



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 20-91) ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Greg Hanson General Plan Amendment and Rezone
2. **Permits:** Initial Study, IS 20-91
General Plan Amendment (GPAP 20-02)
Rezone (RZ 20-02)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Supervisor District:** District 5
5. **Contact Person:** Sateur Ham, Assistant Planner (707) 263-2221
6. **Project Location:** 3555 and 3445 Big Valley Road, Kelseyville, CA 95451
7. **Parcel Number and Size:** 008-038-17 (approximately 2.23)
008-038-44 (approximately 38.54)
8. **Project Sponsor's Name/Address:** Greg Hanson
3242 Catalina Ct, Lakeport, CA 95453
9. **General Plan Designation:** Agriculture
10. **Zoning Designation:** "A" Agricultural
11. **Flood Zone:** "X" Areas of minimal flooding – not in a special hazard area
12. **Slope:** Parcel is relatively flat, with an average slope of less than 10%.
13. **Natural Hazard:** Not located within any known Natural Hazard Zone
14. **Fire Protection District:** Kelseyville Fire Protection District/Cal Fire
15. **School District:** Kelseyville Unified School District
16. **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 project parcels are located in a semi-rural setting (outside the downtown corridor) in Kelseyville. The project parcels and surrounding area are developed with agricultural uses, single-family dwellings, accessory structures and light to heavy industrial/commercial uses along Merritt and Big Valley Road. The project parcels are/will be accessed from existing unimproved roadways off of Big Valley Road, a County maintained roadway. The project parcels, including the +/- 7 (undeveloped) acres have been previously disturbed with agricultural uses (orchards, vineyards, etc.) and/or routinely tilled/disked, including the removal of brush, and grasses to reduce potential fire hazards.

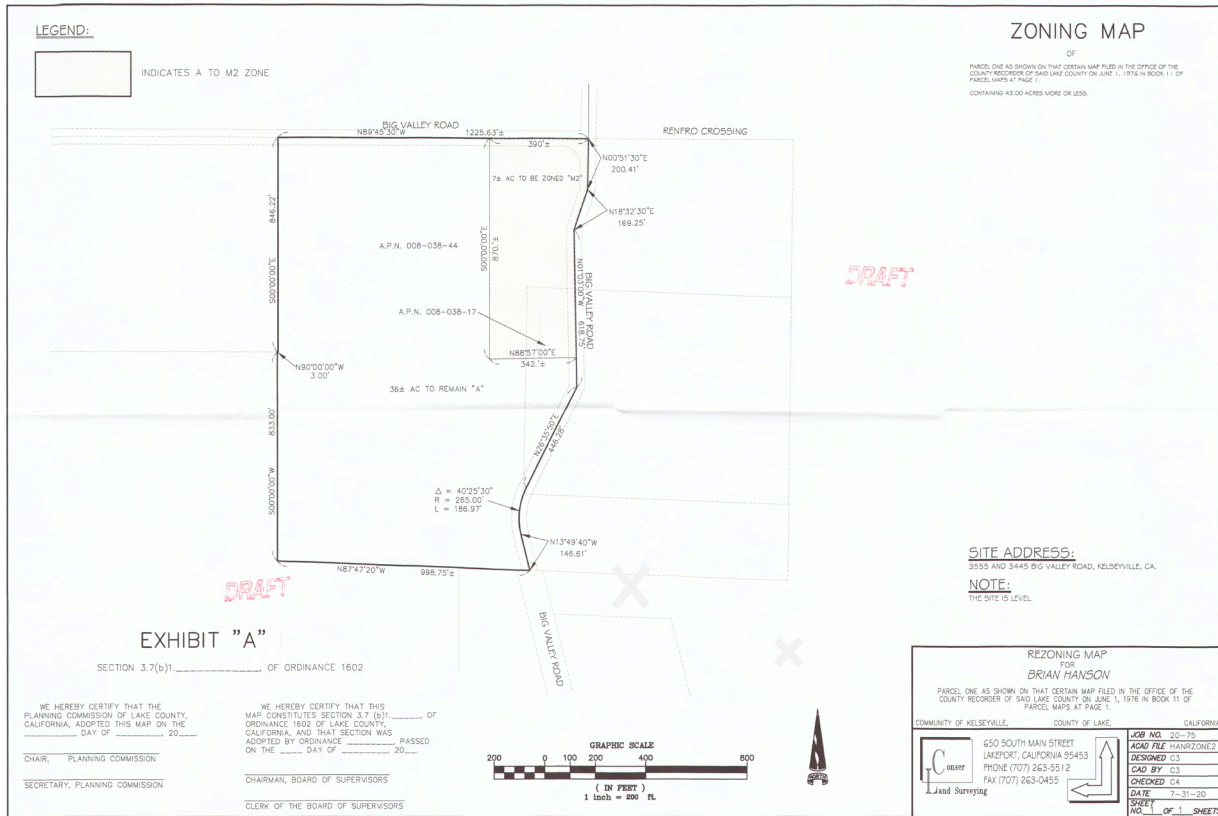
According to the applicant, due to the location of the project parcels and it being located adjacent to a Community Growth Boundary and the current and emerging regulations for the development of agricultural uses, it has made it difficult or impossible for the small portion of approximately +/- 7 acres (undeveloped) of land to be developed with an agricultural use (vineyard, orchard, hemp, etc.). Therefore, the applicant is requesting a Rezone from "A" Agricultural" to split-zone approximately +/- 7 acres to "A-M2" Heavy Industrial, and General Plan Amendment from "Agricultural" to "Agricultural-Industrial" of undeveloped land for accessor parcel numbers 008-038-17 and 008-038-44 (parcel contains two parcel numbers for tax purposes but it is one legal parcel per the County Surveyor). The "A" zoning and Agriculture land use designation for the remaining portion of the parcels will remain. No development is proposed.

GENERAL PLAN AMENDMENT REQUEST:

Parcel Number	Current General Plan Designation	Proposed General Plan Designation
008-038-17 008-038-44	"A" Agriculture	"A" Agriculture-"I" Industrial.

REZONE REQUEST:

Parcel Number	Current Zoning Designation	Proposed Zoning Designation
008-038-17 008-038-44	"A" Agricultural	"A" Agricultural-"M2" Heavy Industrial District



17. surrounding Land Uses and Setting: Briefly describe the project’s surroundings:

- **North:** “A” – Agricultural and are developed with vineyards, orchards, single family residences and supporting infrastructure. The parcels sizes range from approximately five (5) to greater than fifty (50) acres in size.
- **South:** “A” – Agricultural and “PCD” Planned Development Commercial and are developed with Kelseyville Lumber Commercial Operation, vineyards, orchards, single family residences and supporting infrastructure. The parcels sizes range from approximately ten (10) to greater than forty (40) acres in size.
- **West:** “M2” Heavy Industrial and “A” – Agricultural and are developed with variety of light to heavy industrial uses (rental yards, storage, etc.), vineyards, orchards, single family residences and supporting infrastructure. The parcels sizes range from approximately five (5) to greater than forty (40) acres in size.
- **East:** “A” – Agricultural and are developed with vineyards, orchards, single family residences and supporting infrastructure. The parcels sizes range from approximately five (5) to greater than fifty (50) acres in size.

18. 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 Air Quality Management District
- Lake County Department of Public Works
- Lake County Sanitation District (Special Districts)

- Lake County Sheriff's Department
- Kelseyville Fire Protection District
- California Department of Forestry and Fire protection (Calfire)
- California Department of Fish & Wildlife (DFW)

19. 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 (AB 52 and SB 18) for commenting and/or concerns on September 4, 2020. No requests for consultation were received.

ATTACHMENTS

- 1- Applicant's Project Description
- 2- Site Location and Existing Zoning
- 3- Rezone Map

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 |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> 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, 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**
I. AESTHETICS <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 project parcels are located in a semi-rural setting (outside the downtown corridor) in Kelseyville. However, the project parcels are not within a scenic vista or a scenic combining district. The project parcels and surrounding area are developed with agricultural uses, single- family dwellings, accessory structures and light to heavy industrial/commercial uses along Merritt and Big Valley Road. The project parcels are accessible from Big Valley Road, which is a County maintained road. No Development is proposed. Therefore, no impact to scenic resources would occur. No Impact.	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The proposed rezone and general plan amendment (land use designation change – no development) would not damage scenic resources. See Response to Section I (a). No Impact.	1, 2, 3, 4, 5, 6, 8
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	The proposed rezone and general plan amendment (land use designation change – no development) would not substantially degrade the existing visual character or quality of the site and surrounding area. See Response to Section I (a). No Impact.	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The proposed rezone and general plan amendment (land use designation change – no development) would not create additional light or glare. All lighting for existing uses is shall be directed downwards onto the project site and not onto adjacent roads or properties, including being consistent with the recommendations on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance. Less Than Significant	1, 2, 3, 4, 5, 6
II. AGRICULTURE AND FORESTRY RESOURCES <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		According to the Farmland Mapping and Monitoring Program the project site is designated as “Urban and Built-Up Land and Prime Farmland.” The proposed Rezone and General Plan Amendment for a Land Use Zoning Designation Change would convert approximately +/- 7 acres to a non-agricultural use along Big Valley Road. However, the +/- 7 acres (undeveloped) portion along Big Valley Road and is difficult to be developed with an agricultural use due to the current and emerging regulations regarding agricultural developments (per the applicant). The applicant is only requesting a small portion to be rezoned from “A” Agricultural District to “M2” Heavy Industrial District (area that fronts Big Valley Road), which would allow for the development of commercial operations in the future, which is consistent with the surround uses and zoning designations. All remaining acreage of the project parcels would remain designated as “Agriculture”. Less than Significant.	1, 2, 3, 5, 6, 9, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The portion requesting a general plan amendment from Agricultural to Industrial and rezone from "A" Agricultural to "M2" Heavy Industrial is undeveloped and approximately +/- 7 acres in size and would not conflict with the existing zoning nor is within the William Act. Additionally, the remaining acreage of the project parcels would remain designated as agricultural and no agricultural uses will be impacted. The request land use designation change would be consistent with the surrounding zoning adjacent to Big Valley Road ("M2" Heavy Industrial). Less than Significant.	1, 2, 3, 5, 6, 9, 10, 11
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	As proposed, the general plan amendment and rezone (land use destination change – no development) will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production. No Impact.	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The general plan amendment and rezone (land use destination change – no development) would not result in the loss or conversion of forest land to a non-forest use. No Impact.	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	As proposed, the general plan amendment and rezone (land use destination change – no development) would not induce changes that would result in its conversion to non-agricultural or non-forest use. No Impact.	1, 2, 3, 5, 6, 7, 11
III. AIR QUALITY <i>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.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	The proposed Rezone and General Plan Amendment (land use destination change – no development) will not conflict with and/or obstruct implementation of the applicable air quality plan. All future development shall adhere to all federal, state and local agencies requirements. No grading or major construction-related activities are needed for implementation of the proposed project. All future development shall obtain all necessary permits from LCAQMD (if necessary). No Impact.	1, 2, 3, 5, 6, 9, 12, 13
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. However, the proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is located in. No Impact.	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?				X	The project will not expose sensitive receptors to substantial pollutant concentrations. All future development shall adhere to all federal, state and local agency requirements. No Impact.	1, 2, 3, 4, 7, 12
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?				X	The proposed Rezone and General Plan Amendment for a land Use Zoning Designation Change will not result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people. All future development shall adhere to all federal, state and local agency requirements. No Impact.	1, 2, 3, 4, 7, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat 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?			X		According to the California Natural Diversity Database (CNDDDB), the project area has the potential of containing sensitive species. However, the project parcels have been development with agricultural uses (orchards, vineyards, etc.) for more than thirty (30) years and have been routinely maintained (including the undeveloped +/- 7 acres requesting the land use destination change), including the removal of shrubs, vegetation and grasses to reduce potential fire fuels. Therefore, the proposed Rezone and General Plan Amendment with no developed will not have an adverse effect, either directly or through habitat 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. All future development shall adhere and obtain all necessary federal, state and local agency permits, which may include additional environmental analyses. Less Than Significant.	1, 2, 3, 4, 5, 6, 13, 15, 16
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?				X	There are no known riparian habitats or other sensitive natural communities 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 within the project parcels. See response to Section IV (a). No Impact.	1, 2, 3, 5, 6, 7, 13, 15, 16
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 interruption, or other means?				X	There are no known wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means within the project parcels. See response to Section IV (a). No Impact.	1, 2, 3, 5, 6, 7, 13, 15, 16
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 proposed General Plan Amendment and Rezone for a Land Use Designation Change will not 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. No Impact.	1, 2, 3, 5, 6, 13, 15, 16
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. No Impact.	1, 2, 3, 5, 6
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	No special conservation plans have been adopted for this site. No Impact.	1, 2, 3, 5, 6
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X		The project parcels, including the +/- 7 (undeveloped) acres have been previous disturbed with agricultural uses (orchards, vineyards, etc.) and/or routinely tilled/disked, including the removal of brush, and grasses to reduce potential fire hazards. No development is proposed at this time, but if development is proposed in the future, it is unlikely that cultural resources would be significantly impacted. However, consistent with standards conditions of approval for the County, should any archaeological, paleontological, or cultural materials be discovered during site activities, all	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					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. Additionally, all future development shall adhere to all federal, state and local agency requirements. Less Than Significant.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		No changes are expected to archaeological resources. Less Than Significant.	1, 2, 3, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		No ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. Additionally, the projects parcels have been used for the cultivation of agricultural products (orchards, vineyards, etc.) for more than thirty (30) years. However, 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. Less Than Significant.	1, 2, 3, 5, 6
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X	The proposed Rezone and General Plan Amendment (Land Use Designation Change) would not consume any energy. All future development shall adhere to all necessary Federal, State and local agencies requirements. No Impact.	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The project would not conflict with or obstruct an energy plan. No Impact.	1, 2, 3, 5, 6
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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 fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<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 proposed project would not expose people or structures to substantial adverse effects due to earthquakes. <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 proposed construction is required to be built consistent with Current Seismic Safety construction standards. <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. Less Than Significant.	1, 2, 3, 5, 6, 10, 17, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?			X		According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project parcel consists of: • <u>Clear Lake Variant Clay, drained with 5-15% slopes (soil unit 122) and Cole Clay Laon, drained with 5-15% slopes (soil unit 123)</u> : These soils classifications are formed under poorly drained conditions; however, drainages have been improved as a result of entrenchment o stream channel. The permeability of the soil is slow with a water capacity of 7.5	1, 2, 3, 5, 6, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					to 10.5 inches. Surface runoff is slow, and the hazard of erosion is slight. The shrink well potential is high for these soil classifications. The proposed Rezone and General Plan Amendment (Land Use Designation Change) is not anticipated to result in substantial soil erosion or loss of topsoil at this time. No grading is proposed for this project. Further review will be required if grading is proposed and future developed in accordance with Chapter 29 and 30 of the Lake County Code. Less Than Significant.	
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?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable/slight erosion hazard with a shrink well capacity of high. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. See VII(a) above. Less Than Significant.	1, 2, 3, 5, 6, 10, 18
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The shrink-swell potential for the project soil type is high. However, the proposed General Plan Amendment and Rezone would not increase risks to life or property. Less Than Significant.	1, 2, 3, 5, 6, 10
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	All existing and future development will have onsite waste management systems (septic systems) and adhere to all federal, state and local agency requirements upon installation. No Impact.	1, 2, 3, 5, 6, 10, 20
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. No Impact.	1, 2, 3, 5, 6
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any). Because no development or construction is proposed, the project would not result in greenhouse gas emissions. No Impact.	1, 2, 3, 5, 6, 12
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. No Impact.	1, 2, 3, 5, 6, 12
IX. HAZARDS AND HAZARDOUS MATERIALS <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 general plan amendment and rezone (land use change – no development) will not create a significant hazard to the public or environmental through the routine transport, use, or disposal of hazardous materials. Any future development and routine construction materials/all materials associated will be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. No Impact.	1, 2, 3, 5, 6, 23, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	See Response to Section IX (a). No Impact.	1, 2, 3, 5, 6, 23, 30
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	The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school is greater than 1.25 miles away. No Impact.	1, 2, 3, 5, 6, 7
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	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact.	1, 2, 3, 4, 5, 6, 20, 23
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. No Impact.	1, 2, 3, 4, 5, 6, 21
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. No Impact.	1, 2, 3, 4, 5, 6, 19
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 non-wildland fire hazard severity zone. The applicant will adhere to all federal, state and local fire requirements/regulations. No Impact.	1, 2, 3, 4, 5, 6, 22
X. HYDROLOGY AND WATER QUALITY <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		No construction or grading is proposed. Existing land uses are in accordance with Chapter 29 and 30 of the Lake County Code related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. Less Than Significant	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	As proposed, the project would not decrease groundwater supplies or interfere substantially with groundwater recharge. Water will be provided by public water. No Impact.	1, 2, 3, 5, 6, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>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:</p> <p>i) result in substantial erosion or siltation on-site or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>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</p> <p>iv) impede or redirect flood flows?</p>				X	<p>The General Plan Amendment and Rezone (Land Use Designation Change) will not 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. All future developed will adhere to all federal, state and local agency requirements including Chapter 29 and 30 of the Lake County Code.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 7, 15, 16, 29, 30
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>				X	<p>The project site is not located in an area of potential inundation by seiche or tsunami. The project parcels are located in flood zone "X" Areas of minimal flooding – not in a special hazard area.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 7, 10, 24, 30
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>				X	<p>The project would not conflict with or obstruct water quality or management plans.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 29
<p>XI. LAND USE AND PLANNING <i>Would the project:</i></p>						
<p>a) Physically divide an established community?</p>			X		<p>The proposed General Plan Amendment a Rezone would not physically divide an established community.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
<p>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?</p>			X		<p>The applicant is requesting approval of a General Plan Amendment of APN 008-038-17 and 008-038-44 from "A" Agriculture to include "I" Industrial for approximately ±7 acres (area that fronts Big Valley Road). The area developed with the existing vineyard will remain as designated as Agriculture and the parcel will be split zoned.</p> <p>The applicant is requesting approval of a rezone of ±7 acres of APN 008-038-17 and 008-038-44 from "A" Agricultural District to "M2" Heavy Industrial District (area that fronts Big Valley Road). The area developed with the existing vineyard will remain designated as "A" Agricultural.</p> <p>The project parcels, including the +/- 7 (undeveloped) acres have been previous disturbed with agricultural uses (orchards, vineyards, etc.) and/or routinely tilled/disked, including the removal of brush, and grasses to reduce potential fire hazards. No development is proposed at this time and the proposal is consistent with all regulations and requirements for a Rezone and general Plan Amendment. The Kelseyville Are plan identifies the area north of Merrit/Big Valley Road as commercial and zoned M2; this proposal is consistent with this language and vision for the area. Any future development will be analyzed further for compliance with all applicable land use and environmental standards.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XII. MINERAL RESOURCES <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 parcels as having an important source of aggregate. No loss of mineral resource would result from this project. No Impact.	1, 3, 4, 5, 6, 25
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 Kelseyville Area Plan nor the Lake County Aggregate Resource Management Plan designates the location as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project. No Impact.	1, 2, 3, 5, 6, 25
XIII. NOISE <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 established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	The proposed General Plan Amendment and Rezone is a Land Use Designation Change with no proposed development. Therefore, no permanent increases in ambient noise levels will occur with this project. Any future development shall adhere to all federal, state and local agency requirements, including the Lake County Zoning Ordinance pertaining to noise. No Impact.	1, 2, 3, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	The proposed General Plan Amendment and Rezone (Land Use Designation Change) is not expected to create unusual groundborne vibration due to site development or operation. See response to Section XIII(a). No Impact.	1, 2, 3, 5, 6
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 proposed General Plan Amendment and Rezone (Land Use Designation Change) is not located within an airport land use plan or within two (2) miles of a public airport. No Impact.	1, 2, 3, 5, 9, 21
XIV. POPULATION AND HOUSING <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 proposed General Plan Amendment and Rezone (Land Use Designation Change) is not anticipated to induce population growth. No Impact.	1, 2, 3, 5, 9
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The proposed General Plan Amendment and Rezone (Land Use Designation Change) will not displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere. The projects parcels are developed with existing agricultural uses (vineyard). No Impact.	1, 2, 3, 5, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial 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: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The proposed General Plan Amendment and Rezone (Land Use Designation Change) does not propose housing or other uses that would necessitate the need for new or altered 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. No Impact.	1, 2, 3, 5, 9
XVI. RECREATION <i>Would the project:</i>						
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?				X	The proposed General Plan Amendment and Rezone (Land Use Designation Change) will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 2, 3, 5, 9
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?				X	The proposed General Plan Amendment and Rezone (Land Use Designation Change) will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 2, 3, 5, 9
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X	The project site is accessible off of Big Valley Road, which is maintained by the County of Lake. Big Valley Road is one of the main accessway throughout the surrounding are, including being used by heavy No development is proposed and any future development will be reviewed in accordance with local, state and federal regulations related to transportation. No Impact.	1, 2, 3, 4, 5, 9, 26, 27
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X	The proposed General Plan Amendment and Rezone (Land Use Designation Change) will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). No Impact.	1, 2, 3, 4, 5, 9, 26, 27
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 proposed project would not increase hazards at the project site. No Impact.	1, 2, 3, 4, 5, 9, 26, 27
d) Result in inadequate emergency access?				X	As proposed, the General Plan Amendment and Rezone (Land Use Designation Change) will not impact existing emergency access. All existing and future access shall adhere to all federal, state and local agency requirements. No Impact.	1, 2, 3, 4, 5, 9, 19, 26, 27, 44

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVIII. TRIBAL CULTURAL RESOURCES <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		See Response to Section V(a)(b)(c). Less Than Significant.	1, 2, 3, 5, 6
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 subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		Notification of the project was sent to local tribes and other agencies on September 4, 2020, including Senate Bill (SB 18). No requests for consultation were received. No ground-disturbing activities are proposed. See Response to Section V(a)(b)(c). Less Than Significant.	1, 2, 3, 5, 6
XIX. UTILITIES AND SERVICE SYSTEMS <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 site is served by public utilities. As proposed, the General Plan Amendment and Rezone (Land Use Designation Change) will not 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. All future will be served by public or private utilities/facilities and will adhere to all federal, state and local agencies requirements upon connection. No Impact.	1, 2, 3, 5, 6, 15, 20
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	See XIX(a) above. No Impact.	1, 2, 3, 5, 6, 15
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	See XIX(a) above. No Impact.	1, 2, 3, 5, 6, 31, 32
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X	See XIX(a) above. No Impact.	1, 2, 3, 5, 6, 31, 32
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	See XIX(a) above. No Impact.	1, 2, 3, 5, 6, 31, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE <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 non-wildland fire hazard severity zone and is within the Kelseyville Fire Protection District. No development is proposed. No Impact.	1, 2, 3, 5, 6, 19, 22, 30, 44
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 proposed General Plan Amendment and Rezone for a Land Use Designation Change will not exacerbate wildfire risks. Any future development shall adhere to all applicable regulations and be reviewed by the Kelseyville Fire Protection District for comment. No Impact.	1, 2, 3, 5, 6, 19, 22, 30, 44
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	See XX (a-b) above. No Impact.	1, 2, 3, 5, 6, 44
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	XX (a-b) above. No Impact.	1, 2, 3, 5, 6, 19, 22, 24, 30, 44
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
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		The proposed General Plan Amendment and Rezone for a Land Use Designation Change with no developed or ground disturbance will not 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. Any future development would be required to adhere to all federal, state and local agency requirements, and will be reviewed for impacts (additional environmental analyses may be required). Less Than Significant.	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		Less than significant impacts have been identified for the proposed General Plan Amendment and Rezone. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects will not contribute to significant increase effects on the environment. Less Than Significant.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		See XXI (a-b) above. Less than significant.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Kelseyville Area Plan
4. Community Development Department Application
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/agriculture>
8. Department of Transportation's Scenic Highway Mapping Program, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
9. California Department of Transportation: <http://www.dot.ca.gov>
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDDB>
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. Lake County Emergency Management Plan
18. Lake County Hazardous Waste Management Plan, adopted 1989
19. Lake County Airport Land Use Compatibility Plan, adopted 1992
20. California Department of Forestry and Fire Protection - Fire Hazard Mapping
21. National Pollution Discharge Elimination System (NPDES)
22. FEMA Flood Hazard Maps; <https://www.fema.gov/>
23. Lake County Aggregate Resource Management Plan
24. Lake County Bicycle Plan
25. Lake County Transit for Bus Routes
26. Lake County Grading Ordinance - Chapter 30 of County Code
https://library.municode.com/ca/lake_county/codes/code_of_ordinances
27. Lake County Storm-Water Ordinance - Chapter 29 of County code
https://library.municode.com/ca/lake_county/codes/code_of_ordinances
28. Lake County Natural Hazard database. www.envirostor.dtsc.ca.gov/public
29. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
30. Lake County Waste Management Department
31. Living with Wildfire, Lake County Community Wildfire Protection Plan.
<http://www.lakecountycalifornia.gov/Assets/County+Site/Fire+Safe+Council/cwpp/cwpp.pdf>