



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
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May 8, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (UP 22-24, IS 22-29)

1. Project Title: Rancho Novoa / Amy Hewitt-Novoa
2. Permit Numbers: Major Use Permit UP 22-24
Initial Study IS 22-29
3. Lead Agency Name and Address: County of Lake
Community Development Department
Courthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
4. Contact Person: Eric Porter, Associate Planner
(707) 263-2221
5. Project Location(s): 5680 Blue Lake Road, Upper Lake, CA
APN: 003-007-03
6. Project Name & Address: Amy and Juan Novoa
7917 Oman Street
Redwood Valley, CA 95470
7. General Plan Designation: Rural Lands, Suburban Reserve, Resource
Conservation
8. Zoning: Split; "RL", Rural Lands and "SR-SC-WW-FF",
Suburban Reserve, Scenic Combining, Waterway,
Floodway Fringe
9. Supervisor District: District Three (3)
10. Flood Zone: "X" (minimal risk); small portion of east side of lot is in
the "AE" flood plain
11. Slope: Northern portion is less than 10% (project site); most of
remaining lot is over 30%
12. Fire Hazard Severity Zone: SRA – High Fire Risk
13. Earthquake Fault Zone: None
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Size: 26.97 acres
16. Description of Project:

Approval of a Major Use Permit (UP 22-24) for a small campground and special event venue for weddings and gatherings. Both uses are permitted in the “RL” and “SR” zoning districts with a major use permit, which is under consideration.

The applicant is proposing 34 parking spaces. There are no ADA parking spaces shown on the site plan, which are required (two total). There is an area designated for overflow parking shown on the site plan.

The application material submitted shows the project is to be built in phases as follows:

- Phase I: Year 2023; includes main parking lot; 30’ diameter cobblestone gathering area; a 25’ x 25’ stage; a 15’ x 15’ fountain; a new septic tank and leach field; a 20’ x 10’ restroom building; two 2,400 gallon water tanks, and a jungle gym for children.
- Phase II: Year 2024; 10 campsites; a second 20’ x 10’ restroom building.
- Phase III: Year 2025; a 20’ x 20’ office building and a 20’ x 40’ storage building.

Construction

The following is in regards to the site preparation and construction of the proposed project:

- Ground disturbance for phase I: estimated to be three (3) to six (6) months.
- Ground disturbance for phase II: estimated to be two (2) to four (4) months.
- Ground disturbance for phase I: estimated to be two (2) to four (4) months.
- Materials and equipment will only be staged on previously disturbed areas. No areas will be disturbed for the purpose of staging materials or equipment.
- Water from the onsite well will be used to mitigate the generation of dust during construction.
- All construction activities, including engine warm-up, will be limited to Monday through Saturday, between the hours of 7:00 a.m. to 7:00 p.m.
- Equipment to be used will include a bulldozer (tracks); light trucks (wheels).

All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Post - Construction

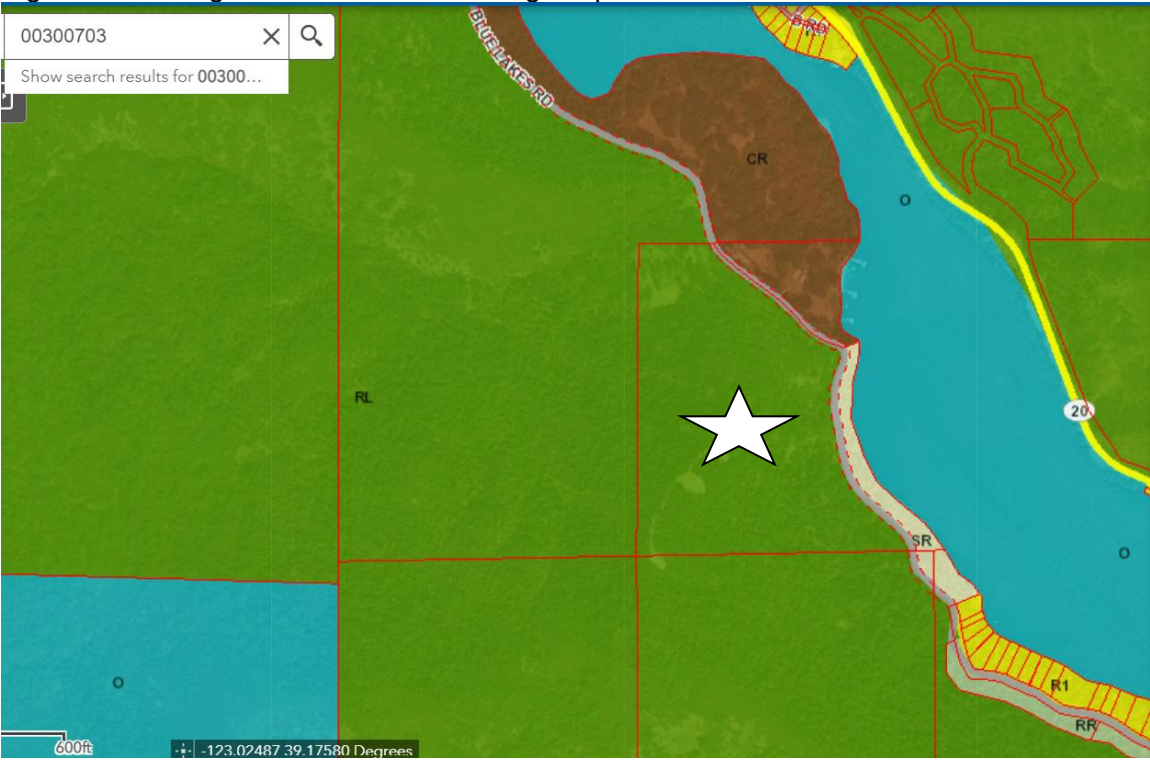
- Operation will be seasonal, from April to October.
- Up to 2 employees per day would occupy the site
- Trips per day during events are estimated at up to 80 trips; 40 arriving and 40 departing after an event. Non-event day trips are estimated to be between 5 and 10 during operational months. This includes campers and delivery trucks.
- Chemicals, fuel and fertilizer to be stored on-site in a locked room in the restroom
- On-grid power is proposed
- Existing well will be used for irrigation in combination with (2) 5,000-gallon storage tanks. One (1) 5,000-gallon tank will be use for fire suppression water storage.
- Vegetative waste to be composted on site

The construction will disturb less than one acre of the site. Therefore, the project would be not subject to the requirements State Water Resources Control Board (SWRCB). Best Management Practices (BMPs) will be used to control storm water runoff during all site disturbance.

17. Surrounding Land Uses and Setting:

- North: “CR” Resort Commercial and “RL” Rural Lands zoned properties. The 3.19 acre Resort Commercially zoned lot contains a small resort and is developed. The lot zoned Rural Lands is undeveloped and is about 88 acres in size.
- South: Rural Lands (“RL”) and Suburban Reserve (“SR”) zoned properties. All lots are undeveloped. The Rural Lands-zoned lot is about 81 acres in size. The Suburban Reserve lots are less than one acre.
- East: “CR” Resort Commercial and “O” Open Space (containing Blue Lake). The Resort Commercial property is developed with a small resort.
- West: Rural Lands-zoned property, about 81 acres in size and undeveloped.

Figure 1 - Zoning of Site and Surrounding Properties



Source: Lake County GIS Mapping, 2023

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

The extent of this environmental review falls within the scope of the Lead Agency, the Lake County Community Development Department, and its review for compliance with the Lake County General Plan, the Upper Lake – Nice Area Plan, the Lake County Zoning Ordinance, and the Lake County Municipal Code. Other organizations in the review process for permitting purposes, financial approval, or participation agreement can include but are not limited to:

- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works

Lake County Department of Public Services
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Northshore Fire Protection District
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Pesticides Regulations
 California Department of Public Health
 California Department of Consumer Affairs
 California Department of Fish & Wildlife (CDFW)
 California Department of Forestry & Fire Protection (CALFIRE)
 California Department of Transportation (CALTRANS)

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.?

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, per Public Resources Code §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 on December 30, 2022. On February 21, 2023, the Upper Lake Habematolel Tribe provided a letter requesting consultation. Consultation occurred on March 14, 2023. No further County follow up is required.

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 checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" 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:
Eric Porter, Associate Planner



Date: 5-8-2023

SIGNATURE

Mireya G. Turner, 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

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Except as provided in Public Resource Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 9
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9

Discussion:

- a) The General Plan Land Use Zone and Zoning District designations currently assigned to the Project site are Rural Land, Resource Conservation and Suburban Reserve (“RL”, “RC” and “SR”). The Lake County Zoning Ordinance allows for campgrounds in these zoning designations with a major use permit.

The applicant is proposing a total of four (4) buildings, all of which will be single story. The portion of the site located within the scenic corridor boundary is well away from the campground / special event area. The portion of the site to be developed is flat (less than 10%); the ridge portion of the site, visible from Blue Lake and Blue Lake Road, is located well beyond the campground development site.

Less than Significant Impact

- b) The site contains no rock outcroppings or historic buildings. No trees are proposed to be removed. Some clearing of grass and brush would occur for fire safety.

Less than Significant Impact

- c) The site is heavily treed along Blue Lake Road; is elevated from the street, and is difficult to see from public roads and public places. The site is not located in an urbanized area and would not conflict with any plans or restrictions governing scenic resources.

Less than Significant Impact

- d) The project has some potential to have light or glare impacts on persons enjoying a day or nighttime view in this area. All buildings will be required to have downcast exterior lighting

(if any lighting is proposed). Other outdoor lighting will be required to be downcast and comply with darksky.org recommendations for outdoor lighting. This is done through standard Conditions of Approval for all similar projects.

Less than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13

Discussion:

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.

- a) The property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. Per the farmland Mapping and Monitoring Program for Lake County, the site contains Grazing Land and Other Land only, signifying low-quality

soil for agriculture. Therefore, this proposed project would not convert farmland that is high quality farmland to a non-agricultural use.

No Impact

- b) The site and surrounding properties are not under Williamson Act contracts.

No Impact

- c) The property is zoned Rural Lands and Suburban Reserve, and does not contain forest land. Therefore, the proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).

No Impact

- d) The Project site and surrounding properties do not contain timber harvested land or "TPZ"-zoned properties. No impact would occur.

No Impact

- e) As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural uses.

No Impact

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 21, 24, 31, 36
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

- a) 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.

The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity.

Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County.

The site is relatively flat at the project area, and minimal grading is required for any of the buildings proposed, as well as for the parking lot, driveway and pathways (the driveway already exists).

Less than Significant Impact

- b) The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time for each of the three phases with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.

Less than Significant Impact

- c) The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time for each of the three phases with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.

Less than Significant Impact

- d) The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time for each of the three phases with minor

grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.

Less than Significant Impact

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6

Discussion:

- a) On May 8, 2023, the applicant submitted a Biological Resources Assessment (BA) prepared by NCRM, Inc., and dated May 2, 2022 (the actual date should be May 2, 2023). The BA yielded negative results for listed plant and animal species, and had no mitigation measures recommended for the project to continue.

A search of the CNDDDB website for this location showed negative results for listed flora or fauna species. Staff has received biological studies from other nearby sites, primarily for cannabis applications. The general area has the following biotic characteristics.

Vegetation Communities

Annual Grassland. This vegetation community occurs in the northern portion of the Assessment Area and is dominated by slender wild oat (*Avena barbata*) and xeric forbs and grasses such as tocalote (*Centaurea melitensis*), yellow star thistle (*Centaurea solstitialis*), sticky tarweed (*Holocarpha virgata* ssp. *virgata*), medusahead (*Elymus caput-medusae*), small quaking grass (*Briza minor*), and turkey mullein (*Croton setigerus*). Dominance within this community shifts seasonally; from early spring, there are large tracts of dominant California goldfields (*Lasthenia californica*) flowers blooming; throughout the summer the above-listed grasses and forbs are dominant, and in the fall sticky tarweed tends to dominate.

Serpentine Mixed Chaparral. Part of the serpentine soil regime more prevalent south of the Assessment Area touches its westernmost boundary and supports a characteristic serpentine mixed chaparral habitat dominated by evergreen shrubs such as leather oak (*Quercus durata*), white-leafed manzanita (*Arctostaphylos viscida*), musk brush (*Ceanothus jepsonii* var. *albiflorus*), silk-tassel bush (*Garrya congdonii*) and fremontia (*Fremontodendron Californicum*). Scattered among these endemics or near-endemics are “serpentine indifferent” species such as gray pine (*Pinus sabiniana*), toyon (*Heteromeles arbutifolia*), bay laurel (*Laurus nobilis*) and chamise (*Adenostoma fasciculatum*). Understory herbs, which are typically sparse, may include oniongrass (*Melica californica*), squirrel tail (*Elymus elymoides*), jewelflowers (*Streptanthus* spp.), dwarf wild flax (*Hesperolinon* spp.), coast range morning glory (*Calystegia collina*), sickleleaved onion (*Allium falcifolium*), Indian woolly paintbrush (*Castilleja foliolosa*) and many others.

Blue Oak Woodland

The southern portion of the Assessment Area include more topographic relief than the northern flat grassland and support a form of blue oak woodland dominated by blue oak (*Quercus douglassi*), but with occasional other deciduous oak species – black oak (*Q. kelloggii*), and valley oak (*Q. lobata*) or evergreen oak species – canyon live oak (*Q. chrysolepis*), leather oak (*Q. durata*), scrub oak (*Q. berberidifolia*) and interior live oak (*Q. wizlizenii*). Gray/foothill pines (*Pinus sabiniana*) co-dominate these woodlands on lower slopes (< 1200') and Ponderosa pine (*P. ponderosa*) on the higher slopes and along ridges above 1200 feet.

A shrub manzanita (*Arctostaphylos* sp.) layer occurs within the more open-canopy oak woodlands on drier sites at the base of the hills and on lower slopes, but not on steeper slopes where the tree canopy is denser. Similarly, exotic annual grasses such as soft chess (*Bromus hordeaceus*), rip-gut brome (*Bromus diandrus*) and medusa head (*Taeniatherum caput-medusae*) dominate the understory on drier sites with a more open oak canopy, but there are more native grasses and forbs south of the Assessment Area

on cooler slopes and under dense oak cover, such as serrated onion (*Allium serratum*), fourspotted godetia (*Clarkia purpurea* ssp. *quadrivulnera*), bicolored linanthus (*Linanthus bicolor*), downy navarretia (*Navarretia pubescens*), and buttercup (*Ranunculus californicus*).

Wildlife

Chaparral

Birds, mammals, and reptiles that are resident in the chaparral community include birds such as the California thrasher (*Toxostoma redivivum*), wrentit (*Chamaea fasciata*), spotted towhee (*Pipilo maculatus*), California quail (*Callipepla californica*), and Bewick's wren (*Thryomanes bewickii*). Mammals such as the brush rabbit (*Sylvilagus bachmani*), Botta's pocket gopher (*Thomomys bottae*), and California deer mouse (*Peromyscus californicus*) are also common here. Common reptiles include the striped racer (*Masticophis lateralis*), western fence lizard (*Sceloporus occidentalis*), and Northern Pacific rattlesnake (*Crotalus oreganus oreganus*).

Blue Oak Woodland

Amphibian species such as the California slender salamander can occur here (*Batrachoseps attenuates*), while reptile species common here include the king snake (*Lampropeltis*), gopher snake (*Pituophis catenifer catenifer*), western fence lizard (*Sceloporus occidentalis*), western skink (*Plestiodon skiltonianus*), and northern alligator lizard (*Elgaria coerulea*). Bird species such as American robin (*Turdus migratorius*), varied thrush (*Turdida*), northern flicker (*Calaptos auratus*), Steller's jay (*Cyanocitta stelleri*), western scrub jay (*Aphelocoma California*), Nuttall's woodpecker (*Picoides nutallii*), brown creeper (*Certhia americana*), ruby crowned kinglet (*Regulus calendula*), oak titmouse (*Baeolophus inornatus*), chestnut-backed chickadee (*Poecile rufescens*), and white-breasted nuthatch (*Sitta carolinensis*) are common in woodlands, and raptors such as the red shouldered hawk (*Buteo lineatus*), great horned owl (*Bubo virginianus*), western screech-owl (*Megascops kennicottii*), and Cooper's hawk (*Acepiter cooperii*) often nest in hardwoods within the foothill woodland canopy. Mammal species expected to occur in these woodlands habitat include mule deer (*Oticolios hemionus*), gray fox (*Urocyon cinereoargenteus*), coyote (*Canus latrans*), raccoon (*Procyon lotor*), Virginia opossum (*didelphis virginiana*), striped skunk (*Mephitis mephitis*), gray squirrel (*Sciurus carolinensis*), broad-footed mole (*Scapanus latimanus*), and deer mouse (*Peromyscus maniculatus*).

The area does not contain mapped wildlife corridors or critical habitat for federal or state-listed species. No change to migratory bird patterns is anticipated from the impacts of this proposed Project. All site activity would be located outside of a 100-foot setback from any watercourse. No water courses or sensitive aquatic or terrestrial habitat exists within the Project area that would be impacted by the proposed project. In addition, there are no mapped wetlands or riparian areas within or near the proposed use area.

Special-status species may occur in aquatic habitat in the watercourses near the parcel, but the proposed Project areas are several hundred feet away from these features and according to the BA will not impact aquatic habitat.

The area contains suitable nesting habitat for various bird species because of the presence of trees and poles. No trees will be removed by this project, so impacts to potential nesting areas are not likely.

Less than Significant Impact

- b) According to the Lake County General Plan Chapter 9.1 Biological Resources, “the County should ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government”.

No development is proposed within 100-feet of the identified watercourses, which is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided a project description which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks and there are no sensitive natural communities within the Project area.

The project would require less than 50 cubic yards of earth being moved. Primary earth movement would be limited to importing gravel for the parking area and access aisles, and some minor grading to prepare for the small building pads proposed.

In addition, the project site is not inside any federally-designated critical habitat.

Less Than Significant Impact

- c) According to the CNDDDB mapping program, there are no wetlands and vernal pools or other isolated wetlands in the Study Area. Therefore, Project implementation would not directly impact any wetlands.

Less Than Significant Impact

- d) The Biological Resources Assessments for nearby lots (Jacobzoon and Associates; June 16, 2021) state that no specific wildlife corridors exist within the area. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in the CNDDDB) exist within or near the project site, the open space and the stream corridors in the vicinity facilitate animal movement and migrations, primarily those of the black-tailed deer. Although the Study Area may be used by wildlife for movement or migration, the proposed Project would not have a significant impact on this movement because of its small footprint and minimal site development.

Implementation of the Project 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.

Less than Significant Impact

- e) No tree removal is proposed by this project. The County of Lake General Plan Policy OSC-1.13 states the County shall support the conservation and management of oak woodland communities and their habitats, and Resolution Number 95-211 was adopted as a Management Policy for Oak Woodlands in Lake County, whereas the County of Lake aims to monitor oak woodland resources, pursue education of the public, federal, state and local agencies on the importance of oak woodlands, promote incentive programs that foster the maintenance and improvement of oak woodlands, and through federal, state, and local agency land management programs, foster oak woodlands on their respective lands within the county.

Implementation of the Project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Less than Significant Impact

- f) No special conservation plans have been adopted for this site and no impacts are anticipated.

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resources Assessment (CRA) for the proposed Project was completed by Wolf Creek Archaeological Services to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) according to the CRA. Wolf Creek Archaeology then conducted a pedestrian survey within the Project Area in July 2022, which resulted in the discovery of several small artifacts that were not regarded as having tribal significance. The method of site survey involved soil samples using 3 to 5 meter transects. The surveying archaeologist summarized the field inspection by recommending the project proceed as planned.

An AB52 notice was sent to eleven area tribes offering consultation on December 20, 2022. Of the Tribes notified, only the Upper Lake Habematolel tribe responded and requested consultation. Consultation was held on March 14, 2023, and no follow up is needed.

Lake County is rich in tribal heritage. Because of this, Lake County routinely establishes specific mitigation measures that are put in place in the event of inadvertent discovery of potentially significant items, relics or artifacts.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated:

CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.

- b) A California Historical Resources Information System (CHRIS) records search was completed by Wolf Creek Archaeological Services to help determine if the Project might affect archaeological resources. The record search found that there are no known or mapped significant archaeological resources on the project area of the site.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

- c) The Project site does not contain a cemetery and no known formal cemeteries are located within the site or the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted and the Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the accidental discovery of human remains would be less than significant.

Less than Significant Impacts with Mitigation Measure CUL-2

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

Discussion:

- a) Onsite electricity will be supplied by on-grid power with a backup generator in case of a power outage. The overall energy demands of the project will be minimal at full project build-out. It is anticipated that up to two (2) 200 amp services will be needed at buildout. PG&E has indicated that they are in the process of upgrading service to the site, which is planned for summer 2023.

Less Than Significant Impact

- b) According to the California Department of Cannabis Control’s Title 4 Division 19 §15010 on compliance with the CEQA, all discretionary land use applications must describe their project’s anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources.

In this case, staff was able to project maximum energy demands based on the proposed power uses on site, which are limited to two 10’ x 20’ bathroom buildings, a 20’ x 20’ office, a small storage building, a well pump, and minimal outdoor lighting.

Less Than Significant Impact

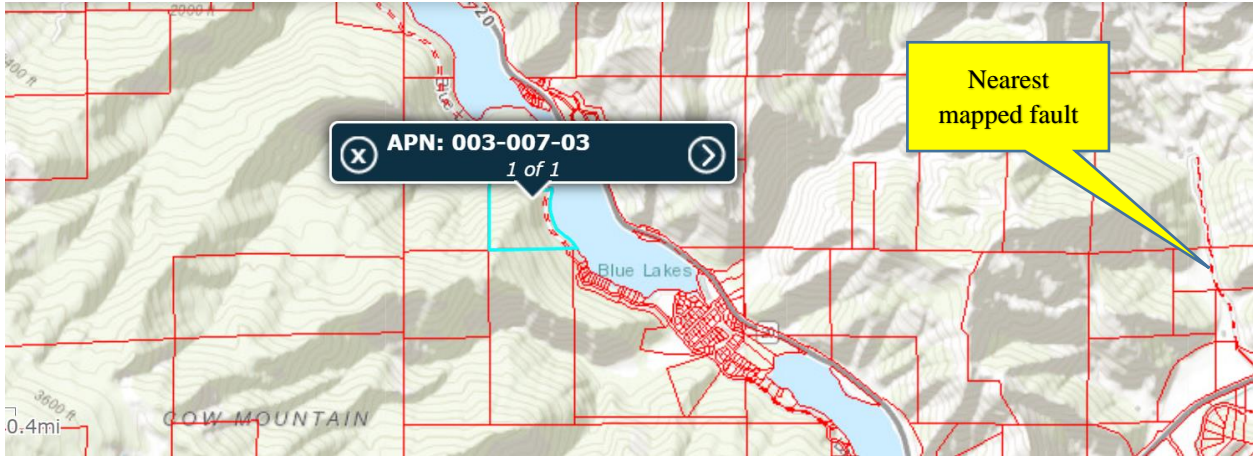
VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Directly or indirectly cause potentially 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 18, 19
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 19, 21, 24, 25, 30
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 9, 18, 21
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 7, 39
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 14, 15

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California. The site and immediate surrounding area does not contain mapped faults, and the project is located on a flat portion of the property.

FIGURE 5 – MAPPED FAULTS IN THE PROJECT SITE VICINITY



Source: Lake County GIS Mapping

Earthquake Faults (i)

According to the USGS Earthquake Faults map (Figure 5), there is an earthquake fault two (2) miles east of the subject site. There are no mapped faults located on the Project site, and no rupture of a known earthquake fault is anticipated.

Seismic Ground Shaking (ii) and Seismic-Related Ground Failure, including liquefaction (iii)

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 under Current Seismic Safety Construction Standards.

Landslides (iv)

The proposed campground and use areas are generally level without significant slopes. There are some risks of landslides on the parcel, however the proposed project's site is located on a flat area located near Blue Lake Road. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation's Division of Mines and Geology, the area is considered generally stable. As such, the Project's site is considered to be not likely susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides.

Less Than Significant Impact

- b) No major grading is proposed to prepare the Project site for the minimal development proposed. The project involves leveling the soil to prepare for four small building pads, and the importation of some gravel for the parking area and interior driveway. The project is anticipated to need to move less than 50 cubic yards of earth and as such, would not require a grading permit.

Less Than Significant Impact

- c) The primary geologic unit or soil type where the proposed Project site is situated is Type 173-Maymen-Hopland-Etsel association, 30 to 50% slope. This soil unit has moderate permeability and is shallow and somewhat excessively drained. This unit is used primarily for wildlife habitat and as a watershed. The unit is also used for timber production, although no timber production is proposed. The soil unit is not known to be unstable.

Less Than Significant Impact

- d) The Uniform Building Code is a set of rules that specify standards for structures. All four proposed structures would require a building permit.

Expansive soils possess a “shrink-swell” characteristic, cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Camping and use activities proposed in the project would occur on one type of soil: Type 173 which does not have expansive soil characteristics.

Less Than Significant Impact

- e) The proposed project will be served by an on-site septic system. No adverse comments were received regarding a future septic system being placed on the project site.

Less Than Significant Impact

- f) The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36

Discussion:

- a) The Project consists of nine campsites and 40 to 45 annual ‘special events’ such as weddings and family gatherings with each special event consisting of up to 40 vehicles. The site preparation for this project will last approximately 2 to 4 weeks for each stage of development, and would generate an estimated 10 to 15 trips per day during each phase of development. Estimated CO₂ emissions during construction will be primarily from idling vehicles, and the amount of idling vehicles is anticipated to be very minimal, roughly the estimate of 30 to 60 vehicle miles per day. Each vehicle mile traveled generates an average of 404 grams of CO₂ emissions per mile; total construction emissions per phase is estimated to be 727,200 grams over a four-week construction phase, or 0.72 tons per phase of construction.

Operational emissions are based on a 270 day use period per year with a total projection of 100 trips per week, assuming one special event per week. Emissions on site for special events are based on local travel distance of 5 miles per vehicle x 100 vehicle trips per week x 45 weeks of use per year, which is estimated to produce about 1,800,000 grams of CO₂ emissions per year, or 1.8 tons of CO₂ per year as a 'worst case' scenario.

The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD does not have thresholds of significance for project-related impacts, and has used air quality standards from the Bay Area Air Quality Management District (BAAQMD) to evaluate potential project impacts. BAAQMD threshold for significance of a project is 1,100 tons of CO₂ per project; based on this threshold level, it will take this project about 282 years to meet the CO₂ threshold levels of significance.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted thresholds of significance for Greenhouse Gas (GHG) emissions. In the interim, emissions estimates have been calculated using the California Emissions Estimator Model (CalEEMod) and compared with thresholds defined by the Bay Area Air Quality Management District (BAAQMD).

Less than Significant Impact

b) For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:

- The Lake County General Plan
- The Lake County Air Quality Management District
- AB 32 Climate Change Scoping Plan
- AB 1346 Air Pollution: Small Off-Road Equipment

Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the "County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County." The proposed Project was sent out for review from the LCAQMD and the only concern was restricting the use of an onsite generator to emergency situations only.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD rules or regulations and would therefore have no impact at this time.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which will require the state board, by July 1, 2022, consistent with federal law, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, as defined by the state board. The bill would require the state board to identify and, to the extent feasible, make available

funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant should be aware of and expected to make a transition away from SOREs by the required future date.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 35, 37

- a) Materials associated with the proposed project will consist mainly of cleaning supplies. The applicant has not stated that any highly toxic or flammable materials will be stored on site, which is located in a Very High Fire area.

The Project will comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been consulted about the project and the project is required to address Hazardous Material Management by storing any potentially harmful chemicals in a manner that limits the use by trained personnel only.

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, will be stored and covered in containers deemed appropriate by the Certified Unified Program Agency.

A spill containment and cleanup kit will be kept on site in the unlikely event of a spill. All employees would be trained to properly use all equipment. Proposed site activities would not generate any additional hazardous waste.

All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in accordance with applicable local, state, and federal regulations.

Less Than Significant Impact

- b) The project does not involve the use of any significant use of fertilizers or pesticides. Flood risk at the Project site is minimal and according to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone. Fire hazard risks on the Project site are very high and are addressed at greater length in the Wildfire portion of this document.

The project site does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during construction is minimal. The site preparation would require some construction equipment and would last for about two to four weeks for each development phase. Equipment staging shall occur on previously disturbed areas on site.

A spill kit would be kept on site in the unlikely event of a spill of hazardous materials. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Less than Significant Impact

- c) There are no schools located within one-quarter mile of the proposed Project site.

No Impact

- d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment.

The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

No Impact

- e) The Project site is not located within two miles of an airport.

No Impact

- f) Access to the Project site is from Blue Lake Road, a narrow County road which is not in compliance with California Public Resources Code §4290. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route or is located adjacent to an emergency evacuation route. During long-term operation, adequate access for emergency vehicles via Blue Lake Road and connecting roadways will be available. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures, however the width and location of Blue Lake Road requires a limit to users of the site, particularly during special events. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

Less than Significant Impact

- g) The Project site is an area mapped as being a very high fire risk. The project proposes one (1) 5,000 gallon tank for fire suppression water storage.

The applicant would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction will comply with current State of California Building Code construction standards. To construct the proposed processing structure, the applicant will be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
--------------------------------	--	------------------------------	-----------	---------------

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 29, 30 |
| 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: | | | | | |
| i) Result in substantial erosion or siltation on-site or off-site; | | | | | |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 7, 15,
18, 29, 32 |
| 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 | | | | | |
| iv) Impede or redirect flood flows? | | | | | |
| d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 7, 9, 23,
32 |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 29 |

Discussion:

- a) The Project area has direct access to Blue Lake Road, and there are no stream crossings between the road and the project area.

Potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. The project will not require the movement of more than 50 cubic yards of earth or gravel, which will minimize the potential impacts associated with site preparation for the use. Project implementation will not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require the creation and implementation of an erosion control and stormwater management plan. Furthermore, as the total area of ground disturbance from project implementation is less than one (1) acre, the Project proponent will not need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).

Less Than Significant Impact

- b) Regarding adequacy of water for the project, a well was drilled on the site on June 19, 2017. The well test provided showed a drill depth of 45', but did not indicate the output. A second well report was submitted with a date of July 27, 2017 that showed a two-hour well test that yielded an average of eleven gallons per minute (GPM).

The applicant will have two 5,000 gallon water tanks on site; one is for potable water for guests; the 2nd is for fire suppression purposes. With a yield of 11 gallons per minute, it will take approximately 7.5 hours to fill one tank.

Water Demand. Several assumptions are made for this project as follows:

- Average overnight camping will be 83% capacity during weekends and 40% during weekdays with 9 campsites holding four people per campsite for 270 days per year
- 45 special events per year are anticipated with an average of 60 attendees
- Average daily water use per campsite is 10 gallons per person or 40 gallons per occupied campsite
- Based on these assumptions, the following demand is anticipated:

Campground – weekends

- 45 weekends per year occupied by 83% with four people per occupied campsite = 60 people per weekend. Each person requires 2 gallons of water*. Total estimated weekend water usage is 120 gallons per day, times 90 days = 5,380 gallons per year for weekend campground water use

Campground – weekdays

- 45 weeks per year, 5 days per week with 40% occupancy of 9 campsites with each containing four people = 360 people per year. Each using 2 gallons of water = 5,185 gallons per year for weekday campground water use

Special Event Water Usage

- 45 special events per year (one per week)
- Each event = 60 people
- Each person requires 10 gallons (restrooms, potable water)
- Projected annual special event water usage = 27,000 gallons

Total Projected Annual Water Usage = 37,565 gallons per year

Conclusion. The projected water usage of 37,565 gallons per year is relatively minimal. The average dwelling uses about the same amount of water per year (3000 gallons per month x 12 months = 36,000 gallons per year for a single family dwelling). The well has potential of pumping over 4 million gallons of water per year based on the well test submitted for this project.

Less Than Significant Impact

**Source: decideoutside.com*

- c) The project will cause the disturbance of less than 50 cubic yards of earth / gravel based on the plans submitted. The total non-permeable surface area is 1,600 sq. ft. of buildings, plus some loss of permeability in the parking and driveway areas due to compacted earth. The total estimated non-permeable or partially permeable surface area is under 5,000 sq.

ft. in total area. The lot is over 27 acres in size (about 1,176,000 sq. ft.), all of which is permeable surface with the exception of the approximately 5,000 sq. ft. of non or semi-permeable surface area associated with the project.

Due to the natural conditions of the Project site and the small footprint of the improvements proposed, the Project will not result in substantial erosion or siltation on-site or off-site; will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; will not create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff; and will not impede or redirect flood flows.

Less than Significant Impact

- d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is designated as Flood Zone D, undetermined, and is located in an area that is not prone to flooding.

Less than Significant Impact

- e) The site has no adopted water management plans associated with it. The project characteristics include:

- No surface water diversion
- The selection of all new plant varieties will be suitable for the climate of the region
- The use of driplines and drip emitters for new plant irrigation rather than spray irrigation
- Utilizing shutoff valves on hoses and water pipes
- Immediate repair of leaking or malfunctioning equipment

Less Than Significant Impact

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The project site consists of over 27 acres of undeveloped land in the Upper Lake – Nice Planning Area. The closest community growth boundary accessible by road is Upper Lake, which is approximately 6 miles to the east of the site.

The area is characterized by larger parcels of rural, minimally-developed land within some proximity to limited agricultural uses such as vineyards, orchards, and small horse ranches. There are no established networks of horse or pedestrian trails on or around the project site.

The proposed project site would not physically divide any established community.

No Impact

- b) The General Plan Land Use Zone and Zoning District designation currently assigned to the Project site is Rural Land (“RL”). The Lake County Zoning Ordinance allows for a campground and special events in the “RL” land use zone with a major use permit.

Less than Significant Impact

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify the portion of the Project parcel planned for cultivation as having an important source of aggregate resources. According to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site, and thus no impact.

No Impact

- b) According to the California Geological Survey’s Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site not delineated on the County of Lake’s General Plan, the Upper Lake - Nice Area Plan nor the Lake County Aggregate Resource Management Plan as a mineral resource site. Therefore, the project has no potential to result in the loss of availability of a local mineral resource recovery site.

No Impact

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
c) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) Noise related to aa campground and special events typically occurs either during construction, or as the result of campers or special event attendees talking; live music (which is limited to hours of 7 a.m. to 10 p.m.), and vehicles coming and going from the site.

This project will have some noise related to site preparation, and hours of construction are limited through standards described in the conditions of approval.

Although the property size and location will help to reduce any noise detectable on at the property line, mitigation measures will still be implemented to further limit the potential sources of noise.

Less than Significant Impact with the following Mitigation Measures incorporated:

NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.

NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) measured at the property lines.

NOI-3: Special event amplified noise (indoor or outdoor) shall be limited to the hours of 7 a.m. to 10 p.m. Monday through Saturday unless authorized in writing by the Community Development Director for specific events.

- b) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines, rock crushing, timber production or truck routes. Therefore, the Project would not create any exposure to substantial ground-borne vibration or noise.

The Project would not generate ground-borne vibration or noise, except potentially during the construction phase from the use of limited heavy construction equipment to be used for building pad preparation; there will be some grading required for the building pads, however earth movement is not expected to generate ground-borne vibration or noise levels. The nearest existing off-site structures are in the 'Narrows Resort', located about 200 feet from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site. Limiting the hours of construction, as well as the volume levels of the campers and special events will help to reduce potential noise-related impacts.

Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during earth movement. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

Less Than Significant Impact

- c) The Project site is not located near an airport.

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

Discussion:

- a) The Project is not anticipated to induce significant population growth to the area; no proposed dwellings are associated with this project.

No Impact

- b) No proposed dwellings are associated with this project.

No Impact

XV. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- a) 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:
- 1) Fire Protection?
 - 2) Police Protection?
 - 3) Schools?
 - 4) Parks?
 - 5) Other Public Facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

1, 2, 3, 4,
5, 20, 21,
22, 23, 27,
28, 29, 32,
33, 34, 36,
37

Discussion:

1) Fire Protection

The Northshore Fire Protection District provides fire protection services to the proposed Project area. Development of the proposed Project would impact fire protection services somewhat by increasing the demand on existing Fire District resources. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with State and local fire codes, as well as private water supply reserves for emergency fire use; defensible space around each building, and compliance with Public Resource Code (PRC) 4290 and 4291 for the interior driveway. With these measures in place, the project would have a less than significant impact on fire protection.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Department, and is in a remote area not easily reached by law enforcement the event of an emergency. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and with these measures the impact is expected to be less than significant.

3) Schools

The proposed Project is not expected to significantly increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. No impacts are expected.

4) Parks

The proposed Project will not increase the use of existing public park facilities and would not require the modification of existing parks or modification of new park facilities offsite. No impacts are expected.

5) Other Public Facilities

As the owners and operators currently reside in Lake County, and the small staff will be hired locally, and no impacts are expected.

Less than Significant Impact

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

Discussion:

a) As the owners and operators currently reside in Lake County, and the small staff will be hired locally, there will be no increase in the use of existing neighborhood and regional parks or other recreational facilities and no impacts are expected.

Less Than Significant Impact

b) The proposed Project does not include any recreational facilities and will not require the construction or expansion of existing recreational facilities, and no impacts are expected.

No Impact

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |
| c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |
| d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |

Discussion:

a) Roadway Analysis

The project is located approximately six (6) roadway miles northwest of Upper Lake. Vehicles traveling to the site will use Blue Lake Road located east of the Project site.

Blue Lake Road is a narrow, paved one-lane County road at this location, approximately 12 to 15 feet wide. There are no pedestrian or bicycle facilities on Blue Lake Road.

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Transit Analysis

There is no public transit available to the site.

Bicycle Lane and Pedestrian Path Analysis

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing bicycle and/or pedestrian issues, including Chapter 6 of the General Plan.

Less than Significant Impact

- b) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed Project's vehicle miles traveled (VMT).

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed Project are between 14 and 28 during weekdays, and just under 100 average daily trips on days that special events are being held (weekends), and with 83% of the campsites being used.

The parcel has direct access to Blue Lake Road, a County maintained road.

The proposed Project would not generate or attract more than 110 trips per day, and therefore it is not expected for the Project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant.

Less than Significant Impact

- c) The Project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

- d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

Less Than Significant Impact

- e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area, and will have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal driveway will meet CALFIRE requirements for vehicle access according to PRC §4290, including adequate width requirements. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City’s adopted emergency response plan.

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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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:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|---------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
11, 14, 15 |
| 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, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
11, 14, 15 |

Discussion:

- a) A Cultural Resources Report (CRR) for the proposed cultivation Project was completed by Wolf Creek Archaeological Services to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was undertaken by the surveying archaeologist, and yielded no results for the subject site. The County sent AB 52 notices to all eleven Lake County tribes. The Upper Lake Habematolel Tribe requested consultation; that consultation took place on March 14, 2023. No follow up is needed.

Further, the County has put two mitigation measures in place to protect any potentially significant artifacts, relics or other items that might be of historic cultural value to local tribes. The mitigation measures require reporting to the Tribe if any potentially significant items, relics or artifacts are inadvertently discovered during site disturbance and preparation. The applicant is also required to train workers to be able to identify items that could have tribal significance.

Less Than Significant with mitigation measures CUL-1 and CUL-2 added.

- b) In response to the Cultural Resources Assessment, which indicated no presence of significant tribal cultural resources on the Project site, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project. With mitigation measures CUL-1 and CUL-2, along with continued cooperation between the Applicant and the Upper Lake Habematolel Tribe.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

XIX. UTILITIES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
29, 32, 33,
34, 37 |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 22, 31 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 5,
6, 22 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 35, 36 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 35, 36 |

Discussion:

- a) The applicant has stated that the proposed Project will be served by an on-grid power source. The project energy demand is expected to be about 400 amps, or about twice as much power as a single family dwelling would use.

Staff reached out to PG&E on December 30, 2022 to discuss whether project would adversely impact their infrastructure. On January 5, 2023, staff received a notice from PG&E indicating that this project would not adversely impact PG&E's infrastructure.

Less than Significant Impact

- b) The subject parcel is served by an existing well, and two 5,000 gallon water storage tanks are proposed; one to be used for potable water; the other to be used for fire suppression if needed. Projected annual water usage is comparable to an average single family dwelling's annual use (about 36,000 gallons per year).

Less than Significant Impact

- c) According to the Lake County Division of Environmental Health, there are no septic systems on this property. The project will require new septic system(s) for the restroom buildings that are proposed; this must be reviewed by the Division of Environmental Health, however the 27 acre property is large enough to support a new septic system or systems.

Less than Significant Impact

- d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs.

The project will likely generate between 10,000 and 20,000 pounds of solid waste annually given the nature of the use on site. The South Lake landfill has adequate capacity for about 5 years, and is making plans to expand the overall capacity of the landfill. There appears to be adequate accommodations for solid waste generated from the proposed use.

Less than Significant Impact

- e) The project will be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Would the project, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

- a) The project will not further impair an adopted emergency response plan or evacuation plan. The applicant will need to prepare and post evacuation route signage and provide a map to users of the site in the event of an emergency evacuation. The applicant must adhere to all regulation of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.

The applicant will be required to undertake measures to ensure the Project site meets PRC §4290 and 4291 compliance. The applicant is required to maintain defensible space around all buildings, and improve the interior driveway to meet PRC 4290 road standards. The applicant is already proposing to use one 5,000 gallon water tank for fire suppression if needed.

Less than Significant Impact

- b) The Project site is located on a site that has a very high risk for wildfire. Much of the parcel is considerably sloped, despite the Project site and access to the project site being relatively flat. The project area does not further exacerbate the overall effect of pollutant concentrations on area residents in the event of a wildfire. The Project would improve fire access and the ability to fight fires at or from the Project site through the upkeep of the property area and the installation of a PRC §4290-compliant water tank as is being proposed.

Less than Significant Impact

- c) The proposed Project, as described in the application documents and confirmed through site visits to the property, would not exacerbate fire risk through the installation of maintenance of associated infrastructure. The proposed Project will require maintenance to meet and/or maintain roadway and driveway standards. A 5,000 gallon steel or fiberglass fire suppression water tank will be located at the cultivation site.

Required with building permits are the installation of approved address numbers to be placed on all buildings and/or driveways in such a position as to be plainly visible and legible from Blue Lake Road fronting the property with numbers that shall contrast with their background will be required. Certain on-site actions are needed on the part of the applicant to assure that people will be safe in the event of a wildfire. The following mitigation measures are therefore added:

Less than Significant Impact with Mitigation Measure WDF-1:

WILD-1: Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.

WILD-2: Prior to public use, the applicant shall coordinate with the Department of Public Works to place 'Emergency Evacuation Route' signage at the entrance of the property between the driveway and Blue Lake Road to inform people evacuating the site of which direction they would need to evacuate. The nearest populated area with a major road is located to the north of the subject site.

WILD-3: Prior to public use of any building, the applicant shall create a 100' area of defensible space around each structure. At the discretion of the Fire Marshal / Building Official, this may involve limbing trees to a height of 8' from the ground rather than tree removal. Chapparal and other fuels shall be removed prior to occupancy of any building.

WILD-4: Prior to public use of the site, the applicant shall have a 5,000 gallon water tank with fire department connectable openings. This tank shall be kept full at all times.

WILD-5: Prior to public use, the applicant shall make the interior driveway compliant with PRC 4290 and 4291. Driveway shall be inspected by the County before any use by the public can occur. Driveway entrance shall be identified with 6" tall numbers that are contrasting and can be seen at night.

- d) There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by the Project parcel.

The Project site, along with much of the parcel, burned in 2018 in the Mendocino Complex fire. The stability of the soil on the relatively flat sections where the Project parcel is located has not shown signs of sliding or other types of instability. Steeper sections of the parcel are heavily vegetated and remain stable. The impact will be less than significant impact with mitigation measures WILD-1 through WILD-5 implemented.

Less than Significant Impact with Mitigation Measures added.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL

Discussion:

- a) According to the biological and cultural studies conducted, the Rancho Novoa project does not 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 when mitigation measures are implemented.

All setbacks for watercourses will significantly exceed local, state, and federal regulations to prevent significant impacts on water quality. With the implementation of mitigation measures described throughout this initial study, the potential impact on important biological resources will be reduced to less than significant.

- b) Potentially significant impacts have been identified related to Cultural and Tribal Resources, Noise, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment.

Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.

- c) The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, Cultural and Tribal Resources, Wildfire, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.

Impact Categories defined by CEQA

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake – Nice Area Plan
5. Rancho Novoa Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment, prepared by NCRM Inc., dated May 2, 2022 (this date should actually be May 2, 2023).

14. Cultural Resources Assessment, prepared by Wolf Creek Archaeological Services, dated July 14, 2022.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open – File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. CALFIRE Fire Protection District
38. Site Visit – March 3, 2023
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List,
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)