



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

April 29, 2020

# CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 19-18)

1. **Project Title:** Kelly Hunter Lot Line Adjustment
2. **Permit Numbers:** Lot Line Adjustment, LLA 19-07  
Initial Study, IS 19-18
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Contact Person:** Sateur Ham, Assistant Planner (707) 263-2221
5. **Project Location(s):** 5933, 6233, & 6243 Eickoff Road, Lakeport, CA  
APNs: 003-046-02, 003-046-78, & 003-048-18
6. **Parcel Number/Parcel Size:** 003-046-02 (79.0 acres)  
003-046-78 (1.0 acres)  
003-048-18 (38.6 acres)
7. **Project Sponsor's Name/Address:** Leana Teschner  
7275 Adobe Creek Road  
Kelseyville, CA 95451
8. **General Plan Designation:** "RL" Rural Lands; "RC" Resource Conservation
9. **Zoning Designation:** "RL-WW" Rural Lands – Waterway Combining District
10. **Supervisor District:** District 4; Tina Scott
11. **Flood Zone:** "X" areas of minimal flooding-not in a special flood hazard area.
12. **Slope:** 23.31-31.18%
13. **Earthquake Fault Zone:** Not within a Fault Zone
14. **Dam Failure Inundation Area:** Not within a Dam Failure Zone
15. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

The applicant is requesting an approval for a lot line adjustment between three (3) contiguous parcels with the average cross slope of greater than 20 percent. The proposal is to reconfigure all associated parcel to conform to approximately forty (40) acreage sizes. The minimum size meets the Lake County General Plan based on the cross slope analysis provided by a certified professional land surveyor. Please refer to table 1 and figure 1 for further details.

Table 1. Proposed and existing parcel acreage sizes

Assessor's Parcel Number	Existing Parcel Size	Proposed Parcel Size
003-046-02	79.0 acres	40.00 acres (portion)
003-046-78	1.0 acres	40.4 acres (portion)
003-048-18	38.6 acres	38.2 acres (portion)

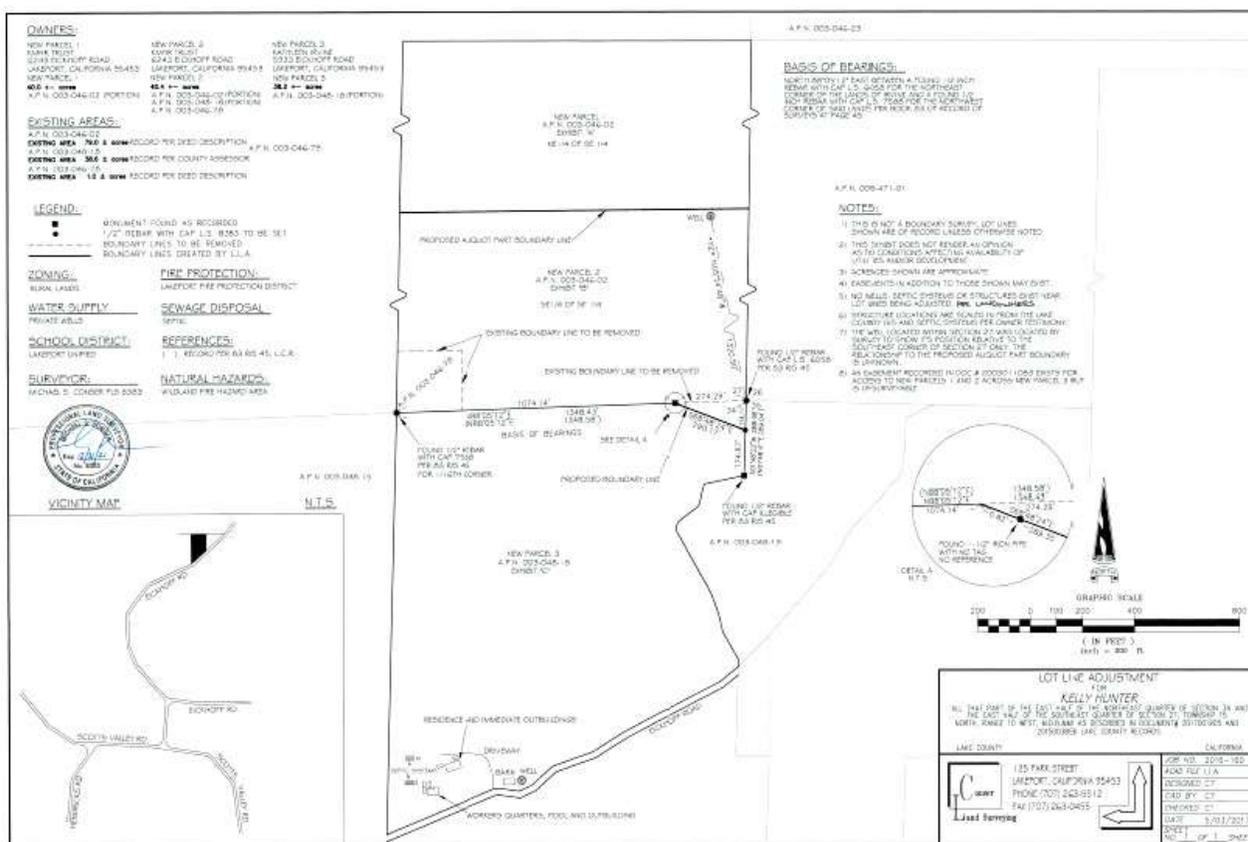


Figure 1. Proposed site map shown as three parcels (APN: 003-046-02, 003-046-78, and 003-048-18) to be reconfigured to form approximately or close to 40-acre lots.

**16. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:**

The surrounding areas are rural lands ranging as small as approximately 11 acres to as large as 400 acres. Majority of the surrounding parcels are undeveloped.

**17. Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.)**

- Lake County Community Development Department

- Lake County Department of Environmental Health
- Lake County Department of Public Works
- Lake County Water Resources Department
- Lake County Sanitation District (Special Districts)
- Lake County Sheriff's Department
- Northshore Fire Protection District
- California Department of Fish & Wildlife (DFW)
- California Department of Forestry & Fire Protection (Calfire)

**18. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes for commenting and/or concerns. No requests for consultation were received.

**19. Attachments:**

- **Attachment # 1: Proposed Lot Line Adjustment Map**
- **Attachment # 2: Biological Assessment/Study**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Public Services             |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Hydrology/ Water Quality      | <input type="checkbox"/> Transportation              |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources   |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems |

- Energy
- Noise
- Wildfire
- Geology / Soils
- Population / Housing
- Mandatory Findings of Significance

**DETERMINATION: (To be completed by the lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:  
Sateur Ham, Assistant Planner

Date: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

Scott DeLeon – Interim Director  
Community Development Department

**SECTION 1**

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses

following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and  
 b) The mitigation measure identified, if any, to reduce the impact to less than significance

**KEY: 1 = Potentially Significant Impact**  
**2 = Less Than Significant with Mitigation Incorporation**  
**3 = Less Than Significant Impact**  
**4 = No Impact**

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number* *
<b>I. AESTHETICS</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?				X	The proposed project is a lot line adjustment of property boundaries and will not have a substantial adverse effect on a scenic vista. All future development shall adhere to all Federal, State and local agency requirements.  <b>No Impact.</b>	1, 2, 3,4,9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	See response I(a).  <b>No Impact.</b>	1, 2, 3,4,9
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	See response I(a).  <b>No Impact.</b>	1, 2, 3,4,9
d) Create a new source of substantial light or glare which would				X	The proposed project will not create a new source of substantial light or glare as it is a lot line adjustment.	1, 2, 3,4,9

adversely affect day or nighttime views in the area?					<b>No Impact.</b>	
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	The associated parcels are in areas designated as "grazing lands". In addition, this project will have no effect on the conversion of any prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use.	<b>No Impact.</b>	5, 6, 7, 8, 10, 18
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	The project will not impact Williamson Act contracts. The project site is zoned "RL" Rural Lands and does not contain Williamson Act contracts. See Section II (a).	<b>No Impact.</b>	1, 2, 3, 5, 6, 7, 8, 10
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	There is no conflict with the existing zone that would cause the rezoning of forest land, timberland, or timberland production. See Section II (a).	<b>No Impact.</b>	1, 2, 3, 5, 6, 7, 10
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	The project would not result in the loss or conversion of forest land to a non-forest use. See Section II (a).	<b>No Impact.</b>	1, 2, 3, 5, 6, 7

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	See Section II (a).  <b>No Impact.</b>	1, 2, 3, 5, 6, 7
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### III. AIR QUALITY

*Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.*

*Would the project:*

a) Conflict with or obstruct implementation of the applicable air quality plan?			X	The proposed project is a lot line adjustment of property boundaries and will not conflict with or obstruct implementation of the applicable air quality plan. However future development may have short- and long- term air quality impacts. Therefore, all existing and future development shall adhere to all Federal, State and local agency requirements. .  <b>No Impact.</b>	1, 2, 3, 4
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X	The County of Lake is in attainment of state and federal ambient air quality standards. See response to section III (a).  <b>No Impact.</b>	1, 2, 3, 4
c) Expose sensitive receptors to substantial pollutant concentrations?			X	This project will not expose sensitive receptors to substantial pollutant concentrations. See response to section III (a).  <b>No Impact.</b>	1, 2, 3, 4
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X	This project will not result in other emissions such as those leading to odors or dust adversely affecting a substantial number of people. See response to section III (a).  <b>No Impact.</b>	1, 2, 3, 4

### IV. BIOLOGICAL RESOURCES

*Would the project:*

a) Have a substantial adverse effect, either directly or through habitat			X	According to the biological assessment prepared by Natural Investigation, Inc., the project areas have a low potential to harbor special-status species because of the lack of natural	1, 2, 3, 4, 5, 10, 11, 12, 14, 18
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<p>modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>				<p>habitats and human activities. The forest and woodland habitats within the study area have a low to medium potential for harboring special-status species. The channels have a medium to high potential for harboring special-status species, although these aquatic habitats do not appear to persist long enough to sustain aquatic special-status species. No impacts to special-status species were identified from project implementation. Therefore, no mitigation is required. If land clearing is performed in the future, a pre-construction special-status species survey is recommended. The study area contains suitable nesting habitat for various bird species because of the presence of trees and poles. However, no nests or nesting activity was observed in the project area during the field survey. Trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the project area during construction of the project, CDFW should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p><b>Less Than Significant Impact.</b></p>	
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>			X	<p>According to the biologist, the study area is not within any designated listed species’ critical habitat. The study area contains riparian habitat and wetland habitat only in the intermittent channel. There is no evidence that project implementation will impact any special-status habitats.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 5, 10, 11, 12, 14, 18
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological</p>			X	<p>There are no channels or wetlands within the area. Several ephemeral channels (Class III watercourses) and one intermittent channel (Class II watercourse) are present within the area during the field survey.</p>	1, 2, 3, 4, 5, 10, 11, 12, 14, 18

interruption, or other means?				<b>No Impact.</b>	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	The mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDDB) exist within or near the study area, the project would not have a significant impact on wildlife movement because it would not block movement and the majority of the open space in the area would still be available. In addition, this is a reconfiguration of a lot line and should not physically interfere with the movement of any wildlife.  <b>Less than significant</b>	1, 2, 3, 4, 5, 10, 11, 12, 14, 18
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	The project would not conflict with any established conservation plan.  <b>No Impact.</b>	1, 2, 3, 4, 5, 10, 11, 12, 14, 18
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	The proposed project is an adjustment of property boundaries and will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan  <b>No Impact.</b>	1, 2, 3, 4, 5, 10, 11, 12, 14, 18
<b>V. CULTURAL RESOURCES</b> <i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	According to the Cultural Resources Assessment prepared by Natural Investigation, there is no significant historical resources found within the study area. In addition, no ground-disturbing activities are proposed. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.  <b>No Impact</b>	1, 2, 3, 4, 16, 17
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X	According to the comments from California Historical Resources Information System (CHRIS) on April 10, 2020, there were negative findings in the CHRIS records search. In addition, there were negative findings in the field survey, as well as the negative results of outreach efforts with Native American tribes—there is no indication that the project will impact any historical or archaeological resources as defined	1, 2, 3, 4, 16, 17

				<p>under CEQA Section 15064.5, or tribal cultural resources as defined under Public Resources Code Section 21074. For these reasons, no further cultural resources work is recommended at this time. No changes are expected to archaeological resources as this is a lot line adjustment and no development is proposed at this time.</p> <p><b>Less Than Significant.</b></p>	
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		<p>No ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.</p> <p><b>Less Than Significant.</b></p>	1, 2, 3, 4, 16, 17
<p><b>VI. ENERGY</b> <i>Would the project:</i></p>					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	<p>The proposed lot line would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. No further future developments is anticipated regarding energy resources. All existing and future development shall adhere to all Federal, State and local agency requirements.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>The existing/future land use would not conflict with or obstruct an energy plan.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4
<p><b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i></p>					
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known</p>			X	<p><u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The existing project does not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All</p>	1, 2, 3, 5, 6, 7, 9, 14, 15

<p>fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>				<p>proposed construction is required to be built consistent with Current Seismic Safety construction standards.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered generally stable.</p> <p><b>Less Than Significant.</b></p>	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X	<p>The proposed lot line adjustment would not result in substantial erosion or the loss of top soil.</p> <p>No erosion or loss of topsoil is anticipated. No grading is proposed for this project. Further review will be required if grading is proposed. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project parcel consists of:</p> <ul style="list-style-type: none"> <li>• Bressa-Millsholm loams (<b>120</b>) with 15 to 30% slope. This unit is about 45 percent Bressa loam and 35 percent Millsholm loam. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used. The Bressa soil is moderately deep and well drained, it formed in material weathered from sandstone. Permeability of the Bressa soil is moderately slow. Surface runoff is rapid, and the hazard of erosion is severe. The Millsholm soil is shallow and well drained. Permeability of the Millsholm soil is moderate. Surface runoff is rapid, and the hazard of erosion is severe.</li> </ul> <p><b>Less Than Significant.</b></p>	1, 2, 3, 5, 6, 7, 9, 14, 15
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>			X	<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered unstable. The predominant soils on the properties are soil unit 120. However, there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.</p> <p><b>Less Than Significant.</b></p>	1, 2, 3, 5, 6, 7, 9, 14, 15
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code</p>			X	<p>The proposed project will not create substantial direct or indirect risks to life or property.</p>	1, 2, 3, 5, 6, 7, 9, 14, 15

(1994), creating substantial direct or indirect risks to life or property?				<b>No Impact</b>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X	The project site does have an existing septic system in the southern parcel. If any future change in use demands an expansion or a new septic system the applicant shall adhere to all federal, state and local requirements.  <b>No Impact.</b>	1, 2, 3, 5, 6, 7, 9, 14, 15
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	Disturbance of paleontological resources or unique geologic features is not anticipated.  <b>No Impact.</b>	1, 2, 3, 5, 6, 7, 9, 14, 15
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	No construction is planned at this point.  <b>No Impact.</b>	1, 2, 3, 5
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake does not have established thresholds of significance for greenhouse gases.  <b>No Impact.</b>	1, 2, 3, 5
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	The proposed project is a lot line adjustment. No construction is planned at this point. All hazardous materials shall be kept in accordance with all applicable federal, state, and local agency requirements.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous			X	See Response to Section IX (a).	1, 2, 3, 4, 5, 6, 18

materials into the environment?				<b>No Impact.</b>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	See Response to Section IX (a).  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	See Response to Section IX (a).  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	The project would not impair or interfere with an adopted emergency response or evacuation plan.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	The project site is located in a wildland fire hazard severity zone. The applicant will adhere to all federal, state and local fire requirements/regulations.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18

<b>X. HYDROLOGY AND WATER QUALITY</b>					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	<p>This project will not violate any water quality standards or waste discharge requirements. No construction or grading are proposed.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 11, 12, 18
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	<p>See response to Section X (b).</p> <p><b>Less Than Significant</b></p>	1, 2, 3, 5, 6, 11, 12, 18
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: <ul style="list-style-type: none"> <li>i) result in substantial erosion or siltation on-site or off-site;</li> <li>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</li> <li>iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</li> <li>iv) impede or redirect flood flows?</li> </ul>			X	<p>The proposed project will not alter the existing drainage pattern of the site or area. However, if future developments is proposed the applicant will adhere to all federal, state and local fire requirements/regulations.</p> <p><b>Less Than Significant.</b></p>	1, 2, 3, 5, 6, 11, 12, 18
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants			X	<p>The project site is not located in an area of potential inundation by seiche or tsunami.</p>	1, 2, 3, 5, 6, 11, 12, 13, 14, 15, 18

due to project inundation?				<b>No Impact</b>	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	The existing project would not conflict with or obstruct water quality or management plans.  <b>No Impact.</b>	1, 2, 3, 5, 6, 11, 12, 18
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>					
a) Physically divide an established community?			X	The existing project site would not physically divide an established community. <b>No Impact.</b>	1, 2, 3, 4, 5
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	This project is consistent with the Lake County General Plan, Lakeport Area Plan, and Lake County Zoning Ordinance.  <b>Less Than Significant.</b>	1, 2, 3, 4, 5
<b>XII. MINERAL RESOURCES</b> <i>Would the project:</i>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	The Aggregate Resource Management Plan (ARMP) does not identify the parcel as having an important source of aggregate. No loss of mineral resource would result from this project.  <b>No Impact.</b>	1, 3, 4, 5, 6
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X	The County of Lake's General Plan, the Lakeport Area Plan nor the Lake County Aggregate Resource Management Plan designates the cultivation location as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project.  <b>Less Than Significant.</b>	1, 2, 3, 5, 6
<b>XIII. NOISE</b> <i>Would the project result in:</i>					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards			X	There will be no generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project.	1, 2, 3, 4, 5

established in the local general plan or noise ordinance, or applicable standards of other agencies?				<b>No Impact.</b>	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X	The project is not expected to create unusual ground-borne vibration due to site development or operation. A potential future construction would create a minimal amount of infrequent ground-borne vibration. <b>Less Than Significant.</b>	1, 2, 3, 4, 5
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	The project parcels are not located within an airport land use plan or within two miles of a public airport. <b>No Impact.</b>	1, 2, 3, 4, 5
<b>XIV. POPULATION AND HOUSING</b> <i>Would the project:</i>					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	The project is not anticipated to induce substantial unplanned population growth. <b>Less Than Significant.</b>	1, 2, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	No people or housing will be displaced as a result of the project. <b>Less Than Significant.</b>	1, 2, 3, 4, 5
<b>XV. PUBLIC SERVICES</b> <i>Would the project:</i>					
a) Would the project result in substantial			X	The existing project does not propose housing or other uses that would necessitate the need for new or physically altered	1, 2, 3, 4, 5

<p>adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> <li>- Fire Protection?</li> <li>- Police Protection?</li> <li>- Schools?</li> <li>- Parks?</li> <li>- Other Public Facilities?</li> </ul>				<p>government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.</p> <p><b>No Impact</b></p>	
<p><b>XVI. RECREATION</b> <i>Would the project:</i></p>					
<p>a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>			X	<p>The project will not have any impacts on existing parks or other recreational facilities.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 5
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>			X	<p>This project will not necessitate the construction or expansion of any recreational facilities.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 5
<p><b>XVII. TRANSPORTATION</b> <i>Would the project:</i></p>					
<p>a) Conflict with a program plan, ordinance or policy addressing the</p>			X	<p>The lot line adjustment will not conflict in circulation system.</p>	1, 2, 3, 4, 5

circulation system, including transit, roadway, bicycle and pedestrian facilities?				<b>No Impact</b>	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	No significant impacts are anticipated in the project and future land uses.  <b>Less Than Significant.</b>	1, 2, 3, 4, 5
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	The existing project would not increase hazards at the project site.  <b>No Impact.</b>	1, 2, 3, 4, 5
d) Result in inadequate emergency access?			X	The project will not impact existing emergency access, there will be no physical alteration that would result in inadequate emergency access.  <b>No Impact.</b>	1, 2, 3, 4, 5
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>					
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	No ground-disturbing activities are proposed. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.  <b>Less Than Significant.</b>	1, 2, 3, 4, 16, 17
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in			X	Notification of the project was sent to local tribes and other agencies on May 22, 2019. No request for consultation were received. No ground-disturbing activities are proposed.	1, 2, 3, 4, 16, 17

subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				<b>Less Than Significant.</b>	
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i>					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	The proposed project will have no effect in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications.  <b>Less Than Significant.</b>	1, 2, 3, 4, 5, 6, 15
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	The subject parcel is served by private well and a future development would have sufficient water supplies.  <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 11, 12
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	The proposed project would not affect the wastewater treatment provider.  <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 11, 12
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the			X	The proposed project will not affect the attainment of solid waste reduction goals.	1, 2, 3, 5, 6, 11, 12

attainment of solid waste reduction goals?				<b>Less Than Significant.</b>	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	The project parcels shall adhere to all federal, state and local agency requirement regarding solid waste management.  <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 11, 12
<b>XX. WILDFIRE</b>					
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	The project site is located in a State (CalFire) Responsibility Area. The applicant will adhere to all federal, state and local fire requirements/regulations.  <b>Less Than Significant.</b>	1, 2, 3, 4, 5
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	The project would not exacerbate wildfire risks.  <b>No Impact.</b>	1, 2, 3, 4, 5
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impact to the environment.  <b>Less Than Significant.</b>	1, 2, 3, 4, 5
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope			X	The proposed project will not cause significant risks to people or structures.	1, 2, 3, 4, 5

instability, or drainage changes?				<b>Less Than Significant.</b>	
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources.  <b>Less Than Significant.</b>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	As proposed, this project is not anticipated to have cumulative impacts in combination with the impacts of other past, present and reasonably foreseeable future projects. The lot line adjustment will not contribute to significant increase effects on the environment.  <b>Less Than Significant.</b>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings,			X	The proposed project and any future use has no potential to result in adverse indirect or direct effects on human beings.	ALL

either directly or indirectly?				<b>Less Than Significant.</b>	
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\* Impact Categories defined by CEQA

**\*\*Source List**

1. Lake County General Plan  
[http://www.lakecountycalifornia.gov/Government/Directory/Community\\_Development/Planning/2008FinGP.htm](http://www.lakecountycalifornia.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm)
2. Lake County Zoning Ordinance  
[http://www.lakecountycalifornia.gov/Government/Directory/Community\\_Development/Planning/ZoneOrd.htm](http://www.lakecountycalifornia.gov/Government/Directory/Community_Development/Planning/ZoneOrd.htm)
3. Lakeport Area Plan
4. <http://www.lakecountycalifornia.gov/Assets/Departments/CDD/Area+Plans/Lakeport+Area+Plan.pdf?method=1>
5. Community Development Department Application
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program.  
<https://maps.conservacion.ca.gov/agriculture>
9. Department of Transportation's Scenic Highway Mapping Program,  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping;  
<http://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>
11. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDB>
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
14. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
15. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
16. Lawrence-Livermore Landslide Map Series for Lake County 1979
17. Northwest Information Center; California Historical Resource Information Systems (CHRIS) comments dated April 10, 2020.
18. Natural Investigations Company. Cultural Resources Assessment for Cannabis Cultivation Operation at 6233 Eickhoff Road, Lakeport, CA. February 2020.
19. Natural Investigations Company. Biological Resources Assessment for the Cannabis Cultivation Operation at 6233 Eickhoff Road, Lakeport, CA. February 14, 2020.