



COUNTY OF LAKE
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Item 6a
9:05 AM
July 23, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department
Michelle Irace, Senior Planner
Max Stockton, Associate Planner

DATE: July 23, 2026

SUBJECT: Consideration of the proposed Tentative Subdivision (PL-26-9), Anasu Farms Subdivision, for eight phases, one encroachment from Butts Canyon Road, 34 new parcels (30 resort residential, 1 commercial, 3 facility) and six peripheral parcels (from 7 existing parcels and 3 access parcels), located among the 16,000-acre Guenoc Valley Site with the nearest property 21423 Butts Canyon Rd, Middletown (APNs: 014-320-08, 013-022-16, 013-022-17, 013-022-20, 013-022-21, 013-022-22, 013-022-23).

EXECUTIVE SUMMARY

Action Requested:

The Planning Commission will consider approval of the proposed Tentative (PL-26-9), Anasu Farms Subdivision, for eight phases, one encroachment from Butts Canyon Road, 34 new parcels (30 resort residential, 1 commercial, 3 facility) and six peripheral parcels (from 7 existing parcels and 3 access parcels), located among 16,000-acre Guenoc Valley Site with the nearest property 21423 Butts Canyon Rd, Middletown (APNs: 014-320-08, 013-022-16, 013-022-17, 013-022-20, 013-022-21, 013-022-22, 013-022-23).

Background:

The Guenoc Valley Mixed Use Planned Development Project (Guenoc Project) was approved by the Lake County Planning Commission and the Board of Supervisors through several actions between August and September of 2025. The Guenoc Project includes the development of a master planned mixed-use resort and residential community within a portion of the Guenoc Valley Ranch property (Guenoc Valley Site or Project Site). The Guenoc Project includes a General Plan amendment to designate the 16,000-acre Guenoc Valley Site as Resort Commercial and rezone to Guenoc Valley District (GVD). At full buildout, throughout multiple phases, the Guenoc Project would allow for the development of up to 400 hotel rooms, 450 resort residential units, 1,400 residential estates, and 500 workforce co-housing units within the zoning district. Phase 1 of the Guenoc Project includes the phased subdivision (four subdivisions total) and related entitlements to allow up to 385 residential villas, 141 resort residential units, 147 hotel units, and accessory resort and commercial uses. Figure 1 provides an overview of the approved Specific Plan for the Guenoc Project.

The applicant (Kevin Case and Lotusland Investment Holdings, Inc.) proposes Anasu Farms Tentative Subdivision (PL-26-9) as the first phased subdivision proposed for development under Phase 1 of the Guenoc Project (Figure 2 provides a location map).

Figure 1 – Approved Guenoc Project Specific Plan

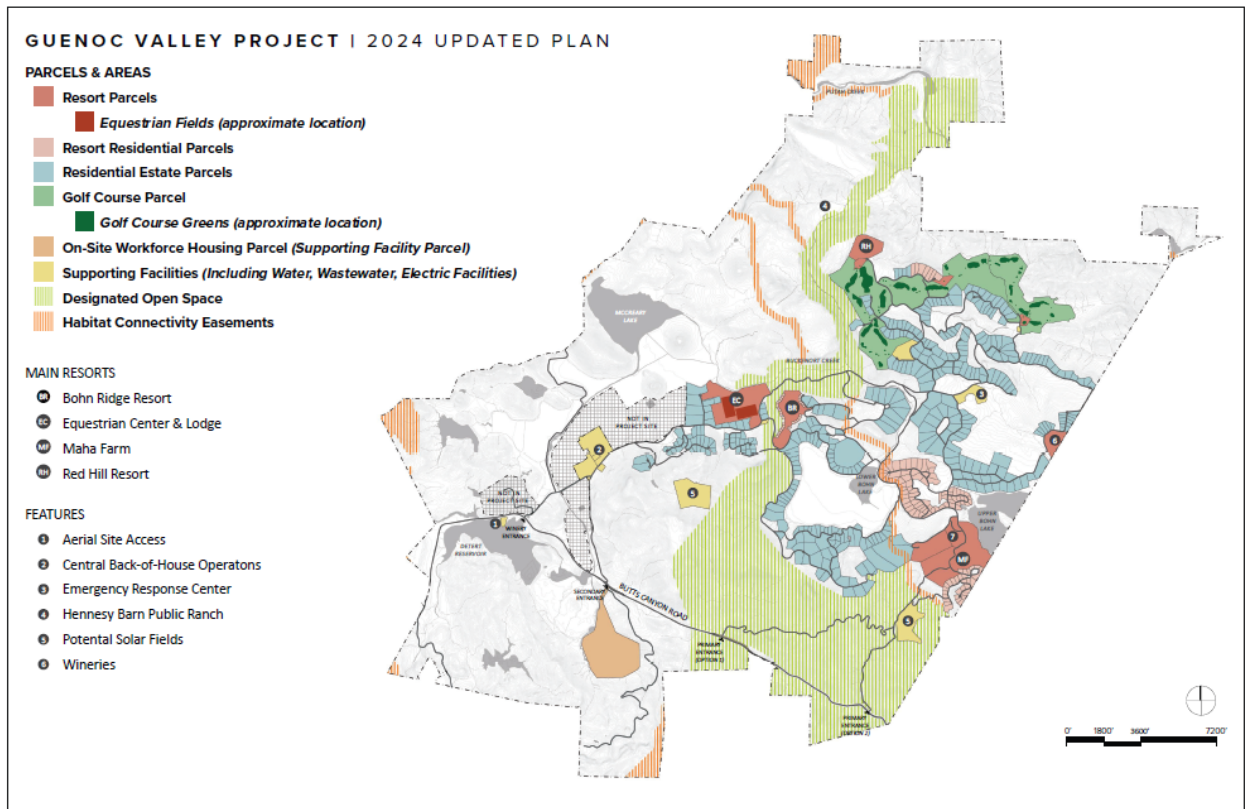
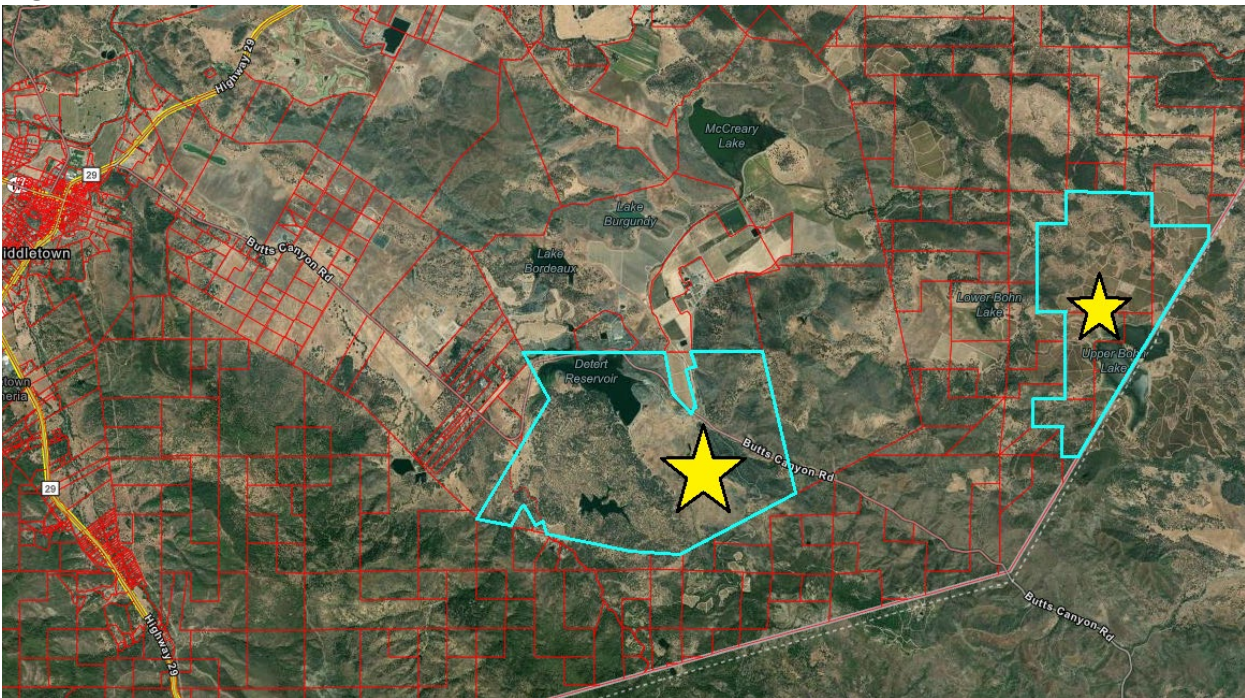


Figure 2 – Location of Proposed Anasu Farms TM

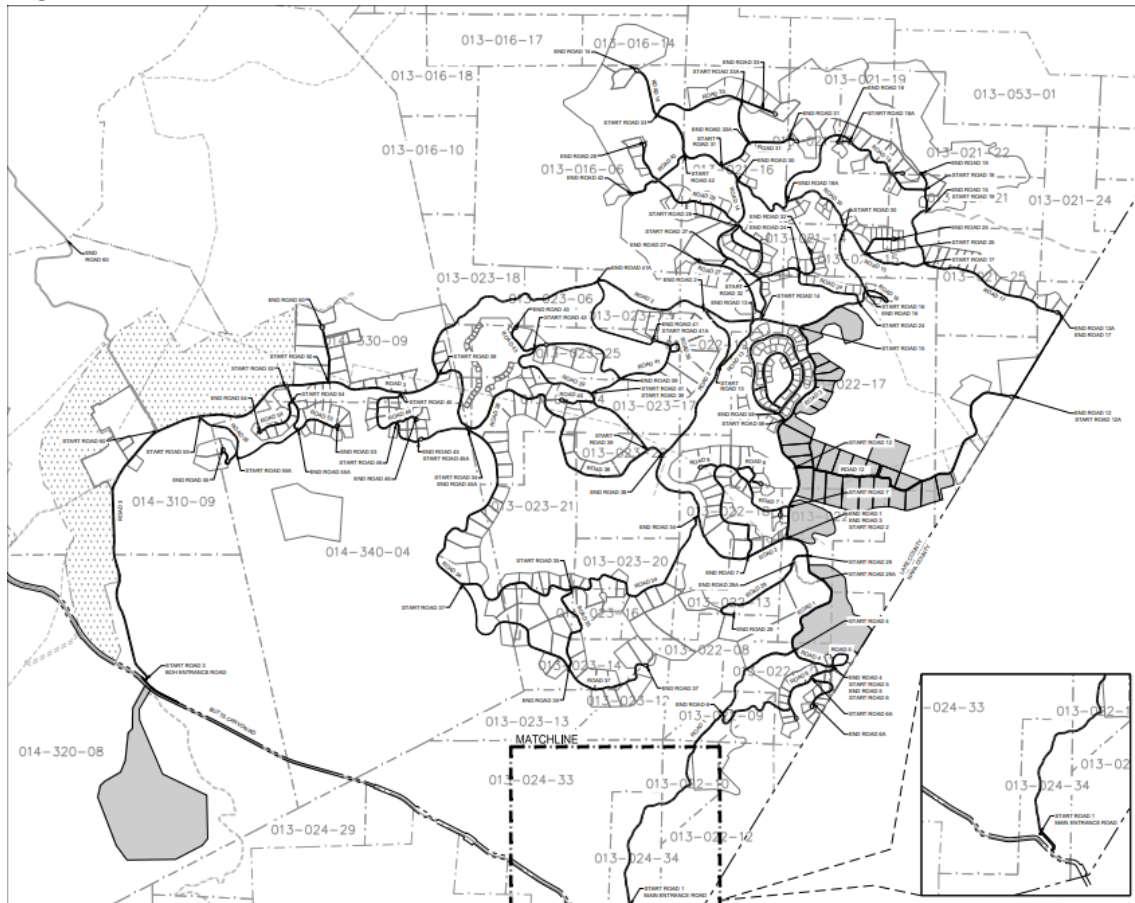


PROJECT SUMMARY

The proposed Anasu Farms Tentative Subdivision (PL-26-9) is the first phased subdivision proposed for development under Phase 1 of the Guenoc Project, and includes the following.

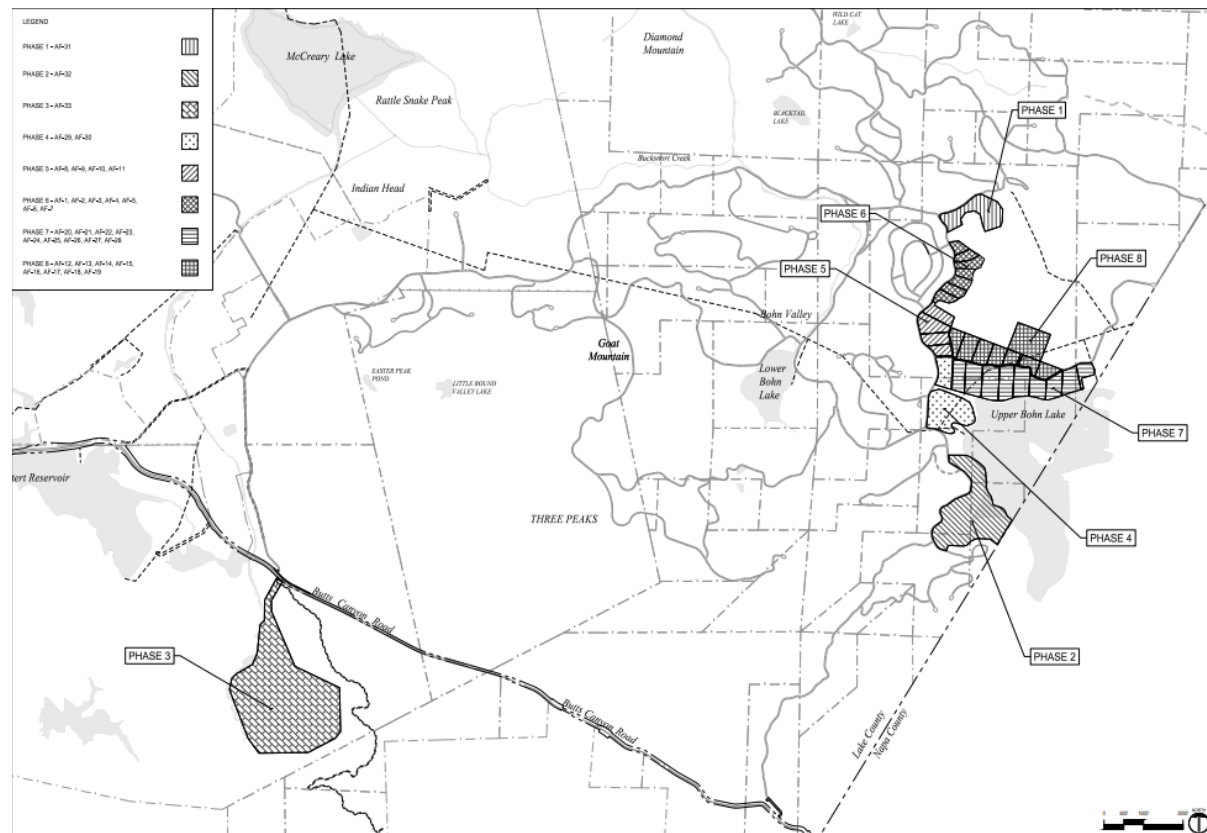
- 8 phases, as shown in Figures 3 and 4 below
- 34 new parcels (30 resort residential, 1 commercial, 3 facility)
- 6 peripheral parcels¹ from 7 existing parcels and 3 access parcels
- Road infrastructure, including a new access road from Butts Canyon (Road 1A) and a connector road through the subdivision (Road 1C) with one ancillary street
- Water reclamation facility (WRF)
- Electrical substation
- Fire suppression tanks

Figure 3—Ansu Farms Subdivision Map (refer to complete plan set in Attachment 1)



¹ Peripheral parcel refers to a lot or tract located on the edge or outer boundary of a subdivided area, rather than in the central or core section.

FIGURE 4- Ansu Farms Subdivision Phased Plan



Source: Realm Engineering, 2026

SITE CONTEXT

Location: Guenoc Valley Site with the nearest property 21423 Butts Canyon Rd, Middletown (APNs: 014-320-08, 013-022-16, 013-022-17, 013-022-20, 013-022-21, 013-022-22, 013-022-23).

- General Plan: “CR-Rc”- Resort Commercial, Resource Conservation. See Figure 5 below
- Zoning: “GVD-WW-AP-FF-OSP-SC” Guenoc Valley Zoning District- Waterway Combining-Agriculture Preserve-Floodway Fringe- Open Space Preserve- Scenic Combining District. See Figure 6 below
- Guenoc Valley Site: combined $\pm 3,248$ -acres
- Access: Butts Canyon Road and new connector roads

The Guenoc Valley Site parcels are currently developed with over 1,000 acres of vineyards and approximately 72 miles of existing roadways, overland water pipelines and associated pumps, and accessories to move water from the five irrigation reservoirs.

The Guenoc Valley Site is bordered by rural and agricultural lands that have a mix of dry grazing lands, vineyards, and irrigated pastures. The closest edge of the Hidden Valley Lake Community is approximately one mile northwest of the Guenoc Valley Site boundary, and the Middletown

Community is approximately six miles west. Napa County borders the site to the south and east, and Yolo County is approximately five miles northeast of the closest edge of the Guenoc Valley Site boundary.

As shown in the above figures, the proposed Anasu Farms Subdivision is located within the southeastern portion of the Guenoc Valley Site.

FIGURE 5- General Plan Map

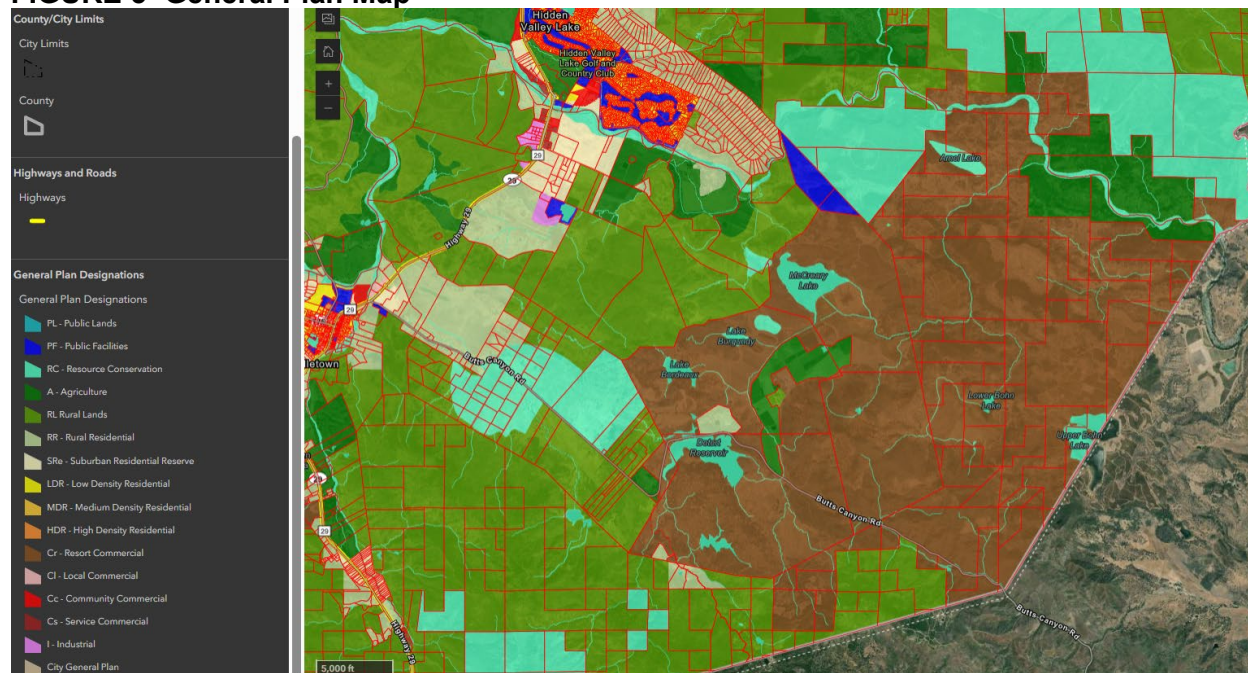
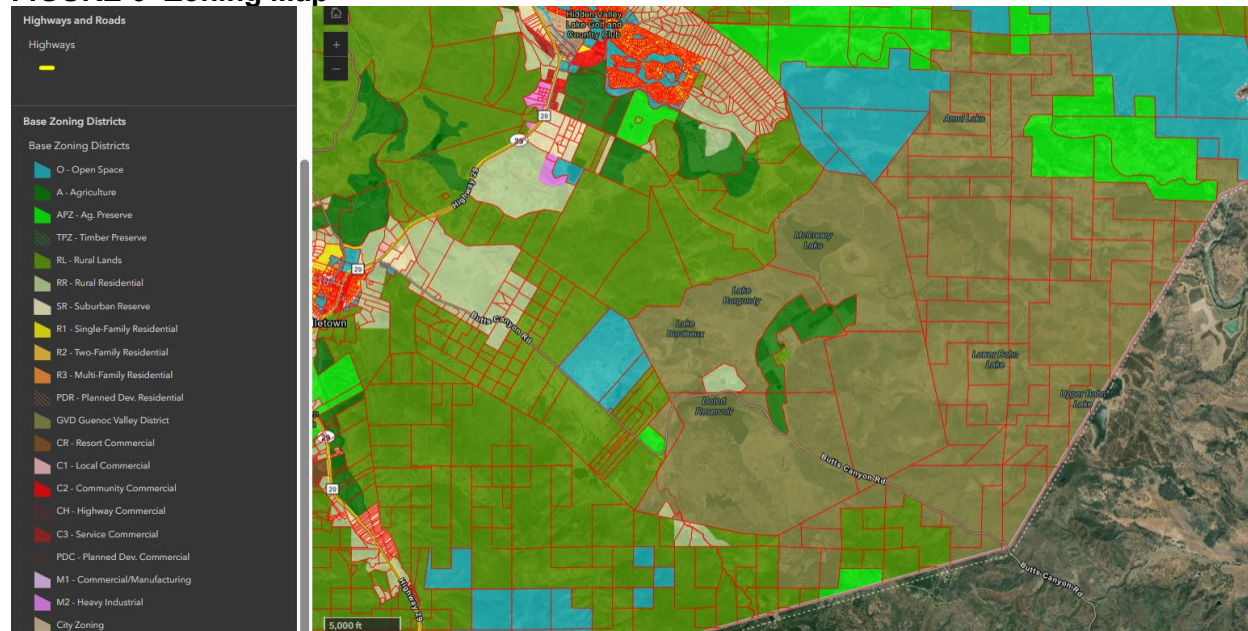


FIGURE 6- Zoning Map



ENVIRONMENTAL REVIEW (CEQA)

A Programmatic Environmental Impact Report (PEIR; [SCH No. 2019049134](#)) in compliance with the California Environmental Quality Act (CEQA) for the Guenoc Valley Mixed Use Planned Development Project was certified by the Lake County Planning Commission on August 8, 2025. The PEIR, which comprises the [Draft Partially Revised PEIR \(March 2025\)](#) and [Final Partially Revised PEIR \(July 2025\)](#) addresses the CEQA adequacy issues identified by the Superior Court with regard to the [2020 PEIR's](#) analysis, and analyzes the effects of the Guenoc Project (as modified) at a programmatic level and a project level. A Statement of Overriding Considerations for Significant and Unavoidable impacts identified in the PEIR (Aesthetics, Agriculture, Greenhouse Gas Emissions, Noise and Traffic) and Findings of Fact were adopted by the Planning Commission on August 8, 2025. More information related to the project history and CEQA may be found on the Guenoc Project website online at: [Guenoc Valley Mixed-Use Planned Development Project | Lake County, CA](#).

A detailed description of the Phase 1 project is included in Section 2.0 (Project Description) of the 2020 PEIR and in Section 2 (Project Modifications) of the Draft Partially Revised PEIR (2025). Phase 1 includes approval of a Use Permit for the General Plan of Development and Specific Plan of Development, and Phased Tentative Subdivision Maps (Appendix E of the Draft Partially Revised PEIR). Phase 1 includes the phased subdivision and related entitlements to allow up to 385 residential villas, 141 resort residential units, 147 hotel units, and accessory resort and commercial uses (refer to Draft Partially Revised PEIR Table 2.2-2: Phase 1 Unit Counts, Modified Project Compared to Original Project). In addition, Phase 1 includes a subdivision and rezoning of an off-site parcel (Middletown Housing Site) to accommodate 21 single family residences with optional accessory dwelling units, 29 duplex units in 15 structures, and a community clubhouse and associated infrastructure. Other off-site infrastructure improvements under Phase 1 analyzed include a proposed water supply well on an off-site parcel (Off-Site Well Site) and pipeline located adjacent to and within Butts Canyon Road, along with intersection and electrical transmission line improvements (collectively referred to as 'Off-Site Improvements'). Lastly, the analysis for the Phase 1 the Development Area also includes grading and vegetation clearing for a minimum of 50 feet of width on either side of roadways to encompass the potential fuel reduction zone as described in the Updated Wildfire Prevention Plan, as well as an analysis of the construction and operation of the utilities and roads for the aforementioned.

Impacts related Phase 1 (including the subdivisions) are analyzed within each of the CEQA resource category discussions throughout Section 4 of the Draft Partially Revised PEIR (and Section 3 of the 2020 PEIR). A summary of impacts and mitigation measures is included in Draft Partially Revised PEIR Table ES-1: Summary of Impacts and Mitigation Measures. In accordance with CEQA Guidelines Section 15168, no additional CEQA is required for the proposed Anasu Farms Subdivision, because it was fully analyzed in the PEIR under the Phase 1 analysis. All applicable Conditions of Approval and Mitigation Measures from the PEIR are incorporated into the Anasu Farms Subdivision Conditions of Approval (Attachment 2).

GENERAL PLAN, COUNTY CODE, & ZONING CONSISTENCY

The project (Anasu Farms Subdivision) was included in the approved Guenoc Project, and specifically the Phased 1 development, including a Use Permit for the General Plan of Development, Specific Plan of Development, and Phased Tentative Subdivision Maps. As demonstrated below, the project is consistent with the General Plan, Middletown Area Plan, Lake County Municipal Code, and Guenoc Valley Zoning District (GVD).

Policy Area	Conclusion
General Plan	Consistent with Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; and Chapter 11 Water Resources. As a part of the Guenoc Project, a General Plan & Zoning Ordinance Amendment was approved that created a new land use designation (and zoning district), changing the Guenoc Valley Site to Resort Commercial (CR) for the Guenoc Valley District (“GVD”). Land use consistency was analyzed in Section 3.2 (Land Use and Agriculture; pg. 3.2-26) of the 2020 PEIR. The proposed Anasu Farms Subdivision is consistent with the Commercial Resort land use designation and approved uses of the GVD.
Middletown Area Plan	The Guenoc Valley Resort is described in the Middletown Area Plan as Special Study Area Number 3 and states that the goal of the area is to have a mix of resort/commercial, residential, and agricultural uses. The Guenoc Project also amended the Middletown Area Plan Special Study Area Number 3 map to include a portion of the site that was previously not included. Consistency with the Middletown Area Plan was analyzed in Section 3.2 (Land Use and Agriculture; pg. 3.2-28) of the 2020 PEIR. The Guenoc Project (including the Phase 1 subdivisions, such as the proposed Anasu Farms Subdivision) were found to be in compliance with the goals and intent of the Middletown Area Plan.
Zoning: Guenoc Valley Zoning District – (GVD)	The GVD zoning district was specifically created for the Guenoc Project, including the Phase 1 subdivisions and development. The GVD establishes allowed and permitted uses, as well as development standards. The Guenoc Valley Resort Phase 1 Design Guidelines further stipulate development requirements for future development. As noted above in the Site Context section and shown in Figure 6, the properties included in the Anasu Farms Subdivision are zoned GVD, and contain several overlay districts.

Policy Area	Conclusion
	No development is proposed at this time, but future development associated with the proposed Anasu Farms Subdivision will adhere to these regulations.
Chapter 17 – Subdivision of Lake County Municipal Code	All applicable portions of Section 17-6 – Tentative Map have been included in the proposed map. Per Section 17-8- Tentative Map; Completeness and Filing of the Subdivision Ordinance, the Planning Commission has the authority to determine if the subdivision is in conformity with the Subdivision Map Act and Chapter 17 of the Lake County Municipal Code. After approval of the Tentative Map, the developer has 24 months to submit Improvement Plans to the Department of Public Works and a Final Map for consideration by the County Surveyor, Planning Commission and Board of Supervisors (SEC 17-10 Final Map, et. Seq., of the Subdivision Ordinance). Chapter 17 - SUBDIVISION REGULATION Code of Ordinances Lake County, CA Municode Library

AGENCY REVIEW & TRIBAL CONSULTATION

Extensive agency and tribal review (formal consultation under AB 52 and SB 18) were conducted for the Guenoc Project and PEIR. Specific to the proposed Tentative Map, a request for review (RFR) was sent al all agencies and departments with jurisdiction or interest over the project on March 3, 2026. Agency comments received are included in Attachment 3 and addressed through Conditions of Approval (Attachment 2). The 11 local tribal governments were also included in the notice, and no comments were received. However, the developer has an existing Tribal Monitoring Agreement with the Middletown Rancheria for the Guenoc Project (and associated future development).

REQUIRED FINDINGS

Based on the whole of the record, including the Guenoc Valley Mixed-Use Planned Development Project PEIR and supporting technical reports, staff finds the Project:

1. The proposed Tentative Map is in conformance with the Subdivision Ordinance, Lake County General Plan, Middletown Area Plan, and Zoning Ordinance.
2. The proposed Tentative Map is consistent with the Subdivision Map Act.
3. A Programmatic Environmental Impact Report (PEIR; SCH No. 2019049134) in compliance with the California Environmental Quality Act (CEQA) for the Guenoc Valley Mixed Use Planned Development Project was certified by the Lake County Planning

Commission on August 8, 2025. A Statement of Overriding Considerations for the Significant and Unavoidable impacts, and Findings of Fact were also adopted. The proposed Tentative Map was fully analyzed within the PEIR and no further environmental review is required.

4. The existing and proposed services are adequate to serve the Tentative Map parcels.

Please refer to the preceding sections of this Staff Report supporting these findings.

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the proposed Tentative Subdivision (PL-26-9), Anasu Farms Subdivision, was adequately analyzed under the California Environmental Quality Act within the Programmatic EIR for the Guenoc Mixed-Use Planned Development Project (SCH No. 2019049134), and no further analysis is required.
2. Find that the Tentative Subdivision PL-26-9, Anasu Farms Subdivision, for eight phases, one encroachment from Butts Canyon Road, 34 new parcels (30 resort residential, 1 commercial, 3 facility) and six peripheral parcels (from 7 existing parcels and 3 access parcels), applied for by Kevin Case Lotusland Investment Holdings, Inc. for the property located among 16,000-acre Guenoc Valley Site with the nearest property 21423 Butts Canyon Rd, Middletown (APNs: 014-320-08, 013-022-16, 013-022-17, 013-022-20, 013-022-21, 013-022-22, 013-022-23) is in conformity with the provisions of the Subdivision Map Act and Chapter 17 of the Lake County Code, and upon that basis approve said map as modified, subject to the conditions and with the findings listed in the staff report dated July 23, 2026.

SAMPLE MOTIONS

1. I move that the Planning Commission find that the proposed Tentative Subdivision (PL-26-9), Anasu Farms Subdivision, was adequately analyzed under the California Environmental Quality Act within the Programmatic EIR for the Guenoc Mixed-Use Planned Development Project, and no further analysis is required.
2. I move that the Planning Commission find that the Tentative Subdivision Map (PL-26-9) applied for by Kevin Case and Lotusland Investment Holdings, Inc. on properties located at 21423 Butts Canyon Rd, Middletown (APNs: 014-320-08, 013-022-16, 013-022-17, 013-022-20, 013-022-21, 013-022-22, 013-022-23) meet the requirements of the Subdivision Map Act and Chapter 17 of the Lake County Municipal Code and that the Tentative Subdivision Map be granted based on the findings and subject to the conditions included in the staff report dated July 23, 2026.

NOTE: In compliance with SEC 18.10 of the Subdivision Ordinance, if the subdivider or other affected property owner is dissatisfied with any action of the Planning Commission with respect to the tentative map, or the nature and extent of improvements required, an appeal in writing to the Board of Supervisors may be submitted for within 15 days after such action. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the 15th day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Tentative Subdivision Plans
2. Draft Conditions of Approval
3. Agency Comments