 8, 2025 7:35 AM
To: Danae LoDolce; Mireya Turner; rvineyards@sonic.net; everardo2797@gmail.com; eaglebrown19@gmail.com; fieldmaile@gmail.com; szoller@hotmail.com
Subject: [EXTERNAL] New eComment for Planning Commission on 2025-08-08 9:00 AM - SPECIAL MEETING - Please see agenda for public participation information and eComment submission on any agenda item.

[Lake County](#)

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Julia Bono submitted a new eComment.

Meeting: Planning Commission on 2025-08-08 9:00 AM - SPECIAL MEETING - Please see agenda for public participation information and eComment submission on any agenda item.

Item: 6a 25-7799:05 a.m. PUBLIC HEARING - Consideration of PL-25-112: EIR 24-01, DA 24-01, AM 24-01, GPAP 24-01, RZ 24-01, GPD 24-01, UP 24-05, RZ 24-02 and UP 24-08, for the Guenoc Valley Mixed Use Planned Development Project at the following locations: 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 Highway 29 (APNs: 013-015-59 & 60; 013-016-04, 06, 08, 10, 12, 13, 15, 16, 17, 18 & 19; 013-019-22, 23, 24 & 25; 013-021-05, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26; 013-022-08, 09, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23 & 24; 013-023-06, 09, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25; 013-024-29, 30, 31, 33, 34, 35, 36, 37, 38, 39 & 40; 013-053-01; 014-004-25; 014-310-07 & 09; 014-320-08 & 10; 014-330-09; 014-340-04, and 014-380-09). Applicant: Lotusland Investment Holdings, Inc.

eComment: Subject: Strong Opposition to Rezoning of APN 014-380-09 (Santa Clara Rd Worker Dormitory) Dear Planning Commission, As a long-term Middletown resident and founding minister of the Rainbow Church of Living Light, located in Middletown's downtown core, I am writing again to oppose the rezoning of APN 014-380-09 from R1 to R2 to accommodate a 283-bedroom worker dormitory for the nearby planned Maha Guenoc Valley Project. This Middletown worker dormitory proposal stands in stark contrast to the established single-family residential character of our historic small town and is incompatible with the scale, infrastructure and safety