COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
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May 8, 2023
Revised March 29, 2024

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 (SCH No.2023050179)
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:	Michelle Irace, Principal Planner (707) 263-2221; michelle.irace@lakecountyca.gov
5. Project Location(s):	5680 Blue Lakes 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

Background and Setting

The Project site contains an existing single-family dwelling (under construction); an existing permitted groundwater well and pumphouse; two 2,500-gallon water tanks with a path leading to them; a septic system and leach field, water and electric utilities, a 10' x 12' shed, a water fountain feature and some outdoor lighting. The construction of the dwelling is not a part of this use permit or CEQA analysis. However, the dwelling may be utilized as a rental cabin for the proposed Project.

The Project area is currently fenced with a 6' tall solid wood fence and gate that are accessed via Blue Lakes Rd. The portion of the site that would be developed with the Project contains some oak trees but is flat and previously disturbed. The remainder of the parcel has significant tree coverage and varies in slope.

Major Use Permit (UP 22-24) was submitted to the Community Development Department in 2022. The Project proposed construction of a private event venue and nine campsites over three phases of development. The Initial Study and Mitigated Negative Declaration (SCH No. 2023050179) was prepared and circulated for public review from May 10, 2023 to June 9, 2023 and may be accessed online at: https://ceqanet.opr.ca.gov/2023050179.

As a result of public comments received related to noise, the applicant prepared and submitted a Noise Study. The Initial Study has been revised following receipt of the Noise Study and recommended additional mitigation measures identified. Additionally, the Initial Study was updated to reflect changes in the Project description and site plan, including the applicant reducing three stages of development from three to two stages, removing previously proposed components such as trails, disc golf course and playground, and by adding additional campsites within the disturbed area. Lastly, several sections within the Initial Study have been revised to reflect accurate analyses and impacts related to the private campground, which was previously mistakenly analyzed as a public, year-round campground.

This Initial Study is being recirculated for 30 days in accordance with CEQA Section 15073.5.

A vicinity map is included as Figure 1, a site plan is included in Figure 2, a photo of the existing site is included in Figure 3 and 4, and a zoning map is included as Figure 5.

Project Description

The Project includes a proposed Major Use Permit (UP 22-24) for a private campground with 16 campsites and a special event venue for weddings and private gatherings. At full build-out, the Project would include the following (Figure 2 includes the proposed Site Plan):

- Special event venue for weddings and private gatherings with 16 campsites.
    - The single-family dwelling may be utilized as a cabin rental in the future.
- Parking lot with 40 marked gravel parking spaces.
    - 11 compact spaces (16' x 8').
    - 28 regular spaces (18' x 9').
    - 1 ADA space (18' x 9') with a loading zone (18' x 8').
- Pull through area within the parking lot to serve as a fire truck turn around.
- One (1) 16' x 20' outdoor stage (existing).
- One (1) 15' x 15' landscape water fountain feature and cobblestone gathering area (existing).

- Sixteen (16) 16’ x 30’ private campsites to accommodate event guests; each site would have a gravel parking area, picnic table, an area for tents, RV parking area, a water hose bibb and a 120 V power outlet.
- One(1) 12’ x 22’ restroom building.
- One (1) RV dump station.
- One (1) 20’ x 24’ office building.
- One (1) 30’ x 40’ barn/storage building.
- Up to three employees per day would occupy the site.
- Chemicals, fuel and fertilizer to be stored on-site in a locked room in the restroom.
- On-grid power to each campsite.
- Existing well and (2) 2,500-gallon water storage tanks used for irrigation and fire suppression.
- One (1) 6’ tall (minimum) noise suppression wall between the stage and the parking lot.

Operation

Operation of the Project would include the following**:**

- Operation will be seasonal, from April to October, but some holiday events may occur as well.
- The campground would be a private campground and only utilized for booked special events.
- Hours of operation for special events would be primarily on weekends (Friday through Sunday) from 7:00 a.m. to 10:00 p.m., depending on each event’s needs.
- One event per week (up to 250 guests) is anticipated.
- Amplified music will be turned off by 9:45 p.m.
- Up to 3 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. Additional guests will be shuttled to the site via a local shuttle service.

Construction

The application materials submitted shows the Project is to be built in stages as follows:

- Stage I: main parking lot with 40 parking spaces; an outdoor stage; one 12’ x 22’ restroom building.
- Stage II: 16 campsites; a second 12’ x 22’ restroom building; a 20’ x 24’ office building, an RV dump station, and a 30’ x 40’ barn/storage building.

Construction of the Project would include the following:

- Ground disturbance for stage I is estimated to be three (3) to six (6) months.
- Ground disturbance for stage II is estimated to be two (2) to four (4) months.
- Materials and equipment will only be stored within previously disturbed areas. No additional areas will be disturbed for the purpose of staging materials or equipment.
- No trees are proposed for removal, but some tree limbing and brush clearing may be necessary due to Public Resource Code (PRC) 4290 and 4291 defensible space requirements.
- 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 and light trucks.

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 building pads proposed. 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 the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. The construction will disturb less than one acre of the site. Therefore, the Project would not be subject to the requirements of the State Water Resources Control Board (SWRCB). Best Management Practices (BMPs) will be used to control storm water runoff during all site disturbance.

16. Surrounding Land Uses and Setting:

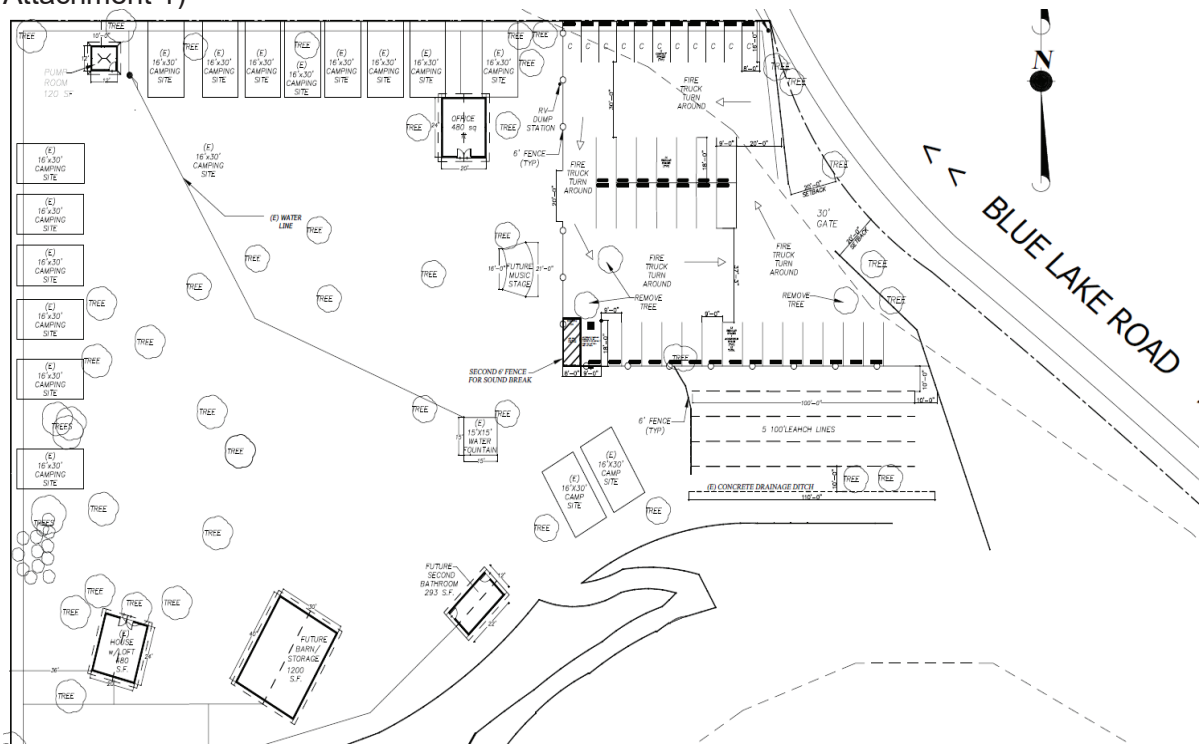
The general area is characterized by resorts and smaller developed lots to the north and east adjacent to Blue Lakes, and large, sparsely developed lots to the west. A summary of surrounding zoning designations and land uses are included below. A vicinity map is included as Figure 1, a site plan is included in Figure 2, a photo of the existing site is included in Figure 3 and 4, and a zoning map is included as Figure 5.

- 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-VICINITY MAP

Source: Lake County GIS Mapping, 2024

FIGURE 2-PROPOSED SITE PLAN (zoomed in to show Project area-see full site plans in Attachment 1)

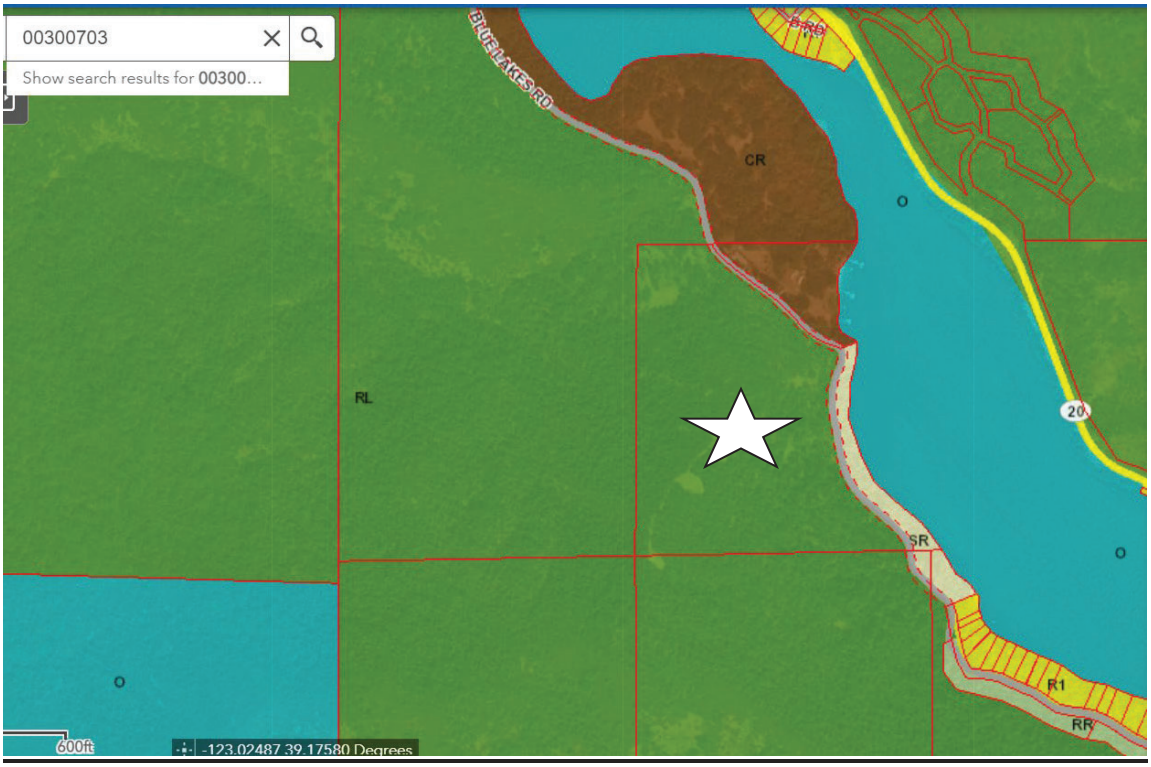


Source: Application materials, submitted 3/14/24

FIGURE 3- EXISTING VIEW OF SITE (looking northeast towards entrance and proposedparking lot)

FIGURE 4-EXISITING VIEW OF SITE (looking south towards proposed campground)

FIGURE 5 - ZONING OF SITE AND SURROUNDING PROPERTIES



Source: Lake County GIS Mapping, 2023

17. 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 Housing and Community Development (HCD)
    California Department of Fish & Wildlife (CDFW)
    California Department of Forestry & Fire Protection (CALFIRE)
    California Department of Transportation (CALTRANS)

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

    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 Habematolel Pomo of Upper Lake Tribe provided a letter requesting consultation. Consultation occurred and was concluded on March 14, 2023. Additionally, notice of this recirculation was provided to the Habematolel Pomo of Upper Lake Tribe and other local culturally affiliated tribes on March 29, 2024.

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.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology / Water Quality	☒ Transportation
☒ Biological Resources	☐ Land Use / Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Energy	☒ Noise	☒ Wildfire
☐ Geology / Soils	☐ Population / Housing	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Initial Study Prepared By:
Michelle Irace, Principal Planner

Michelle Irace Date: March 29, 2024
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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	2, 3, 4, 9, 48
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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 2, 3, 4, 5, 6, 9

Discussion:

a) The General Plan Land Use and Zoning District designations currently assigned to the Project site are RL", Rural Lands, and "SR-SC-WW-FF", Suburban Reserve, Scenic Combining, Waterway, Floodway Fringe.

According to the California Department of Transportation (CALTRANS) California State Scenic Highway System Map, Highway 20 is noted as "Eligible" for scenic designation but is not formally designated. However, Highway 20 is a locally designated scenic corridor and the Scenic Combining District places height restrictions on dwellings and on non-habitable structures within 500 feet on either side of a designated roadway. In this instance, Highway 20 is located about 1,300 feet to the east of the edge of the proposed Project area. As such, the height restrictions within the Scenic Combining District do not apply to this Project. However, the structures proposed are at or below the height limit that is permissible within the "RL" Rural Lands zoning district (35 ft for primary structures and 20 ft for accessory structures) and also meet the required setbacks (front: 30 ft; rear: 25 ft; side: 15 ft).

The portion of the site that would be developed with the Project contains some oak trees but is flat and previously disturbed; the remainder of the parcel has significant tree coverage and varies in slope. No trees are proposed for removal. The Project site cannot be seen from Highway 20 due to the topography and distance from the highway. The site is also difficult to see from Blue Lakes Road due to the 6' tall solid wood fence enclosing the Project.

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 Lakes Road, is located well beyond the campground development site. Lastly, the Project site is not located on the lake-side of the roadway so it would not obstruct views of the lake, which is a local scenic vista. For these reasons, the proposed Project would not impact scenic vistas.

Less than Significant Impact.

b) See above discussion. The site contains no rock outcroppings or historic buildings. The site cannot be seen from Highway 20, the nearest designated scenic highway. No trees are proposed to be removed, with the exception of brush and tree limbing for fire safety.

Less than Significant Impact.

c) The site is heavily treed along Blue Lakes Road; is elevated from the street, and is difficult to see from public roads and public places. The Project would include construction of an event center and campground, consistent with all development regulations. As noted above, the site is also screened with a 6' wooden fence. The site is not located in an urbanized area and would not conflict with any plans or restrictions governing scenic resources. The proposed development would be consistent with other resort and campground facilities in the vicinity and would not substantially degrade the visual character of the site or area.

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 enforced through standard Conditions of Approval that will be adopted with the use permit, if approved.

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?	☐	☐	☐	☒	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	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))?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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. Additionally, the site has not been utilized for agricultural uses. 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.

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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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. Due to the fact that the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards.

The site is relatively flat and disturbed. 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 Minimal grading is required for the proposed buildings, campsites, and parking lot/access ways. However, the applicant is required to adhere to all LCAQMD regulations related to dust and air quality during construction. These requirements are incorporated into standard conditions of approval for the Project.

Less than Significant Impact.

b) The County of Lake is in attainment of state and federal ambient air quality standards. On-site construction is likely to occur over a relatively short period of time for each of the two phases with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site. However, due to the pre-developed nature of the site, duration of construction activities and the minor equipment used, it is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards. Regardless, the applicant is required to adhere to all LCAQMD regulations related to dust and air quality during construction.

Once operational, the biggest source of emissions would result from vehicle trips associated with special events. 40 vehicles are allowed to be on-site at any one time, resulting in a total of 80 daily trips. The remaining guests will be shuttled to the site via a local shuttle service; it is anticipated that three or four shuttles (holding 30 people each) would be utilized for events (8 trips total) and three employees would result in 6 trips total. This equates to 94 daily trips total for each event. However, impacts are not expected to result in significant impacts to air quality, as one special event would occur every week for the seven-month operational period (April through October), ss noted in the Transportation section of this Initial Study, the Project is considered a “small” Project for the purposes of calculating vehicle miles traveled (VMT) and would result in less than significant impacts to VMT, air quality and greenhouse gas emissions.

Less than Significant Impact.

c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. There is a single-family dwelling under construction on-site; however, it will be occupied by the property owner and potentially guests of events. The nearest sensitive receptor not associated with the proposed operation is the caretaker of the Narrow Family resort, across the street from the

proposed Project. As noted above, the Project would require minimal grading and is required to adhere to all air quality regulations intended to reduce impacts from dust and vehicles during the temporary construction season.

Less than Significant Impact.

d) See discussion (c) above.

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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	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?	☐	☐	☐	☒	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). It was noted that the Project area consists of extremely sparse oak woodland with a large, circular patch of non-native grass in the center of proposed development. The BA included a list of species that have the potential to occur within the Project area (see Appendix B of the BA) and surveyed the area for those species. The biological site survey was conducted on April 7, 2023, by NCRM Botanist and Biologists. As summarized below, the BA yielded negative results for listed plant and animal species. However, an additional botanical survey and preconstruction surveys are required as mitigation (see below for more information).

Amphibians and Reptiles
No amphibians were documented during the survey, and no permanent water sources exist within the property to support the western pond turtle (*Emys marmorata*), foothill yellow-legged frog (*Rana boylii*), or the red-bellied newt (*Taricha rivularis*). While the seasonal ditch may provide marginal habitat during the rainy season, it is dry most of the year. The stream off the north side of the property contains potential habitat for foothill yellow-legged frogs; however, it is not expected to be impacted by the proposed development. Impacts to amphibians and reptiles are not anticipated, no further surveys or mitigation measures are warranted.

Birds
Only the osprey has a moderate probability of being found on the site. Some of the habitat components meeting the species requirements are present but due to the lack of large nesting trees and human presence, this bird is unlikely to nest on the site. Additionally, no nests were documented in or near the Project area during the biological survey; however, numerous migratory birds and birds of prey were observed (see Section 4.4.1). Because no nests were observed and no potential nesting sites will be impacted by the Project, no further surveys or mitigation measures are warranted.

Insects
No obscure or western bumble bees were observed during surveys. As the development will be in an area dominated by non-native grasses and forbs, substantial loss of foraging habitat is unlikely. No further surveys or mitigation measures are warranted.

Fish
No permanent water sources are present for any of the four fish species listed in Appendix B of the BA. No further surveys or mitigation measures are warranted.

Mammals
Very little habitat was observed on site for the five special-status mammal species listed in Appendix B of the BA. While there is some possibility that the porcupine or the badger may prefer the adjacent woodland, it is unlikely that the proposed.

Plants
No special-status and sensitive plants were found during the survey. However, the timing of the survey took place early in the blooming season, following an extensive, cold, and wet winter; therefore, most of the grasses and forbs that may occur on site were unidentifiable. Therefore, the report notes that six species need to be surveyed for during their blooming period (typically in the month of June): *Carex comosa, Erythranthe nudata, Hemizonia congesta* subsp. *calyculata, Horkelia bolanderi, Monardella viridis*, and *Viburnum ellipticum*.

Most of the proposed development activities will occur in areas where non-native grasses are present or areas where a natural vegetation regime has already been disturbed. Project work is not expected to result in detrimental impacts on any special-status species or communities. However, as noted in Mitigation Measure BIO-1, a second blooming period survey will need to be conducted prior to ground disturbance and operation.

Less than Significant Impact with Mitigation Measure BIO-1 implemented.

BIO-1: An additional botanical survey for the following six species shall be completed during the blooming season (typically occurring in the month of June): *Carex comosa, Erythranthe nudata, Hemizonia congesta* subsp. *calyculata, Horkelia bolanderi, Monardella viridis*, and *Viburnum ellipticum*. The survey shall be completed by a qualified Biologist prior to ground disturbance activities occurring and prior to operation, and shall be provided to the Community Development Department. If species are located within the Project site, the area shall be flagged and avoided.

b) The area does not contain critical habitat for federal or state-listed species. As discussed above, Project work is not expected to result in detrimental impacts on any special-status species or communities. However, as required by Mitigation Measure BIO-1, a second blooming period survey will need to be conducted prior to ground disturbance and operation to ensure that no sensitive communities would be impacted. There is no riparian habitat on-site and noted below in discussion (c), the Project site would not impact any of the water resources on site.

Less than Significant Impact with Mitigation Measure BIO-1 implemented.

c) According to the CNDDB mapping program, there are no wetlands and vernal pools or other isolated wetlands in the Study Area. According to the BA, no wetlands or watercourses exist within the Project area; however, a seasonally wet ditch was observed at the bottom of the north-facing hillside. While the seasonal ditch may provide marginal habitat during the rainy season, it is dry most of the year. The stream off the north side of the property contains potential habitat for foothill yellow-legged frogs; however, it is not expected to be impacted by the proposed development. Impacts to amphibians and reptiles are not anticipated, and no further surveys or mitigation measures are warranted.

Less Than Significant Impact.

d) The Project site does not contain mapped wildlife corridors. Additionally, the BA concluded that because of the location of the proposed development activities and the proximity of the parcel-to-human interface (notably Highway 20 and Blue Lakes Resort) most of the wildlife species noted in the CNDDB database are unlikely to occur in the direct vicinity. The few species that have some habitat components present, or adjacent to the parcel, will not be affected by the development in such a way to be considered detrimental to the overall success of any of those species.

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) Although some dead trees and limbing may occur for fire safety, 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. Additionally, 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.'

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?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	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 also completed by the Northwest Information Center (NWIC). Additionally, Wolf Creek Archaeology conducted a pedestrian survey within the Project Area in July 2022. The method of site survey involved soil samples using 3 to 5 meter transects, which resulted in the discovery of several isolated small artifacts, suggesting household and recreation-oriented activities that took place by western settlers, primarily during the late 1800's. No tribal cultural resources were discovered during the survey. The CRA concludes that although isolated artifacts can sometimes indicate historic activities in an area and provide a time period for when those activities took place, these materials are not considered "significant" cultural resources as defined in the Public Resources Code.

The CRA did not suggest specific mitigation measures related to the proposed Project. However, Mitigation Measures CUL-1 and CUL-2 requires documentation to be submitted to the Community Development Department demonstrating that the applicant has provided cultural sensitivity training to its workers and will halt work in the event of an unanticipated discovery.

No items regarded as having tribal cultural significance were found during the survey. As discussed in Section XVIII, Tribal Cultural Resources, of this Initial Study, tribal consultation was held in accordance with AB 52 regulations and mitigation measures (including tribal monitoring) are proposed to ensure impacts to tribal cultural resources are reduced to a less than significant level.

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 within 100' of the find(s). A professional Archaeologist certified by the Registry of Professional Archaeologists (RPA) shall be notified 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(s), 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: Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

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. However, Mitigation Measures CUL-1 and CUL-2 are added in the event of unanticipated discoveries.

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

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 and implementation of Mitigation Measures CUL-1 and CUL-2, as well as TCR-1 and TCR-2 would ensure that potential impacts associated with the accidental discovery of human remains would be less than significant.

Less than Significant Impacts with Mitigation Measures CUL-1, 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?	☐	☐	☒	☐	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	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. In summer 2023, PG&E upgraded service to the site to 400 amps, which is adequate to serve the Project. All construction is required to adhere to Title 24 energy efficiency regulations, which provide minimum energy standards and reduction measures for appliances, water, heating and cooling equipment, lighting, building insulation, etc. as a part of the Building Permit process.

Less Than Significant Impact.

All construction is required to adhere to Title 24 energy efficiency regulations, which provide minimum energy standards and reduction measures for appliances, water, heating and cooling equipment, lighting, building insulation, etc. as a part of the Building Permit process.

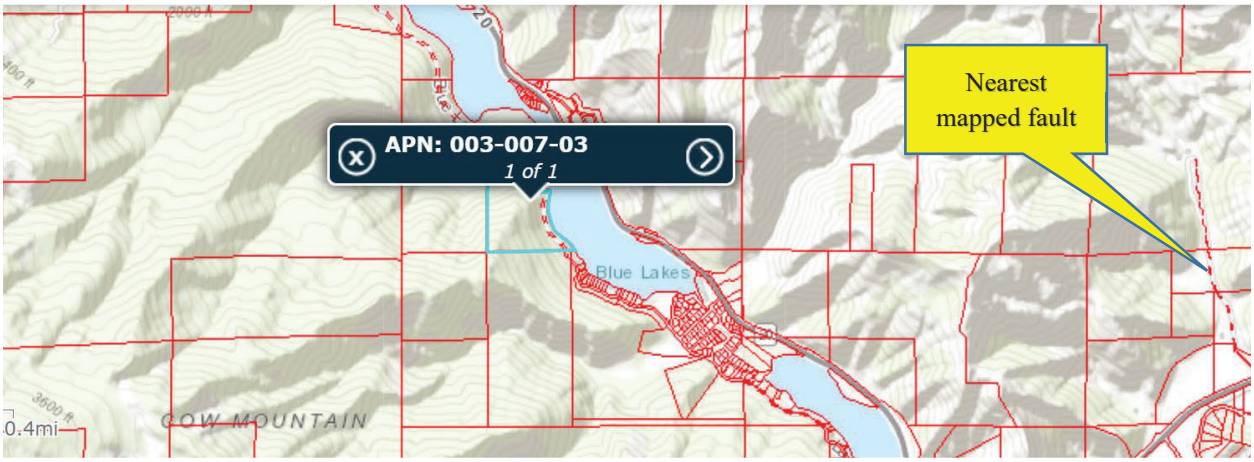
Less Than Significant Impact.

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. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	☐	☐	☒	☐	1, 2, 3, 4, 5, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	1, 2, 3, 4, 5, 14, 15

Discussion:

a) Lake County is in a seismically active area of California. 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. As discussed below, the site and immediate surrounding area does not contain mapped faults, and the Project is located on a flat portion of the property.

FIGURE 6 – MAPPED FAULTS IN THE PROJECT SITE VICINITY



Source: Lake County GIS Mapping

Earthquake Faults (i)

According to the USGS Earthquake Faults map (Figure 6), 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 Lakes Road and the Project does not propose large amounts of grading. 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 for the Project. Ground disturbing activities would include minimal vegetation clearing, leveling the soil to prepare for 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 existing or proposed. The soil unit is not known to be unstable.

Less Than Significant Impact.

d) 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. All proposed structures over 120 sf would also require a building permit to ensure compliance with all safety standards.

Less Than Significant Impact.

e) A septic tank and leach field were installed with approval of the Lake County Division of Environmental Health and has capacity to serve the event venue and campsites. However, the Project will likely require added capacity for the restroom buildings and RV dump station that are proposed; this must be reviewed and permitted by the Division of Environmental Health and the California Department of Housing and Community Development (HCD).

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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 3, 4, 5, 36

Discussion:

a) The state of California has adopted various administrative initiatives and legislation relating to climate change, many of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of Projects subject to CEQA, the CEQA Guidelines do not require or suggest

specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and because the Project is considered "small scale", meaning that it does not include new large buildings or components requiring significant construction that would result in increased GHGs, the below qualitative analysis is appropriate.

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 uses its regulations to reduce impact to air quality and GHG.

The use and idling of construction equipment and worker trips could result in GHG emissions from exhaust and dust during construction, while the use of electricity, water consumption, solid waste disposal and vehicle trips could result in GHG emissions during operation. It is anticipated that construction would occur off and on over a 24-month period in two phases (phase I would be 6-12 months and phase 2 would be 12-24 months for the proposed barn). During construction potential effects from GHG generation during construction would be short-term and temporary. Construction will also be completed in accordance with Title 24 and other regulations pertaining to the reducing of emissions.

Once operational, the biggest source of emissions would result from vehicle trips associated with special events. 40 vehicles are allowed to be on-site at any one time, resulting in a total of 80 daily trips. The remaining guests will be shuttled to the site via a local shuttle service; it is anticipated that three or four shuttles (holding 30 people each) would be utilized for events (8 trips total) and three employees would result in 6 trips total. This equates to 94 daily trips total for each event. However, impacts are not expected to result in significant impacts to GHG, as one special event would occur every week for the seven-month operational period (April through October), as noted in the Transportation section of this Initial Study, the Project is considered a "small" Project for the purposes of calculating vehicle miles traveled (VMT) and would result in less than significant impacts to VMT, air quality and greenhouse gas emissions.

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

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 2017 AB32 Scoping Plan identifies ways the State can reduce GHG emissions to 40 percent below 1990 levels by 2030. The Scoping Plan Update incorporates a broad array of regulations, policies, and state plans designed to reduce GHG emissions. These are largely related to operational emissions, which are not applicable to the Project. However, the Scoping Plan does include some regulations intended to reduce the amount of emissions related to construction equipment and vehicle trips applicable to the construction of the proposed Project. Most of these regulations are also incorporated into existing California Building Code regulations and other state laws applicable to the operation of vehicles and equipment.

The proposed Project does not conflict with any existing LCAQMD rules or regulations and would adhere to all applicable building codes related to the reduction of emissions, supporting the AB32 Scoping Plan. As such, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	1, 3, 4, 5, 20, 22
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐	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?	☐	☒	☐	☐	1, 3, 4, 5, 20, 35, 37

a) Materials associated with the proposed Project will consist mainly of fuel and oil for construction equipment, as well as property maintenance once operational and cleaning supplies. The applicant has not stated that any highly toxic or flammable materials will be stored on site.

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.

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 is at the Project site is minimal and according to Lake County GIS Portal data and the Project is not located within 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. Construction of the larger facilities such as the barn and office are anticipated to take between 6 and 24 months to complete overall. 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) The Lake County Sheriff's Office of Emergency Services (OES) is the lead agency for local emergency management efforts for the County of Lake and the Lake County Op Area. Lake OES is responsible for coordinating mitigation, planning, preparedness, and response efforts for disasters or large-scale incidents occurring in the unincorporated areas of Lake County. The County of Lake does not currently have an adopted evacuation plan. However, the County of Lake is currently in the process of updating its comprehensive General Plan (2008), including the Safety Element which requires an evacuation assessment and plan to be developed.

Emergency and evacuation alerts are currently transmitted to the public in a number of ways including electronic emergency notation platforms such as Nixle and LakeCo Alerts to those opted in (including text/email/phone call) and landline reverse 911. Information is also posted on the Genasys Protect platform and social media. The Genasys Protect (formally Zonehaven) provides evacuation zone information including status of zone (order/warning/none) and information as the incident evolves such as road closures and shelter locations.

In September 2023, the Lake County Fire Safe Council prepared the Lake County Community Wildfire Protection Wildfire Protection Plan (Plan), which is described as, *"A product of the County of Lake, Lake County Fire Chiefs' Association (LCFCA), Lake County Fire Safe Council (LCFSC), and Lake County Resource Conservation District (LCRCD) and updates the approved 2009 version. The CWPP reflects community input on actions and Projects that will assist not only local residents, but also first responders in their efforts to protect lives, property, and the environment."* The Plan provides fire safety information to residents, information to homeowners to reduce ignitability of their homes, identifies fuel reduction Projects throughout Lake County, as well as resources and groups throughout Lake County.

The Plan covers the entire County, including the Blue Lakes area, and designates Communities at Risk by the Lake County Fire Chiefs' Association, CAL FIRE (LNU), and U.S. Forest Service (Mendocino National Forest or MNF). The Threat Level Code designates a community's fire threat level where "1" indicates the least threat and "3" indicates the highest threat. An "(F)" designates communities adjacent to federal lands. The Blue Lakes community is designated as a level 3 threat. The Plan provides a list of "mitigation resources" including various regulations and resources pertaining to emergency response notifications, and adherence to fire access, defensible space and hazardous vegetation abatement, as required by the County Code and California Building and Fire Codes. The Plan does not identify evacuation routes but does reference the Genasys Protect (Formerly known as Zonehaven), which is a third-party platform utilized to divide the County into separate evacuation zones and notify the public of evacuations or emergencies within that zone.

Blue Lakes Station 91, located at 5200 W. Highway 20, is the closest fire station to the Project site and staffed by the Northshore Fire Protection District. Access to the Project site is from Blue Lakes Road, a narrow County road which is not in compliance with California Public Resources Code §4290. The Project is required to update the access driveway and interior access to 4290 standards. The parking area within the Project site also provides an emergency vehicle turnaround for fire trucks. The Project is restricted to 40 vehicles at any one time and will utilize a local shuttle service for additional guests. No parking shall be allowed on Blue Lakes Road and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency.

According to the Genasys Protect, the Project site is located within evacuation zone UPP-E031. During operation, access for emergency vehicles via Blue Lakes Road and connecting roadways will remain the same as the existing access unless the County upgrades or alters the road at some point. In the event of an emergency, notifications via phone would be sent to residents within the evacuation zone. Additionally, the applicant has noted that they will post an Emergency Evacuation Plan on the fence so that our customers exit to West to not disturb the residential neighborhood to the east (unless the emergency event prevents doing so). Lastly, campfires would be prohibited during red flag warning days. These Project components identified by the applicant have been incorporated into mitigation measures WILD- 1 through WILD-7 within the Wildfire section of this Initial Study to ensure impacts related to wildfire and emergency access/evacuation are mitigate to a less than significant level.

For the reasons described above, 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.

Less than Significant Impact with Mitigation Measures WILD-2 and WILD-7 implemented.

a) The Project site is an area mapped as having a very high fire risk. The Project has been reviewed by CALFIRE, the Northshore Fire Protection District, the County's Building Division, and the Department of Public Works; the applicant is required to 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 structures, 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. The Project proposes to the existing two (2) 2,500-gallon water tanks. Additional water tanks for fire suppression, or other measures, may be required. Lastly, Mitigation Measures WILD-1 through WILD-7 would reduce impacts to less than significant. Refer to the discussion and analysis in discussion (f) above for more information.

Less than Significant Impact with Mitigation Measures WILD-2 and WILD-7 implemented.

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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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; 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?	☐	☐	☒	☐	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 2, 3, 5, 6, 29

Discussion:

a) Generally speaking, 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 area is adjacent to Blue Lake and has direct access to Blue Lakes Road. However, no identified watercourses exist within the Project area proposed for development. While a seasonally wet ditch was observed at the bottom of the north-facing hillside, it is dry most of the year, and the Project would avoid it.

   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. However, soil disturbance from Project implementation could increase erosion and sedimentation. The applicant is required to adhere to erosion control and stormwater measures in accordance with the County Code and Grading Ordinance (Chapter 30).

   Less Than Significant Impact.

b) Regarding adequacy of water supplies 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 has an existing permitted well and two 2,500-gallon water tanks on site. With a yield of 11 gallons per minute, it will take approximately 7.5 hours to fill one tank. The well has potential of pumping over 4 million gallons of water per year based on the well test submitted for this Project. During operation, water will be used for irrigation, restrooms, showers and the campsites. As noted in the Project Description, this includes up to 300 guests and occupants of 16 campsites, once a week (Friday-Sunday) for a seven-month duration. These resources will also be shared with the 750-sf single family home being constructed on-site. Based on the existing water supply and low water needs of the Project, there is ample water for the operation. While not anticipated, additional water supply may be needed for fire suppression in accordance with fire and building codes, if deemed necessary during the Building Permit phase of the Project.

   Less Than Significant Impact.

c) The Project will cause the disturbance of less than 50 cubic yards of earth / gravel based on the plans submitted. At full build out, the total non-permeable surface area would be approximately 2,200 sf. ft. of buildings, in addition to some loss of permeability in the parking and driveway areas due to compacted earth and gravel.

   Due to the pre-disturbed and generally flat character of the site, and the small footprint of the improvements proposed when compared to the overall 26 acre parcel, 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. The applicant is required to adhere to erosion control and stormwater measures in accordance with the County Code and Grading Ordinance (Chapter 30).

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 X and is located in an area that is not prone to flooding.

Less than Significant Impact.

e) The site is located within the San Joaquin River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan; 2019) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The Basin Plan outlines goals and objectives related to water usage, as well as erosion and contamination concerns. Similarly, the Lake County Groundwater Management Plan (2006) identifies 13 groundwater basin areas, well and recharge information, as well as goals and measures related to groundwater monitoring, well construction, and water quality.

As noted in discussion (a) above, the applicant has an existing permitted well and two 2,500-gallon water tanks on site. The well has a yield of 11 gallons per minute, so it will take approximately 7.5 hours to fill one tank. The well has potential of pumping over 4 million gallons of water per year based on the well test, which is more than enough to service the Project. The Project does not include components that would result in erosion or source-contamination pollutants, and the Project will be constructed and operated in accordance with all environmental health and building codes related to safety and water quality, which support the goals of the Basin Plan and Lake County Groundwater Management Plan.

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?	☐	☐	☐	☒	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?	☐	☐	☒	☐	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 Project does not include the construction of new roads or other linear features that would result in physical division of an established community.

No Impact.

b) The properties' base zoning is "RL" Rural Lands, with a thin portion on the north side zoned "SR" Suburban Reserve, and the "SC" Scenic Combining, "WW" Waterway and "FF" Floodway Fringe Combining district overlays. The campground and event venue would be on the portion of land zoned "RL" Rural Lands. Article 7, "RL" Rural Lands describes uses permitted in that zoning district. Public and private campgrounds are permitted with a major use permit, which the applicants have applied for. The general area is characterized by resorts and smaller developed lots to the north and east adjacent to Blue Lakes, and large, sparsely developed lots to the west. Specifically, there are three other resorts in the vicinity of the proposed Project including 'The Narrows Resort", located across Blue Lakes Road from the Project site; "La Trianon Resort", located about ½ mile from the Project site, and Pine Acres Resort, located within a mile southeast of the Project site. When compared to the existing uses, the difference with the proposed use would be the special events component of the use permit. However, the Project would be operated seasonally (April-October) and is anticipated to host one event per week. The Project is also conditioned to limit the amount of vehicles on-site and contains noise-related mitigation to limit nuisance issues to surrounding properties.

Article 34 – "SC" Scenic Combining District. Highway 20 is a locally designated scenic corridor. The Scenic Combining District places height restrictions on dwellings and on non-habitable structures, however the highway is located about 1,300 feet to the east of the edge of the proposed campground, and the effective distance of the height restrictions that would otherwise be required is 500 feet on either side of highway 20; as such, the height restrictions within the Scenic Combining District do not apply to this Project. The Project complies with all other Performance Standards listed in subsection 34.11 of Article 34, including setbacks, lot coverage, structure siting, grading, access, utilities, signs and lighting, and various other physical characteristics of the Project. The structures proposed are also at or below the height limit that is permissible within the "RL" Rural Lands zoning district (35 ft for primary structures and 20 ft for accessory structures) and also meet the required setbacks (front: 30 ft; rear: 25 ft; side: 15 ft) contained with Article 41. As noted above, none of the Project features are proposed within the "SR" portion of the site.

The easternmost portion of the site is adjacent to Blue Lake and is overlayed with the Floodway Fringe "FF" Combining District and Waterway "WW" Combining District. The Project area is not located within the mapped waterway (Blue Lake). As such, this section is not applicable to this evaluation.

The subject site is within the Upper Lake - Nice Area Plan's boundary. While the facilities would be private in nature and not open to the general public, the proposed private campground and event area will provide additional recreational opportunities in Lake County, which is supported by recreation-focused policies and objective of the County's General Plan and the Upper Lake/Nice Area Plan (Objective 5.4.2). Additionally, visitors to this facility will also be able to enjoy the recreational opportunities of Blue Lake and the surrounding area.

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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☒	☐	☐	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☒	☐	☐	1, 3, 4, 5, 13

Discussion:

a) Noise related to a 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 7:00 a.m. to 10:00 p.m. in the County's Zoning Ordinance), and vehicles coming and going from the site. Construction noise is considered temporary and will be further mitigated through limiting hours of construction.

Due to noise related operational concerns (particularly from amplified music at events) raised by neighboring property owners, the County required a Noise Study to be completed for the Project after circulation of the original Initial Study. The Noise Study, prepared by the Acoustics & Vibration Group, LLC, dated October 29, 2023, identified baseline conditions, impacts from the proposed Project, and mitigation measures. Methods included field surveys conducted on September 13th and 14th in five locations on the property, outside of the existing fence and on the adjacent property (at the Narrow's Family Resort) to gather existing noise levels. The five sites are summarized below and shown in Figure 7.

- Site 1: About 15 feet west of Blue Lakes Road, 20 feet north of the gate and 8 feet east of the fence along the road.
- Site 2: 90 feet west of the speakers and about 298 feet north of the fence along Blue Lakes Road. This position is about 115 feet south of the north property line.
- Site 3: 200 feet south of speaker and 8 feet west of the fence gate and 19 feet south of the gate.
- Site 4: 725 feet south of Position #1 and 6 feet east of the near lane of Blue Lakes Road on the tight corner. Meter was about 3 feet east of the guard rail.
- Site 5: at the Narrows Family Resort dock closest to Highway 20.

FIGURE 7- NOISE MONITORING LOCATIONS

Source: Noise Study prepared by Acoustics & Vibration Group, LLC

According to the FAA, normal talking levels are about 60 dB, a quiet urban area is about 40 dB, while a busy highway is about 70 dB and a common lawn mower is about 90 dB. To account for differences in how people respond to sound, the “A-weighted” scale (dBA) is used. This scale most closely approximates the relative loudness of sounds in air as perceived by the human ear and provides a more useful way to evaluate the effect of noise exposure on humans by focusing on those parts of the frequency spectrum where we hear most. The equivalent sound level (LEQ) measures the average acoustic energy over a period of time to take account of the cumulative effect of multiple noise events. This could, for example, provide a measure of the aggregate sound at a location that has airplane flyovers throughout the day. LEQ is defined as the level of continuous sound over a given time period that would deliver the same amount of energy as the actual, varying sound exposure.

Acceptable Noise levels are outlined in Table 11.2 of the County’s Zoning Ordinance (Article 41). For commercial uses, a noise level of 60 db is acceptable during daytime hours (7:00 a.m. to 10:00 p.m.) and a noise level of 55 db is acceptable during nighttime hours (10:00 p.m. to 7:00 a.m.). For land that is zoned commercial but contains a noise sensitive use such as a home, the acceptable daytime sound level is 57 dB(A) and the nighttime level is 50dB(A).

Existing noise sources were noted as vehicle traffic on Highway 20 and Blue Lakes Road, as well as construction and human activity from the Narrow’s Family Resort and adjacent properties. Existing noise levels were recorded and varied between 38 to 79 A-weighted decibel (dB(A)), which is defined as the sound level perceived by the human ear.

Speakers were then set up at the proposed music stage location and pointed in different directions while playing three types of music at different volume levels. A detailed description of survey methods and results is provided in Sections 4 through 7 of the Noise Study.

In summary. The Noise Study found that depending on the locations of the speakers and type of music at different volumes, noise levels ranged from 49 to 64 dB(A) Leq. The Noise Study recommends a series of mitigation measures to ensure impacts related to noise are reduced to less than significant. Specifically, the Noise Study concludes that the County’s noise standards are met if the speakers are facing west and the sound level is set to a specific volume based on a 90 foot spacing between the speakers and the test site.

Less than Significant Impact with Mitigation Measures NOI-1 through NOI-10 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 50 dBA between the hours of 10:00 p.m. to 7:00 a.m. for residential uses located on commercial property, as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) measured at the property lines.

NOI-3: Prior to any special events occurring, the applicant shall install a minimum 6’ tall solid fence for noise attenuation and suppression as shown on the site plan received on Nov. 7, 2023.

NOI-4: The special event sound reinforcement system shall be operable only until 9:45 p.m. during Rancho Novoa special events.

NOI-5: The amplification speakers shall be placed 208 feet west of the gate about 115 feet south of the north property line.

NOI-6: Signs shall be installed near the entrances and parking area to remind guests that a resort lies east of the special event venue. The signs shall encourage guests to be aware of the sound generated when closing vehicle doors and that they should be gentle when closing vehicle doors.

NOI-7: A Type 2 or better sound level meter shall be available and used to set acceptable sound levels at selected receiver locations. The meter shall be capable of measuring and storing the L_{eq} and L_{MAX} sound levels over a given time interval using the "slow" response. The meter shall be calibrated at the Project site just before the tests begin.

NOI-8: Noise measurements shall be made at the specified test position of 90 feet west of the face of the speakers. The volume of sound shall be adjusted until the average L_{eq} is 63 dB(A) after the specified sound source and type are playing. All data shall be recorded and stored by the meter.

NOI-9: Representative 5-minute samples every 20 minutes shall be made after the activity has begun and sound reinforcement system is in operation. Additional samples will be taken of both speech and music events.

NOI-10: Speakers shall be mounted at the front of the stage with the top of the speakers at a minimum of 16 feet above ground level. The speakers shall be tilted so the centerline of the horn speaker is 6' feet above ground level no more than 90 feet west of the speaker face. The volume of the speakers shall be set such that L_{eq} sound level averaged over 5-minute does not exceed 63 dB(A) at 90 feet from the face of the speakers.

b) With the exception of some louder commercial truck noise (from Highway 20) and construction equipment being used in the Project area, under existing conditions, there are no known sources of substantial ground-borne vibration or noise that affect the Project site such as railroad lines, rock crushing, timber production or truck routes.

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.

Amplified music is not expected to result in significant ground borne vibration, particularly with implementation of the mitigation measures noted above. As such, impacts from ground-borne vibration would be less than significant with mitigation.

Less Than Significant Impact with Mitigation Measures NOI-1 through NOI-10.

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
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)?	☐	☐	☒	☐	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

a) The site contains one dwelling under construction and would include special events with 16 private campsites. While the Project may aid in attracting tourists to the area, because the Project does not include components that would result in a significant number of new dwelling units or a use that would attract a significant number of new residents, the Project is not anticipated to induce significant population growth to the area.

Less than significant.

b) The Project does not include components that would result in the displacement of people or the construction of new residences.

No Impact.

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	☐	☐	☒	☐	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. Large residential, industrial or commercial developments are typically associated with resulting in the need for additional fire protection services or facilities. Development of the proposed Project would impact fire protection services in the event of an emergency, but not during day-to-day operation, as the events will be seasonal and limited in frequency. To aid in offsetting potential demand for fire protection services, the proposed Project is required 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. While the Project may result in the need for additional fire protection services, it would not result in the need for additional fire facilities, the construction of which could cause significant environmental impacts. See Wildfire and Hazards and Hazardous Materials sections of this Initial Study for more information.

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. However, development of the proposed Project would impact police protection services during day-to-day operation, as the events will be seasonal and limited in frequency. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. While the Project may result in the need for additional police protection services, it would not result in the need for additional facilities, the construction of which could cause significant environmental impacts. Impacts would be less than significant.

3) Schools
The Project site is located within the Upper Lake Unified School District. Because the Project does not propose new residential units or other components that would result in a large amount of people coming to the area, the proposed Project would not 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
The Project would not result in the need for additional public service or facilities.

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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 3, 4, 5

Discussion:

a) The Project owners and operators currently reside in Lake County, and the small staff will be hired locally. Additionally, the Project does not propose new residential units or other components that would result in a large amount of people relocating to the area. As such, while visitors may recreate at local parks, the Project would not place significant additional demand on existing parks or recreational facilities to the point of deterioration.

Less Than Significant Impact.

b) The proposed Project does not include any public recreational facilities. The Project does include a private event venue and campground, but it will not be open to the public and will not require the construction or expansion of existing recreational facilities.

Less Than Significant 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?	☐	☒	☐	☐	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)?	☐	☒	☐	☐	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)?	☐	☐	☐	☒	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)?	☐	☒	☐	☐	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e)	Result in inadequate emergency access?	☐	☒	☐	☐	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 Lakes Road located east of the Project site. Blue Lakes Road is a narrow, paved one-lane County road at this location, approximately 12 to 15 feet wide, and connects to Highway 20 via a direct connection one mile north of the site, and via indirect connections through Irvine Avenue and Midlake Road, approximately 0.80-mile south of the site. Highway 20 is a state highway that is maintained by Caltrans. As previously noted, 40 vehicles are allowed to be on-site at any one time, resulting in a total of 80 daily trips. The remaining guests will be shuttled to the site via a local shuttle service; it is anticipated that three or four shuttles (holding 30 people each) would be utilized for events (8 trips total) and three employees would result in 6 trips total. This equates to 94 daily trips total for each event, which are anticipated to occur once a week from April through October.

The proposed Project does not propose any changes to Blue Lakes Road and will upgrade the driveway to current fire standards. No parking shall be allowed on Blue Lakes Road to ensure the road is kept clear; and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency. The Project is also required to update the access driveway and interior access to 4290 standards. The parking area within the Project site also provides ample space (200ft x 300ft) for an emergency vehicle turnaround. When compared to existing conditions, the Project would not result in a substantial alteration to the design or capacity of any public road. Mitigation Measures WILD-2, WILD-3 and WILD-6 include requirements related to regular and emergency access.

Transportation Plans and Policies

In cooperation with the County, local cities and other stakeholder, the Lake Area Planning Council has prepared the following regional transportation plans and documents: Lake County Blueprint 2030; Lake County Active Transportation Plan (2016); Lake Transit Authority Bus Passenger Facilities Plan (2019); Regional Bikeway Plan (2011); and Regional Transportation improvement Program (2024). These documents identify existing transportation facilities, the need for new or improved facilities, and goals and policies related to circulation, pedestrian and bike trails, capital improvements, public transportation, etc. but do not include binding requirements for individual private Projects. Similarly, the Lake County General Plan Chapter 6 – Transportation and Circulation includes goals and policies related to public roadway circulation, public transportation, aviation, trails, transmission facilities. Blue Lakes Road is not specifically identified in any of these documents. As previously noted, the Project would include improving the driveway to fire and safety standards, which is supported by these documents. The County Department of Public Works has indicated that they may at some point request that Blue Lakes Road become a one-way road; however, a specific time frame for such has not been identified and that request is not a part of the proposed Project. The Project does not propose components that would conflict with the intent, goals and policies of the aforementioned.

Transit Analysis
There is no public transit available to the site.

Bicycle Lane and Pedestrian Path Analysis
There are no pedestrian or bicycle facilities on Blue Lakes Road. 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.

As noted above in discussion (a), the Project shall limit the amount of vehicles to 40 at any one time. The Project would result in 94 daily trips during events, which are anticipated to be limited to one event per week, from April through October. As such, 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 with Implementation of Mitigation Measures Mitigation Measures WILD-2, WILD-3 and WILD-6.

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. See discussion in subsections (a), (b) and (e). Mitigation Measures WILD-2, WILD-3 and WILD-6 include requirements related to adequate regular and emergency access.

Less than Significant Impact with Implementation of Mitigation Measures Mitigation Measures WILD-2, WILD-3 and WILD-6.

e-f) As discussed above and in the Hazards and Hazardous Materials and Wildfire sections of this Initial Study, access to the Project site is from Blue Lakes Road, a narrow County road which is not in compliance with California Public Resources Code §4290. The County Department of Public Works has indicated that they may at some point request that Blue Lakes Road become a one-way road; however, a specific time frame for such has not been identified and that request is not a part of the proposed Project.

The Project would not alter or reconfigure Blue Lakes Rd. but is required to update the access driveway and interior access to 4290 standards. The parking area within the Project site also provides an emergency vehicle turnaround for fire trucks. The Project is restricted to 40 vehicles at any one time and will utilize a local shuttle service for additional guests. No parking shall be allowed on Blue Lakes Road and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency.

According to the Genasys Protect, the Project site is located within evacuation zone UPP-E031. During operation, access for emergency vehicles via Blue Lakes Road and connecting roadways will remain the same as the existing access unless the County upgrades or alters the road at some point. In the event of an emergency, notifications via phone would be sent to residents within the evacuation zone. Additionally, the applicant has noted that they will post an Emergency Evacuation Plan on the fence so that guests exit to West to not disturb the residential neighborhood to the east (unless the emergency event prevents doing so). These Project components identified by the applicant have been incorporated into mitigation measures WILD-1 through WILD-7 within the Wildfire section of this Initial Study to ensure impacts related to emergency access/evacuation are mitigate to a less than significant level.

For the reasons described above, the Project would not result in a substantial alteration to the design or capacity of any public road that would substantially increase hazards, impair or interfere with the implementation of evacuation procedures.

Less than Significant Impact with Mitigation Measures WILD-2 and WILD-7 implemented.

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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)?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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 on July 14, 2022, 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 CRA concludes that no resources listed or eligible for listing as defined in Public Resources Code section 5020.1(k) were found. Although isolated artifacts can sometimes indicate historic activities in an area and provide a time period for when those activities took place, these materials are not considered "significant" cultural resources as defined in the Public Resources Code.

The CRA did not suggest specific mitigation measures related to the proposed Project. However, Mitigation Measures CUL-1 and CUL-2 requires documentation to be submitted to the Community Development Department demonstrating that the applicant has provided cultural sensitivity training to its workers and will halt work in the event of an unanticipated discovery. See Section V, Cultural Resources, of this Initial Study for more information.

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

b) The County sent AB 52 notices to all eleven Lake County tribes. The Habematolel Pomo of Upper Lake Tribe requested consultation; that consultation took place on March 14, 2023. Based on the revisions included in this Initial Study, an additional notice was sent to the Upper Lake Habematolel tribe on March 29, 2024.

As a result of consultation, the applicant has agreed to enter into a voluntary monitoring agreement with the Tribe(s). While the County cannot enforce a third-party contract, Mitigation Measures TCR-3 and TCR-4 require documentation to be submitted to the Community Development Department demonstrating that the applicant has engaged with the Tribe(s) and provided cultural sensitivity training to its workers (Mitigation Measure TCR-1). Mitigation Measure TCR-2 also specifies actions to be taken in the event of an unanticipated discovery.

Less than Significant Impact with Mitigation Measures TCR-1 through TCR-4.

TCR-1: All on-site personnel of the Project shall receive tribal cultural resource sensitivity training prior to initiation of ground disturbance activities on the Project. The training must be according to the standards of the NAHC or the culturally affiliated Tribe(s). Training shall address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training shall also provide a process for notification of discoveries to culturally affiliated Tribe(s), protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the Project. Tribal monitors shall be required to participate.

TCR-2: If previously unidentified tribal cultural resources are encountered during the Project altering the materials and their stratigraphic context shall be avoided and work within 100 feet shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated Tribe(s) shall be contacted to evaluate the resource and prepare a Tribal Cultural Resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.

TCR 3: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated Tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers (as required by TCR-1).

TCR-4: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribe(s). Such individuals will include those who: a) Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005); or b) Members of culturally affiliated Tribe(s) who: (i). Are culturally affiliated with the Project area, as determined by the NAHC; and (i) i. Have been vetted by tribal officials of the culturally affiliated Tribe(s) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors.

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 2, 3, 5, 6, 35, 36

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	1, 2, 3, 5, 6, 35, 36

Discussion:

a) The Project site is currently served by water, wastewater and electric utilities. 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. In the summer of 2023, the site was upgraded to 400 amps, which is adequate to serve the Project.

As discussed below, expansion of water and septic services may be needed. However, the additional facilities would be located within the pre-disturbed area of the Project and subject to all building and environmental health permits.

Less than Significant Impact.

b) The subject parcel is served by an existing well, and two 2,500 gallon water storage tanks are proposed. Additional fire suppression water supply may be required at the time of Building Permit submit submittal. If needed, the additional capacity would be installed prior to operation.

c) A septic tank and leach field were installed with approval of the Lake County Division of Environmental Health and has capacity to serve the event venue and campsites. However, the Project will likely require added capacity for the restroom buildings and RV dump station that are proposed; this must be reviewed and permitted by the Division of Environmental Health and the California Department of Housing and Community Development (for campgrounds). If needed, additional septic capacity would be located within the disturbed area of the Project site.

Less than Significant Impact.

d) Solid waste would be produced by construction materials and trash and debris associated with events and guests camping. A dumpster would be provided on-site and solid waste would be transported to a local landfill (such as Lake County Waste Solutions Transfer Station and Recycling Center in Lakeport). Due to the nature and frequency of events, the Project is not anticipated to produce excessive amounts of solid waste.

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, recycling, and hazardous materials.

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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

a) There is no current adopted evacuation plan for the Project area. However, the County of Lake is currently in the process of updating its comprehensive General Plan (2008), including the Safety Element which requires an evacuation assessment and plan to be developed.

The Sheriff's Department and Office of Emergency Services (OES) are responsible for issuing alerts and warnings, including evacuation orders by evacuation zone and facilitating the evacuation flow. Alerts are transmitted to the public in a number of ways including electronic emergency notation platforms such as Nixle and LakeCo Alerts to those opted in (including text/email/phone call) and landline reverse 911. Information is also posted on the Genasys Protect platform and social media. The Genasys Protect (formally Zonehaven) provides evacuation zone information including status of zone (order/warning/none) and information as the incident evolves such as road closures and shelter locations. According to the Genasys Protect, the Project site is located within evacuation zone UPP-E031. In the event of an emergency, notifications via phone would be sent to residents within the evacuation zone.

Access to the Project site is from Blue Lakes Road, a narrow County road which is not in compliance with California Public Resources Code §4290. Currently, in the event of an emergency, vehicles use Blue Lakes Road to get to Highway 20. If needed, the Sherrif's Office, as well as other fire and law enforcement personnel assist with evacuation, while Caltrans and California Highway Patrol (CHP) conduct traffic control. During operation of the Project, access for emergency vehicles via Blue Lakes Road and connecting roadways will remain the same as the existing access unless the County upgrades or alters the road at some point. The County Department of Public Works has indicated that they may at some point request that Blue Lakes Road become a one-way road; however, a specific time frame for such has not been identified and that request is not a part of the proposed Project. The Project is restricted to 40 vehicles at any one time and will utilize a local shuttle service for additional guests to limit the number of vehicles on Blue Lakes Road. No parking shall be allowed on Blue Lakes Road to ensure the road is kept clear; and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency. The Project is also required to update the access driveway and interior access to 4290 standards. The parking area within the Project site also provides ample space (200ft x 300ft) for an emergency vehicle turnaround. When compared to existing conditions, 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. Mitigation Measures WILD-1 through WILD-7 include requirements related to access, evacuation, construction and operation of the Project to mitigate wildfire impacts.

Less than Significant Impact with Mitigation Measures WILD-1 through WILD-7 implemented.

WILD-1: Construction activities will not take place during a red flag warning day (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 Transportation Route' signage at the entrance of the property between the driveway and Blue Lakes Road to inform people evacuating the site of which direction they would need to evacuate. Parking along Blue Lakes Road shall be prohibited.

WILD-3: Events are restricted to 40 vehicles at any one time and Parking along Blue Lakes Road shall be prohibited.

WILD-4: 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-5: The Use Permit requires a Change of Occupancy and shall be subject to the requirements of the California Fire Code and NFPA standards, as well as the Public Resources code. Prior to occupancy, the site shall be inspected for Public Resource Code 4290 and 4291 compliance. This includes but is not limited to:

a. 20' wide interior driveway with surface material that will enable a 75,000 emergency vehicle to access the site;
b. Turn-around on site for emergency vehicles;

c. 15’ (or more) overhead clearance;
d. Defensible space around each building;
e. Completion of the restroom building with ADA accommodations;
f. Completion of the parking lot with ADA accommodations; and
g. Water storage for fire suppression. The need for fire hydrants and additional water storage shall be determined at the time of inspection.

WILD-6: 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.

WILD-7: Campfires shall be prohibited during red flag warning days.

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 and clear of vegetation Construction will not take place during a red flag warning day, and all construction is required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements. An inspection of the site will be required prior to occupancy for compliance with PRC §4290 (and other fire safety codes). The site contains two 2,500-gallon water tanks and additional capacity may be needed in accordance with fire safety regulations. Additionally, the existing driveway will be upgraded to fire safety standards. Once operational, special events will be limited to 40 cars at any one time. The campsites will only be available to guests of events and will prohibit campfires during red flag warnings. These requirements have been included as conditions of approval and are memorialized in Mitigation Measures WIL-1 through WILD-6.

With implementation of the noted mitigation measures, the Project would not further exacerbate wildfire risks resulting in the overall effect of pollutant concentrations on area residents in the event of a wildfire.

Less than Significant Impact with Mitigation Measures WILD-1 through WILD-6 implemented.

c) Power to the site is currently underground. The Project would not include installation of overhead power lines or other components that would exacerbate the risk of wildfire when compared to existing conditions. As previously noted, if additional water or septic systems are required, they would be located within the previously disturbed area of the site.

Less than Significant Impact.

d) 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. As discussed above, impacts to wildfire from construction and operation of the Project may be mitigated to a less than significant level with adherence to existing fire and building codes, as well as implementation of Mitigation Measures WILD-1 through WILD-7.

Less than Significant Impact with Mitigation Measures WILD-1 through WILD-7 implemented.

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?	☐	☒	☐	☐	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)?	☐	☒	☐	☐	ALL
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	ALL

Discussion:

a) The Project includes construction of a private wedding and event venue with a 16-site campground for guests to use. Operation of the facilities are anticipated to occur once a week from April through October. The Project site is pre-disturbed and largely flat and minimal ground disturbance and grading are required.

As described throughout this Initial Study, the Project would result in potentially significant impacts to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources and Wildfire. However, with implementation of the mitigation measures identified throughout those sections, all impacts can be reduced to a less than significant level.

As such, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory when mitigation measures are implemented.

Less than Significant with Mitigation Measures Incorporated.

b) Cumulative impacts are generally considered in analyses of Air Quality, Biological Resources, Cultural Resources, Noise, and Traffic. Potentially significant impacts from the Project have been identified for Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources 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.

However, implementation of and compliance with mitigation measures identified in each section of the Initial Study, as well as adherence to all local and state regulations and 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.

Less than Significant with Mitigation Measures Incorporated.

c) The proposed Project has the potential to result in adverse indirect or direct effects on human beings. In particular, Air Quality, Cultural and Tribal Resources, Wildfire, and Noise have the potential to impact human beings. However, implementation of and compliance with mitigation measures identified in each section of the Initial Study, as well as adherence to all local and state regulations and Project conditions of approval would avoid or reduce potential impacts to less than significant levels.

Less than Significant with Mitigation Measures Incorporated.

19. Attachments

1. Site Plans and Project Description
2. Biological Resources Assessment
3. Noise Study

20. Sources

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/CNDDB)
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. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
39. Hazardous Waste and Substances Sites List,
40. State Water Resources Control Board (SWRCB). The Sacramento River Basin and the San Joaquin River BasinPlan, 2019
41. Lake County Groundwater Management Plan, March 31st, 2006.
42. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
43. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
44. Federal Aviation Administration (FAA), Fundamentals of Noise and Sound https://www.faa.gov/regulations_policies/policy_guidance/noise/basics.
45. Lake Area Planning Council, Regional Plans- Lake County Blueprint 2030; Lake County Active Transportation Plan (2016); Lake Transit Authority Bus Passenger Facilities Plan (2019); Regional Bikeway Plan (2011); and Regional Transportation improvement Program (2024). Accessed online at: https://www.lakeapc.org/library/plans/
46. Genasys Protect (Formerly Zone Haven), Evacuation management platform https://app.zonehaven.com/
47. California Department of Transportation (CALTRANS) California State Scenic Highway System Map https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

48. Lake County Fire Safe Council, *Lake County Community Wildfire Protection Wildfire Protection Plan*, September 2023. https://firesafelake.org/wp-content/uploads/2024/01/2023-Lake-County-Community-Wildfire-Protection-Plan.pdf

Rancho Novoa Project Description, Submitted by Applicant on 3/20/24

Background

We have installed a public well that has been inspected and approved by Environmental Health. We have also obtained a permit for our residence on the same site. There has been clearing of brush, poison oak, dead trees as well as trees that had fallen from snow. We also removed a few trees for PGE work. All of this was done on flat land not needing any grading. We did put in water storage tanks of the path so the grading was permitted for the residence. The lawn and sprinklers 200x300 have been installed. This will serve as a fire break to further reduce fire issues. This is why google earth looks so much different from 2015 images.

The PGE has been installed and upgraded for the entire project. The leach lines have also been installed and approved for residence and will be upgraded for outdoor restroom and dump station after approval. We had the tribes out to visit the site. The tribes were present for the digging of the leach lines. We also completed the training they suggested for protocol if anything found. We have also in addition had a Biological, Archaeological, and Noise study. We wanted to make sure all is being done to protect the environment and surrounding neighbors.

There was an old cannabis site on the land. This was before the start of this project when land was leased out. This has been inspected and cleared by county officials.

Proposed Project

The project includes a proposed Major Use Permit (UP 22-24) for a private campground with 16 campsites and a special event venue for parties, reunions, company parties, cultural events, tournaments etc.

At full build-out, the project would include:

- Main parking lot with 40 marked gravel parking spaces.
  - 11 compact spaces (16’ x 8’).
  - 28 regular spaces (18’ x 9’).
  - 1 ADA space (18’ x 9’) with a loading zone (18’ x 8’).
- Pull through area within the parking lot to serve as a fire truck turn around.

- One (1) 16’ x 20’ outdoor stage.
- One (1) 15’ x 15’ landscape water fountain feature (currently existing) and cobblestone gathering area.
- Sixteen (16) 16’ x 30’ private campsites to accommodate event guests; each site would have a picnic table, an area for tents, RV parking area, a hose bibb and a 120 V power outlet. The campsites will be gravel with electricity and water to each chalk marked.
- One(1) 12’ x 22’ restroom building.
- One (1) RV dump station.
- One (1) 20’ x 24’ office building.
- One (1) 30’ x 40’ barn/storage building.
- Up to three employees per day would occupy the site.
- Chemicals, fuel and fertilizer to be stored on-site in a locked room in the restroom.
- On-grid power to each campsite.
- Existing well and (2) 2,500-gallon water storage tanks used for irrigation and fire suppression.
- One (1) 6’ tall (minimum) noise suppression wall between the stage and the parking lot.

The building will be done in 2 phases each 24 months:

- Phase I: main parking lot with 40 parking spaces; an outdoor stage; one 12’ x 22’ restroom building, cabin 1/residence, fountain, well room already existing and permitted,16 campsites and RV dump station.
- Phase II: A 20’ x 24’ office building/cabin 2, play area, 30’ x 40’ barn/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 six (6) to twelve(12) months.
- Ground disturbance for phase II: estimated to be twelve(12) to twenty 24) 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.
- No trees are proposed for removal, but some tree limbing and brush clearing of dead trees may be necessary due to Public Resource Code (PRC) 4290 and 4291 defensible space requirements.
- 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).

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 building pads proposed. As for storm water or erosion issues: The grading inspector has been called to our property and noted that the water issue is not from grading. PGE and replaced culvert that runs across Blue Lakes Rd. this last year. Environmental Health did have us put cement in the drain but we have not diverted water, It is from heavy rain and natural springs the water has always flowed this way.

Operation

- Operation at this time will be seasonal from April to October. The campground
- will be private by appt. only and can be used with the Venue for special events.
- Hours of operation for special events would be primarily on weekends (Friday through Sunday) from 7:00 a.m. to 10:00 p.m., depending on each event's needs.
- One event per week with up to 250 guests.
- Amplified music will be turned off by 9:45 p.m.
- Up to 3 employees per day would occupy the site.
- Trips per day during events are estimated at up to 60 trips; 30 arriving and 30 departing after an event. Additional guests will be shuttled to the site via a local shuttle service. Depending on amount of guest how many trips needed.
- Chemicals, fuel and fertilizer to be stored on-site in a locked room in the restroom. Or storage well room,
- On-grid power is proposed (existing).
- Existing well will be used for irrigation in combination with (2) 5,000-gallon storage tanks.
- No trees are proposed for removal, but limbs and brush may be trimmed in accordance with fire regulations.

Noise

There has been a noise study completed by an Engineer. We will follow what his very detailed study recommends. We will build stage to face the mountains to reduce noise towards lake area as well as a fence sound barrier. We will abide by the county noise ordinance. When the Barn is built they can move music inside to greatly reduce noise.

Access and Emergency Evacuation

The Project is served by Blue Lakes Road, a narrow, paved one-lane County road at this location, approximately 12 to 15 feet wide, and connects to Highway 20 via a direct connection one mile north of the site, and via indirect connections through Irvine Avenue and Midlake Road, approximately 0.80-mile south of the site. As previously noted, the project will be limited to 40 vehicles at any one time on the site in an effort to reduce the amount of vehicles on Blue Lakes Road; additional guests will be shuttled to the site. Parking will be prohibited along Blue Lakes Road to ensure the roadway is kept clear. The proposed Project does not propose any changes to Blue Lakes Road and will upgrade the driveway to current fire standards. The driveway into the Venue has been paved.

I would like to note that it is rare to have an event of 250 people. The local wedding planner said that most weddings are around 100. On the site plan we do have an Emergency vehicle turnaround in parking lot. The shuttles can be used for bigger events. They will stay on site when all picked up in case of an evacuation. Each Shuttle carries approx. 30 people so 3 to 4 shuttles would be sufficient if at full capacity. Fourty parking spaces with at least 3 to 4 per car as will be requested when they book. I have contacted the local fire dept. as well as the Lucerne fire Dept. they dont have an emergency evacuation plan for Blue Lake Rd. I also contacted head of Building. I will have an Emergency Evacuation Plan posted on fence so that our customers exit to West to not distrurb the only residential area ½ mile away to the east.

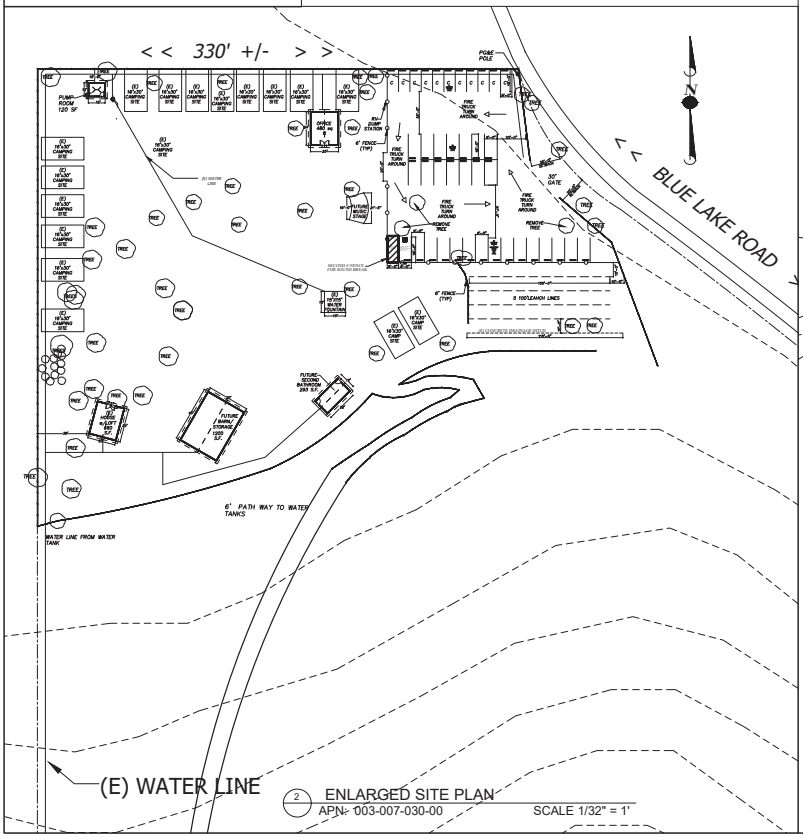
Utilities

Electricity. 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. In summer 2023, PG&E upgraded service to the site to 400 amps, which is adequate to serve the project.

Water. The subject parcel is served by an existing well, and two 2,500 gallon water storage tanks are proposed. Additional fire suppression water supply may be required at the time of Building Permit submittal. If needed, the additional capacity would be installed prior to operation.

Solid Waste. A septic tank and leach field were installed with approval of the Lake County Division of Environmental Health and has capacity to serve the event venue and campsites. However, the project will likely require added capacity for the restroom buildings and RV dump station that are proposed; this must be reviewed and permitted by the Division of Environmental Health. The State will determine if more tanks are needed.

NOTATION:
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE. PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER,OR STORM DRAIN SYSTEM.....



2 ENLARGED SITE PLAN
APN: 003-007-030-00 SCALE 1/32" = 1'

1 SITE PLAN
APN: 003-007-030-00 SCALE 1/128" = 1'

NO	DATE	REVISIONS

RUFF + ASSOCIATES

RUFF + ASSOCIATES
Architecture Planning Development
100 West Standley Street, Ukiah, CA 95482
Phone: 707-472-0525 Fax: 707-472-0527
e-mail: richard@ruffarchitect.com

CA License # C017736 – B597/17

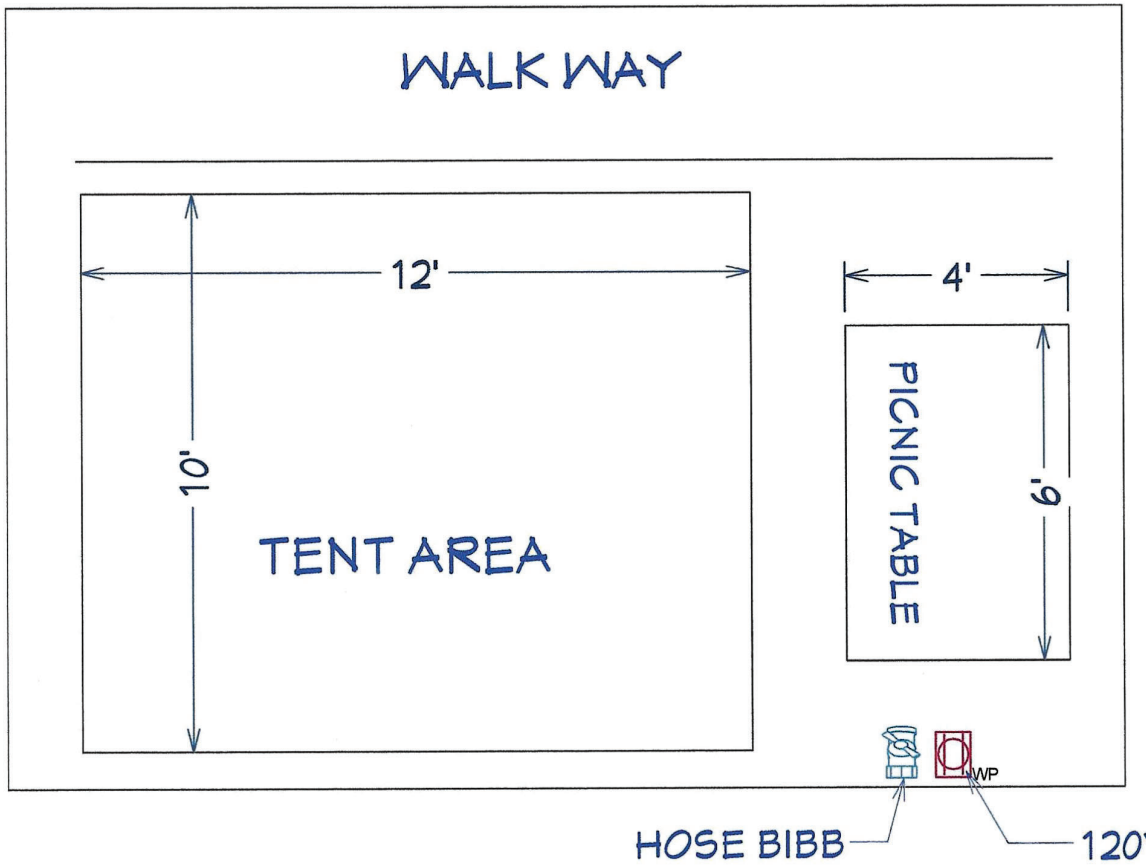
LICENSED ARCHITECT RICHARD RUFF NO. C17736 EXPIRES 08-31-2025 STATE OF CALIFORNIA

SITE PLAN FOR:
JUAN & AMY NOVOA
5680 BLUE LAKES ROAD
UPPER LAKE, CA 95485

SHEET TITLE
SITE PLAN

DRAWN BY	ROBFOX
CHECKED BY	RPR
DATE SUBMITTED	3-5-2024
DATE CREATED	2-14-2024
SCALE	AS NOTED

PAGE
A0.1
SHEET 1 OF 1



1st Floor

SCALE: 1/1

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

RANCHO NOVOA
5680 BLUE LAKE RD
UPPER LAKE, CA 95470

DRAWINGS PROVIDED BY:
AMY/JUAN
NOVOA

DATE:
8/22/2023

SCALE:

SHEET:

From: Amy Hewitt
To: Michelle Irace
Subject: [EXTERNAL] Rancho Novoa
Date: Saturday, January 20, 2024 2:00:17 PM

Hi Michelle,
Here are a few updated pictures of paved road. It was paved past our driveway and they are currently working on second half. Please replace these on staff report and or ceqaa docs.
Thank you,
Amy

Blue Lakes Rd.

Sent from my iPhone

Biological Scoping
Preliminary Survey Report

5680 Blue Lake Road, Upper Lake, CA
(APN 003-007-03)

Prepared For:

Juan and Amy Novoa
7917 Oman Rd.
Redwood Valley, CA 95470

Prepared by:

2501 North State Street
Ukiah, California 95482

May 2, 2022

TABLE OF CONTENTS

Summary

This report presents the preliminary results of a biological scoping survey conducted for approximately three acres of a 28-acre parcel, located at 5680 Blue Lake Road, Upper Lake, California. The project site is located within a portion of Assessor Parcel 003-007-03; Township 16N, Range 10W, Section 6; Cow Mountain U.S.G.S. 7.5' quadrangle; approximately eight miles northwest of Clear Lake (Figures 1 and 2).

Surveys were conducted to determine if there would be any direct or indirect impacts caused by the proposed development. We surveyed the project area for the potential occurrence of special-status plants and plant communities, wetland and riparian areas, and special-status wildlife species habitats. The project area will serve as an event site and will include parking, housing, camping areas, and recreational activities.

1.0 Background/Project Description

Development activities will include the construction of a parking lot; a 20'x10', rocked campsite footprint; a 15'x'15 restroom and a 20'x10' restroom; a 20'x20' cabin; a 25'x25'stage; a 20'x'40' storage shed; a 20'x20' office building; and the installation of a jungle gym, a fountain, a septic tank, an R.V. dump station, two water tanks, and a circular cobblestone footprint (Figure 3). Additionally, six-inch main lines are to be trenched spanning from the septic tank to each restroom facility, the storage shed, the cobblestone footprint, and the R.V. dump station.

On April 7, 2023, a survey was conducted of the project area. The purpose of the survey was to describe the existing vegetation communities; survey the parcel for special-status (rare) plants, plant communities, and wildlife habitats; and recommend appropriate mitigation measures, if needed.

The biological scoping survey was conducted by both a botanist and biologist, to facilitate the issuance of a local discretionary permit, to which the California Environmental Quality Act (CEQA) applies.

2.0 Project Site Description

2.1 General Site Description and Soils

The proposed development occupies approximately three acres of the parcel, APN 142-033-09, which is just over 28 acres in size and currently consists of an undeveloped oak woodland/grassland environment. The project site itself has been cleared of most overstory, midstory, and understory vegetation. The property is located in Upper Lake, approximately 0.10 miles west of the Blue Lakes waterbody, on Blue Lakes Road.

The proposed development area is generally flat with minimal sloping (0-5%); however, the campsites are slated to be constructed on a 30-40% slope on the southern boundary of the project area. The elevation is approximately 1,375 to 1,575 feet above sea level. Soils are mapped as Maymen-Hopland-Mayacama Association, 20-60 percent slopes (Natural Resource Conservation Service, 4/21/2023). No wetlands or watercourses exist within the project area; however, a seasonally wet ditch was observed at the bottom of the north-facing hillside.

Figure 1
HEWITT-NOVOA REGIONAL LOCATION

PROJECT AREA

Witter Springs

Upper Lake

Lake Mendocino

Old River Rd

Project Area

Hewitt-Novoa
Biological Scoping Survey

5680 Blue Lakes Road
APN 003-007-03
Section 6
T15N R10W
MDB&M

Portions of the
COW MOUNTAIN
USGS 7.5' Quadrangle

0 1 2 4 Miles

NCRM

Plotted Scale 1 : 126,720
1 inch = 2 miles

Figure 2
HEWITT-NOVOA
PROJECT LOCATION & BOUNDARY

Blue Lakes

BLUE LAKES

SHADY LOOP

C A B

LAKEVIEW

SCOTTY

20

1400
1600
1800
2000
2200
2400

Parcel
Public Roads
Watercourse

Hewitt-Novoa
Biological Scoping Survey

5680 Blue Lakes Road
APN 003-007-03
Section 6
T15N R10W
MDB&M

Portions of the
COW MOUNTAIN
USGS 7.5' Quadrangle
40' Contours

0 200 400 800 1,200 Feet

NCRM

Plotted Scale 1 : 7,200
1 inch = 600 feet

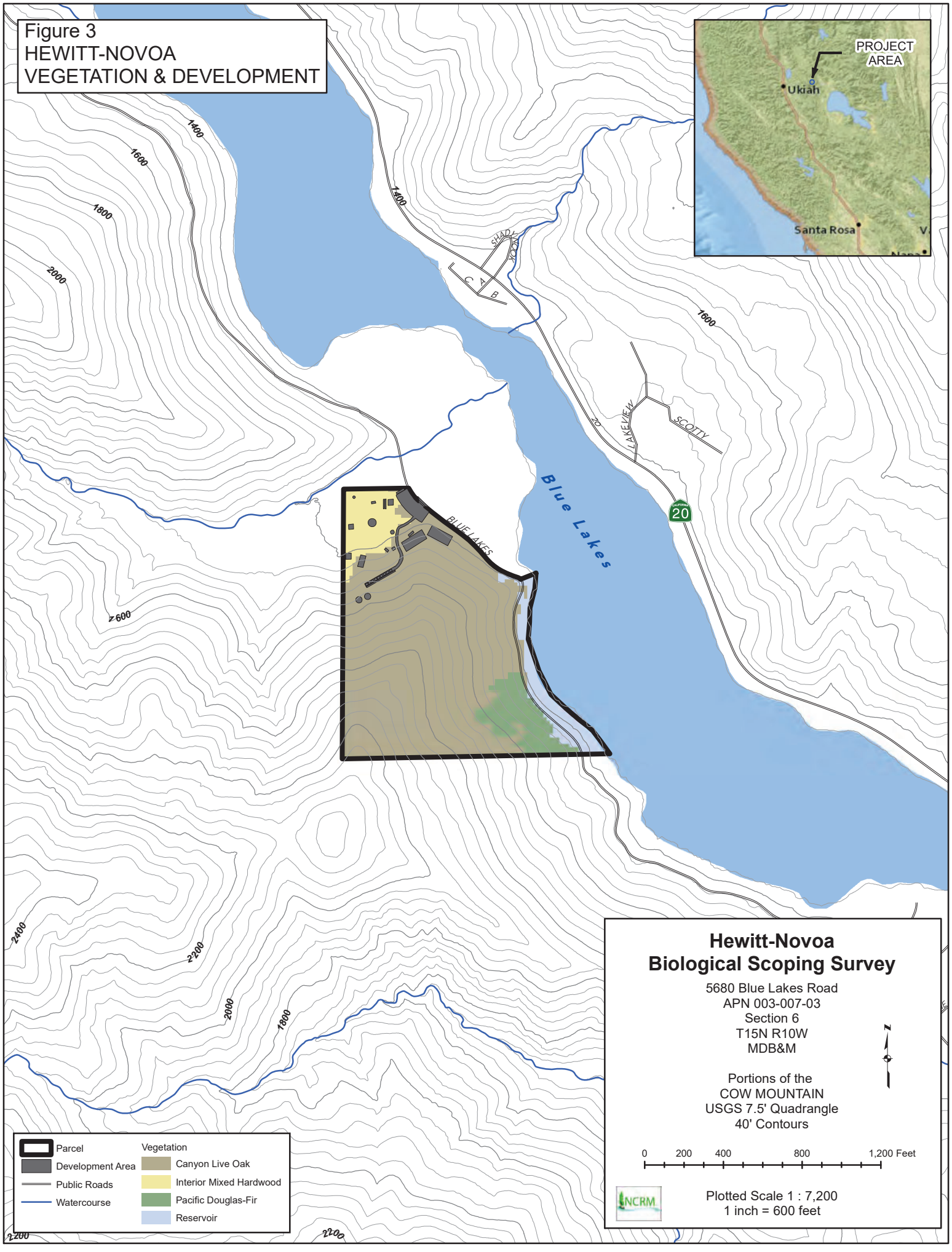


Figure 3
HEWITT-NOVOA
VEGETATION & DEVELOPMENT
PROJECT AREA
Ukiah
Santa Rosa
Blue Lakes
BLUE LAKES
SHADY OAKS
LAKEVIEW
SCOTTY
20
1400
1600
1800
2000
2200
2400
Parcel
Development Area
Public Roads
Watercourse
Vegetation
Canyon Live Oak
Interior Mixed Hardwood
Pacific Douglas-Fir
Reservoir
Hewitt-Novoa
Biological Scoping Survey
5680 Blue Lakes Road
APN 003-007-03
Section 6
T15N R10W
MDB&M
Portions of the
COW MOUNTAIN
USGS 7.5' Quadrangle
40' Contours
0 200 400 800 1,200 Feet
NCRM
Plotted Scale 1 : 7,200
1 inch = 600 feet

2.2 Vegetation

Vegetation in the lower, flatter project area is largely missing, due to grading that was conducted before our survey was conducted. This project area consists of extremely sparse oak woodland with a large, circular patch of non-native grass in the center of proposed developments (see Photos 1 and 2); the forb layer is extremely sparse. Vegetation near the north-facing slope, intended for the construction of a campsite and the installation of two large water storage tanks, was classified as canyon live oak (*Quercus chrysolepis*) Forest & Woodland Alliance (S5, G5), based on the Manual of California Vegetation (Sawyer et.al. 2009). See Appendix C for the complete list of species observed during the April survey.

Photo 1. Looking southwest from the proposed parking lot. This photo depicts the flat, sparsely vegetated nature of the larger project area contrasted with the Canyon live oak forest and woodland habitat of the north-facing slope in the distance.

3.0 Methods

3.1 Scoping Survey

In April of 2023, a special-status plants, communities, and wildlife scoping list was constructed to help guide survey efforts. The scoping list was based on the California Native Plant Society Rare Plant Inventory (CNPS 2023) and California Natural Diversity Database (CNDDB RareFind; version 5.3.0). A four-quadrangle search was performed to ensure a radius of at least five miles was covered. The electronic search included Cow Mountain, Upper Lake, Purdy's Garden, and Lakeport 7.5' USGS Quadrangles. The special-status scoping lists for this project can be found in Appendices A and B. The potential for each special-status species to occur in the project areas was ranked based on the following criteria:

Photo 2. Looking northeast toward the proposed parking area.

- **None**. No habitat components meeting the species requirements are present.
- **Unlikely**. Few to none of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- **Moderate**. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- **High**. All the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- **Present**. Species were observed on the site or have been recorded (database observation) on the site in the recent past.

3.2 Survey Methodology

The site visit was conducted on April 7, 2023, by NCRM Botanist, Laura Moreno and Senior Biologist, Stephanie Martin. Botanical surveying methods were based on Protocols for Surveying and Evaluating Impacts to Special-status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). Meandering transects were used to survey the project area. The site visit utilized the scoping lists in Appendices A and B, and the survey was conducted within the proximity of the project area. This report is based on information available at the time of the April survey and on-site conditions that were observed on that date.

In the case of special-status species where little information is known about occurrences and/or habitat requirements, the species evaluation was based on the best professional judgment of the biologist/botanist. For some threatened and endangered species, a site survey at the level conducted for this report may not be sufficient to determine the presence or absence of a species to the specifications of regulatory agencies. A second blooming period survey is scheduled to be completed during June of this year and results will need to be appended to this report for it to be finalized.

4.0 Survey Results

4.1 Natural Communities

Out of the three Sensitive Natural Communities included in the scoping list (i.e., within four USGS 7.5-minute quadrangles queried) in Appendix A; Coastal and Valley Freshwater Marsh, Northern Interior Cypress Forest, and Serpentine Bunchgrass; none were determined to have the potential to exist within the project area. None were observed during survey efforts.

4.2 Special-Status Plants

Out of the 34 special-status plant species included in the scoping list in Appendix A, 11 species were determined to have a moderate to high potential to exist within the project area. Of those 11 species, four were surveyed during the April survey: *Camissonia lacustris, Gratiola heterosepala, Leptosiphon aureus*, and *Lilium rubescens*. No special-status and sensitive plants were found during the April survey.

Six species need to be surveyed for, in the month of June: *Carex comosa, Erythranthe nudata, Hemizonia congesta* subsp. *calyculata, Horkelia bolanderi, Monardella viridis*, and *Viburnum ellipticum*. Those results will be appended to the final report.

4.3 Wildlife

Out of the 16 total special-status wildlife species included in the scoping list in Appendix B, four were determined to have moderate potential to occur. These species have a moderate probability of being found on the site: osprey (*Pandion haliaetus*), western bumblebee (*Bombus occidentalis*), American badger (*Taxidea taxus*), and the North American porcupine (*Erethizon dorsatum*). Moderate is defined as some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable.

Amphibians and Reptiles

No amphibians were documented during the survey, and no permanent water sources exist within the property to support the western pond turtle (*Emys marmorata*), foothill yellow-legged frog (*Rana boylii*), or the red-bellied newt (*Taricha rivularis*). While the seasonal ditch may provide marginal habitat during the rainy season, it is dry most of the year. The stream off the north side of the property contains potential habitat for foothill yellow-legged frogs; however, it is not expected to be impacted by the proposed development. Impacts to amphibians and reptiles are not anticipated, no further surveys or mitigation measures are warranted.

Birds

Of the five birds listed in Appendix B, only the osprey has a moderate probability of being found on the site. Some of the habitat components meeting the species requirements are present but due to the lack of large nesting trees and human presence, this bird is unlikely to nest on the site. Additionally, no nests were documented in or near the project area during the biological survey; however, numerous migratory birds and birds of prey were observed (see Section 4.4.1). Because no nests were observed and no potential nesting sites will be impacted by the project, no further surveys or mitigation measures are warranted.

Insects

No obscure or western bumble bees were observed during surveys. As the development will be in an area dominated by non-native grasses and forbs, substantial loss of foraging habitat is unlikely. No further surveys or mitigation measures are warranted.

Fish

No permanent water sources are present for any of the four fish species listed in Appendix B. No further surveys or mitigation measures are warranted.

Mammals

Very little habitat was observed on site for the five special-status mammal species listed in Appendix B. While there is some possibility that the porcupine or the badger may prefer the adjacent woodland, it is unlikely that the proposed development will affect either species. No further surveys or mitigation measures are warranted.

4.4 Documented Occurrences

4.4.1 Birds

Mourning dove (*Zenaida macroura*)
Hairy woodpecker (*Leuconotopicus villosus*)
Chipping sparrow (*Spizella passerina*)
Dark-eyed junco (*Junco hyemalis*)
Golden-crowned kinglet (*Regulus satrapa*)
Wrentit (*Chamaea fasciata*)
Western scrub jay (*Aphelocoma californica*)
Turkey vulture (*Cathartes aura*)
Yellow-rumped warbler (*Setophaga coronata*)
Northern flicker (*Colaptes auratus*)
Bushtit (*Psaltriparus minimus*)
California towhee (*Melozone crissalis*)
Oak titmouse (*Baeolophus inornatus*)
Anna's hummingbird (*Calypte anna*)
Western bluebird (*Sialia mexicana*)

4.4.2 Vegetation Communities

The timing of the survey took place early in the blooming season, following an extensive, cold, and wet winter; therefore, most of the grasses and forbs that may occur on site were unidentifiable. Additionally, a large majority of the project area has undergone significant grading and vegetation clearing over time and did not depict a natural vegetation community. Within the areas of the project site that we describe as canyon live oak Forest and Woodland (see Photo 3), overstory species include canyon live oak (*Quercus chrysolepis*), madrone (*Arbutus menziesii*), tanoak (*Notholithocarpus densiflorus*), bay (*Umbellularia californica*), and California nutmeg (*Torreya californica*). The midstory is sparse and includes scrub oak (*Quercus berberidifolia*), red elderberry (*Sambucus racemose*), and sparse hardwood regeneration. Understory species include modesty (*Whipplea modesta*), bull thistle (*Cirsium vulgare*), bur-chervil (*Anthriscus caucalis*), *Gallium* spp., *Claytonia* spp., sanicle (*Sanicula crassicaulis*), vetch, buttercups, sock-destroyers, *Cardamine* spp., ferns, and grasses. At the time of the April survey grasses were not flowering and will therefore be assessed in June.

<u>Canyon live oak (*Quercus chrysolepis*) forest and woodland (S5, G5)</u>
Quercus chrysolepis is dominant or co-dominant in the tree canopy with *Abies concolor, Acer macrophyllum, Arbutus menziesii, Calocedrus decurrens, Notholithocarpus densiflorus, Pinus coulteri, Pinus lambertiana, Pinus monophylla, Pinus ponderosa, Pseudotsuga macrocarpa, Pseudotsuga menziesii, Quercus garryana* subsp. *garryana, Q. kelloggii, Q. wislizeni,* and *Umbellularia californica*.

Photo 3. Canyon live oak woodland along the southern boundary of the project area. The existing, graded path leading up to the proposed campsite is visible in the top left corner.

5.0 Discussion

Most of the proposed development activities will occur in areas where non-native grasses are present or areas where a natural vegetation regime has already been disturbed. Project work is not expected to result in detrimental impacts on any special-status species or communities. However, a second blooming period survey will need to be conducted in June to confirm this.

Additionally, because of the location of the proposed development activities and the proximity of the parcel-to-human interface (notably Highway 20 and Blue Lakes Resort) most of the wildlife species found in Appendix B are unlikely to occur in the direct vicinity. The few species that have some habitat components present, or adjacent to the parcel, will not be affected by the development in such a way to be considered detrimental to the overall success of any of those species.

6.0 References

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Appendix A. Special-Status Plant Species and Communities Scoping List.

Scientific Name Common Name	Fed List	State List	Global Rank	State Rank	CA Rare Plant Rank	Associated Habitat	Blooming Period	Likelihood of Occurrence
Amsinckia lunaris bent-flowered fiddleneck	None	None	G3	S3	1B.2	Cismontane woodland, coastal bluff scrub, valley and foothill grassland. 3-500 meters in elevation.	Mar-Jun	Unlikely
Antirrhinum virga twig-like snapdragon	None	None	G3?	S3?	4.3	Chaparral, lower montane coniferous forest. Openings, rocky, serpentinite (often). 100-2,015 meters in elevation.	Jun-Jul	Unlikely
Arctostaphylos manzanita subsp. *elegans* Konocti manzanita	None	None	G5T3	S3	1B.3	Chaparral, cismontane woodland, lower montane coniferous forest. Volcanic. 395-1,615 meters in elevation.	(Jan) Mar-May (Jul)	Unlikely
Arctostaphylos stanfordiana subsp. *raichei* Raiche's manzanita	None	None	G3T2	S2	1B.1	Chaparral, lower montane coniferous forest (openings). Rocky, serpentinite (often). 450-1,035 meters in elevation.	Feb-Apr	Unlikely
Astragalus breweri Brewer's milk-vetch	None	None	G3	S3	4.2	Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland (openings, often gravelly). Serpentinite (often), Volcanic. 90-730 meters in elevation.	Apr-Jun	Unlikely
Brasenia schreberi watershield	None	None	G5	S3	2B.3	Marshes and swamps (freshwater). 0-2,200 meters in elevation.	Jun-Sep	None
Calycadenia micrantha small-flowered calycadenia	None	None	G2	S2	1B.2	Chaparral, meadows, and seeps (volcanic), valley and foothill grassland. Sparsely vegetated areas. Roadsides, rocky, scree, serpentinite (sometimes), Talus. 5-1,500 meters in elevation.	Jun-Sep	High
Camissonia lacustris grassland suncup	None	None	G2	S2	1B.2	Chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland. Granitic, gravelly, serpentinite. 180-1,220 meters in elevation.	Mar-Jun	Moderate

Carex comosa bristly sedge	None	None	G5	S2	2B.1	Coastal prairie, marshes, and swamps (lake margins), Valley and foothill grassland. 0-625 meters in elevation.	May-Sep	Moderate
Ceanothus confusus Rincon Ridge ceanothus	None	None	G1	S1	1B.1	Chaparral, cismontane woodland, closed-cone coniferous forest. Serpentinite (sometimes), volcanic (sometimes). 75-1,065 meters in elevation.	Feb-Jun	Unlikely
Clarkia gracilis subsp. *tracyi* Tracy's clarkia	None	None	G5T3	S3	4.2	Chaparral (openings, serpentinite). 65-650 meters in elevation.	Apr-Jul	None
Coastal and Valley Freshwater Marsh	None	None	G3	S2.1	NA	Marshes.	NA	None
Cryptantha dissita serpentine cryptantha	None	None	G3	S3	1B.2	Chaparral (serpentinite). 395-580 meters in elevation.	Apr-Jun	None
Entosthodon kochii Koch's cord moss	None	None	G1	S1	1B.3	Cismontane woodland (soil). 180-1,000 meters in elevation.	NA	Moderate
Erythranthe nudata bare monkeyflower	None	None	G4	S4	4.3	Chaparral, cismontane woodland. Seeps, serpentinite. 200-700 meters in elevation.	May-Jun	Unlikely
Fritillaria purdyi Purdy's fritillary	None	None	G4	S4	4.3	Chaparral, cismontane woodland, lower montane coniferous forest. Serpentinite (usually). 175-2,255 meters in elevation.	Mar-Jun	Moderate
Gratiola heterosepala Boggs Lake hedge-hyssop	None	CE	G2	S2	1B.2	Marshes and swamps (lake margins), vernal pools. Clay. 10-2,375 meters in elevation.	Apr-Aug	Unlikely
Grimmia torenii Toren's grimmia	None	None	G2	S2	1B.3	Chaparral, cismontane woodland, lower montane coniferous forest. boulder and rock walls. Carbonate, openings, rocky, volcanic. 325-1,160 meters in elevation.	NA	Moderate
Hemizonia congesta subsp. *calyculata* Mendocino tarplant	None	None	G5T4	S4	4.3	Cismontane woodland, valley and foothill grassland. Serpentinite (sometimes). 225-1,400 meters in elevation.	Jul-Nov	Unlikely

Hesperolinon adenophyllum glandular western flax	None	None	G2G3	S2S3	1B.2	Chaparral, cismontane woodland, valley and foothill grassland. Serpentinite (usually). 150-1,315 meters in elevation.	May-Aug	Moderate
Horkelia bolanderi Bolander's horkelia	None	None	G1	S1	1B.2	Chaparral, Lower Montane coniferous forest, Meadows and seeps, valley and foothill grassland. Edges, vernally mesic. 450-1,100 meters in elevation.	(May) Jun-Aug	Unlikely
Kopsiopsis hookeri small groundcone	None	None	G4?	S1S2	2B.3	North Coast coniferous forest. 90-885 meters in elevation.	Apr-Aug	None
Layia septentrionalis Colusa layia	None	None	G2	S2	1B.2	Chaparral, cismontane woodland, valley and foothill grassland. Sandy, serpentinite. 100-1,095 meters in elevation.	Apr-May	Likely
Leptosiphon aureus bristly leptosiphon	None	None	G4?	S4?	4.2	Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. 55-1,500 meters in elevation.	Apr-Jul	Unlikely
Leptosiphon latisectus broad-lobed leptosiphon	None	None	G4	S4	4.3	Broad-leafed upland forest, cismontane woodland. 170-1,500 meters in elevation.	Apr-Jun	Moderate
Lilium rubescens redwood lily	None	None	G3	S3	4.2	Broad-leafed upland forest, chaparral, lower montane coniferous forest, North Coast coniferous forest, upper montane coniferous forest. Roadsides (sometimes), serpentinite (sometimes). 30-1,910 meters in elevation.	(Mar) Apr-Aug (Sep)	Likely
Monardella viridis green monardella	None	None	G3	S3	4.3	Broad-leafed upland forest, chaparral, cismontane woodland. 100-1,010 meters in elevation.	Jun-Sep	Unlikely
Navarretia jepsonii Jepson's navarretia	None	None	G4	S4	4.3	Chaparral, cismontane woodland, valley and foothill grassland. Serpentinite. 175-855 meters in elevation.	Apr-Jun	Unlikely
Northern Interior Cypress Forest	None	None	G2	S2.2	NA	Interior forest.	NA	None

Perideridia gairdneri subsp. *gairdneri* Gairdner's yampah	None	None	G5T 3T4	S3S4	4.2	Broad-leafed upland forest, chaparral, coastal prairie, valley and foothill grassland, and vernal pools. Vernally mesic. 0-610 meters in elevation.	Jun-Oct	Unlikely
Plagiobothrys lithocaryus Mayacamas popcornflower	None	None	GX	SX	1A	Chaparral, cismontane woodland, valley and foothill grassland. Mesic. 300-450 meters in elevation.	Apr-May	Unlikely
Ranunculus lobbii Lobb's aquatic buttercup	None	None	G4	S3	4.2	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland, vernal pools. Mesic. 15-470 meters in elevation.	Feb-May	Unlikely
Serpentine Bunchgrass	None	None	G2	S2.2	NA	Grasslands	NA	None
Silene bolanderi Bolander's catchfly	None	None	G2	S2	1B.2	Chaparral (edges), cismontane woodland, lower montane coniferous forest, meadows and seeps, North Coast coniferous forest. Usually grassy openings, sometimes dry rocky slopes, canyons, or roadsides. Openings (usually), roadsides (sometimes), rocky (sometimes), serpentinite (sometimes). 420-1,150 meters in elevation.	May-Jun	Moderate
Streptanthus glandulosus subsp. *hoffmanii* Hoffman's bristly jewelflower	None	None	G4T 2	S2	1B.3	Chaparral, cismontane woodland, valley and foothill grassland (often serpentinite). Rocky. 120-475 meters in elevation.	Mar-Jul	Moderate
Tracyina rostrata beaked tracyina	None	None	G2	S2	1B.2	Chaparral, cismontane woodland, valley and foothill grassland. 90-1,270 meters in elevation.	May-Jun	Moderate
Viburnum ellipticum oval-leaved viburnum	None	None	G4G 5	S3?	2B.3	Chaparral, cismontane woodland, lower montane coniferous forest. 215-1,400 meters in elevation.	May-Jun	Unlikely

Plants addressed in the rare plant assessment are catalogued on the following lists:

a. Species listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (ESA)
b. Species that are candidates for possible future listing as threatened or endangered under the federal Endangered Species Act (ESA)
c. Species listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA)
d. CNPS list 1A species (plants presumed extinct in California)
e. CNPS list 1B (plants rare, threatened, or endangered in California)
f. CNPS list 2 species (plants rare, threatened, or endangered in California but more common elsewhere)
g. CNPS list 3 and list 4 species (plants with limited distribution, more information needed, on review list)
h. Plants that are not on a specific list but have recognized regional or local interests and qualify for protection.

The CNPS New Threat Code extensions and their meanings:
The classification system created by the California Native Plant Society (CNPS) helps distinguish between rarity, endangerment, and distribution:

.1 – Seriously endangered in California
.2 – Fairly endangered in California
.3 – Not very endangered in California

Global Ranking
The Global rank (G-rank) reflects the overall condition of a plant species or community throughout its global range.

Species or Community Level
G1 = Less than 6 viable element occurrences (Eos) OR less than 1,000 individuals OR less than 2,000 acres
G2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres
G3 = 21-80 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres
G4 = Apparently secure; this rank is lower than G3, but factors exist to cause some concern (i.e., there is some threat or somewhat rare habitat)
G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world

Subspecies Level
Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of the subspecies or variety.

State Ranking
The state rank (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank:
S1 = Less than 6 EOs OR less than 1,000 individuals OR less than 2,000 acres
S1.1 = very threatened
S1.2 = threatened
S1.3 = No current threats known
S2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres
S2.1 = very threatened
S2.2 = threatened
S2.3 = No current threats known
S3 = 21-80 EOs or 3,000-10,000 individuals OR 10,000-50,000 acres
S3.1 = very threatened
S3.2 = threatened
S3.3 = No current threats known
S4 = Apparently secure within California; this rank is lower than S3, but factors exist to cause some concern (i.e., there is some threat or somewhat rare habitat)
S5 = Demonstrably secure to ineradicable in California. NO THREAT RANK

Appendix B. Special-Status Wildlife with Potential for Occurrence in Coastal Mendocino County.

COMMON NAME	SCIENTIFIC NAME	STATUS	BREEDING SEASON	HABITATS	GENERAL HABITAT	MICROHABITAT	RANGE	POTENTIAL TO OCCUR
Amphibians								
Foothill yellow-legged frog - north coast DPS	*Rana boylii* pop. 1	G3TNRQ, S4 - BLM | CSSC | USFS	Mating & egg-laying in streams & rivers (not ponds or lakes), April- early July, after streams slow from winter runoff.	Aquatic | Klamath/North coast flowing waters | Riparian forest | Riparian scrub | Riparian woodland	Partly shaded shallow streams and riffles with rocky substrate in a variety of habitats.	Needs some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis.	Northern Coast Ranges of the SF Bay Estuary, Klamath Mtns, and the Cascade Range.	Unlikely
Red-bellied newt	*Taricha rivularis*	G2, S2 - CSSC | ILC	Breeding takes place from late February to May, peaking in March.	Broadleaved upland forest | North coast coniferous forest | Redwood | Riparian forest | Riparian woodland	Coastal drainages from Humboldt County south to Sonoma County, inland to Lake County. An isolated population of uncertain origin in Santa Clara County.	Lives in terrestrial habitats, juveniles generally underground, and adults active at the surface in moist environments. Will migrate over 1 km to breed, typically in streams with moderate flow, clean, rocky substrate.	Humboldt Co. south to Sonoma Co., inland to Lake Co. Isolated pop. of uncertain origin in Santa Clara Co.	Unlikely
Birds								
Double-crested cormorant	*Nannopterum auritum*	G5, S4 - CWL | ILC	March-August.	Riparian forest | Riparian scrub | Riparian woodland	Colonial nester on coastal cliffs, offshore islands, and along lake margins in the interior of the state.	Nests along the coast on sequestered islets, usually on ground with sloping surface, or in tall trees along lake margins.	Statewide.	None
Grasshopper sparrow	*Ammodramus savannarum*	G5, S3 - CSSC | ILC	Late May and early June.	Valley & foothill grassland	Dense grasslands on rolling hills, lowland plains, valleys and on hillsides on lower mountain slopes.	Favors native grasslands with a mix of grasses, forbs, and scattered shrubs. Loosely colonial when nesting.	Summer resident from Mendocino, Trinity, and Tehama counties south, west of the Cascade–Sierra Nevada axis and south-eastern deserts, to San Diego Co.	None

COMMON NAME	SCIENTIFIC NAME	STATUS	BREEDING SEASON	HABITATS	GENERAL HABITAT	MICROHABITAT	RANGE	POTENTIAL TO OCCUR
Great blue heron	*Ardea herodias*	G5, S4 - CDF | ILC	Adults return Dec.-March. Males arrive at colonies and settle on nests; most males choose different nests each year.	Brackish marsh | Estuary | Freshwater marsh | Marsh & swamp | Riparian forest | Wetland	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Rookery sites near foraging areas: marshes, lake margins, tide flats, rivers and streams, and wet meadows.	Statewide.	Unlikely
Osprey	*Pandion haliaetus*	G5, S4 - CDF | CWL | ILC	Most are migratory, breeding starts in March and migrates south for the winter.	Riparian forest | Ocean shore, bays, freshwater lakes, and larger streams.	Associated strictly with large, fish-bearing waters, including rivers, lakes, bays, estuaries, and surf zones, primarily in ponderosa pine through mixed conifer habitats. Preys mostly on fish.	Large nests built in treetops within 15 miles of a good fish-producing body of water.	Statewide.	Moderate
Tricolored blackbird	*Agelaius tricolor*	G1G2, S1S2 - BLM | CSSC | IUCN | NRWL | UBCC	Males typically arrive in late March.	Freshwater marsh | Marsh & swamp | Swamp | Wetland	Highly colonial species, most numerous in Central Valley and its vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Limited to the coastal areas of the Pacific coast of North America, from No. California to upper Baja California, MX.	None
Fish								
Clear Lake hitch	*Lavinia exilicauda chi*	G4T1, S1 - AVU | USFS	Late winter.	Aquatic | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters	Found only in Clear Lake, Lake County, and associated ponds. Spawns in streams flowing into Clear Lake.	Adults are found in the limnetic zone. Juveniles found in the nearshore shallow-water habitat hiding in the vegetation.	Found only in Clear Lake and tributaries of Lake County.	None
Clear Lake tule perch	*Hysterocarpus traskii lagunae*	G5T3, S3 - CSSC	Late winter.	Aquatic	Low-elevation lakes, streams, and estuarine environments. Typically require cool, well-oxygenated water.	Require cool, well-oxygenated water. Prefer water temperatures below 22°C.	Endemic to Clear Lake; likely absent from Lower Blue Lake, still common in Upper Blue Lake.	None
Sacramento perch	*Archoplites interruptus*	G1, S1 - ATH | CSSC | IUCN	Spawn from March through early August when water temperatures range from 18-29°C.	Aquatic | Sacramento /San Joaquin flowing waters | Sacramento	Historically found in the sloughs, slow-moving rivers, and lakes of the Central Valley.	Prefers warm water. Aquatic vegetation is essential for young. Tolerates wide range	Russian River watershed.	None

COMMON NAME	SCIENTIFIC NAME	STATUS	BREEDING SEASON	HABITATS	GENERAL HABITAT	MICROHABITAT	RANGE	POTENTIAL TO OCCUR
				/San Joaquin standing waters		of physio-chemical water conditions.		
INSECTS								
Obscure bumble bee	*Bombus caliginosus*	G2G3, S1S2 - IVU	Active February to November.	Open grassy coastal prairies and coast range meadows.	Coastal areas.	Food plant genera include *Baccharis, Cirsium, Lupinus, Lotus, Grindelia* and *Phacelia.*	Santa Barbara Co. north to WA, with scattered records from the east side of Central Valley.	Unlikely
Western bumble bee	*Bombus occidentalis*	G2G3, S1 - IVU | USFS	Active from February to November.	Found in a range of habitats.	Mixed woodlands, farmlands, urban areas, montane meadows and into the western edge of the prairie grasslands.	Once common and widespread, species has declined precipitously, perhaps from disease.	Central CA to southern B.C.	Moderate
MAMMALS								
American badger	*Taxidea taxus*	G5, S3 - CSSC | ILC	Mating occurs in late summer or early autumn, followed by delayed implantation.	Broadleaved upland forest | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie | Coastal scrub | Freshwater marsh | Lower montane coniferous forest | Marsh & swamp | Meadow & seep | North coast coniferous forest | Old growth | Redwood | Riparian forest | Riparian scrub | Riparian woodland | Salt marsh | Valley & foothill grassland	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils, and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Statewide except for humid coastal forests of Del Norte CO., and a portion of Humboldt Co.	Moderate

COMMON NAME	SCIENTIFIC NAME	STATUS	BREEDING SEASON	HABITATS	GENERAL HABITAT	MICROHABITAT	RANGE	POTENTIAL TO OCCUR
Fisher	*Pekania pennanti*	G5, S2S3 - BLM | CSSC | ILC | USFS	Reproduction peaks in late March, and breeding may occur as late as May.	North coast coniferous forest | Old growth | Riparian forest	Intermediate to large-tree stages of coniferous forests and deciduous-riparian areas with high percent canopy closure.	Uses cavities, snags, logs and rocky areas for cover and denning. Needs large areas of mature, dense forest.	Northern Coastal Range, Klamath Mtns, southern Cascades, and Sierra Nevada mtn. ranges.	Unlikely
North American porcupine	*Erethizon dorsatum*	G5, S3 - ILC	Breeding occurs in fall and early winter with young born in the spring/early summer	Broadleaved upland forest | Cismontane woodland | Closed-cone coniferous forest | Lower montane coniferous forest | North coast coniferous forest | Upper montane coniferous forest	Forested habitats in the Sierra Nevada, Cascade, and Coast ranges, with scattered observations from forested areas in the Transverse Range.	Wide variety of coniferous and mixed woodland habitat.	Canada to northern Mexico.	Moderate
Pallid bat	*Antrozous pallidus*	G4, S3 - BLM | CSSC | ILC | USFS	Mating occurs between late October and February. Young are born from April - July with peak birthing in May and June.	Chaparral | Coastal scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley & foothill grassland	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Statewide; once common now uncommon in CA.	Unlikely
Townsend's big-eared bat	*Corynorhinus townsendii*	G4, S2 - BLM | CSSC | ILC | USFS	Mating occurs Nov.-Feb. Young born May-June, peak birthing in late May. Young are capable of flight in 2-3 weeks and weaned after six weeks.	Broadleaved upland forest | Chaparral | Lower montane coniferous forest | Meadow & seep | | Riparian forest | Riparian woodland | Upper montane coniferous forest | Valley & foothill grassland	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Statewide; once common now uncommon.	Unlikely
REPTILES								
Western pond turtle	*Emys marmorata*	G3G4, S3 - BLM | CSSC | IVU | USFS	Mating in April-May.	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	N. CA to British Columbia (west of Cascades/ Sierra Crest).	Unlikely

COMMON NAME	SCIENTIFIC NAME	STATUS	BREEDING SEASON	HABITATS	GENERAL HABITAT	MICROHABITAT	RANGE	POTENTIAL TO OCCUR
				waters | Marsh & swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast standing waters | Wetland				

	Status Definitions:
AED	American Fisheries Society (AFS) - **Endangered**
AVU	American Fisheries Society (AFS) - **Vulnerable**
ATH	American Fisheries Society (AFS) - **Threatened**
BLM	Bureau of Land Management (BLM) - **Sensitive**
CDF	CA Dept. of Forestry - **Sensitive**
CC	California - **Candidate**
CD	California - **Delisted**
CE	California - **Endangered**
CFP	California - **Fully Protected**
CP	California - **Protected**
CT	California - **Threatened**
CSSC	CDFW - **Species of Special Concern**
CWL	CDFW - **Watch List**
FC	Federal - **Candidate**
FD	Federal - **Delisted**
FE	Federal - **Endangered**
FT	Federal - **Threatened**
IUCN	International Union for the Conservation of Nature (IUCN) - **Sensitive or Near Endangered**
ICE	IUCN - **Critically Endangered**
IDD	IUCN - **Data Deficient**
ILC	IUCN - **Least Concern**
INT	IUCN - **Near Threatened**
IVU	IUCN - **Vulnerable**
MSSC	Marine Mammal Commission (MMC) - **Species of Special Concern**
NRWL	North American Bird Conservation Initiative (NABCI) - **Red Watch List**
NYWL	NABCI - **Yellow Watch List**
UBCC	U.S. Fish & Wildlife Service (USFWS) - **Birds of Conservation Concern**
USFS	U.S. Forest Service (USFS) - **Sensitive**

G1	Global Conservation Status Rank: **Critically Imperiled** - At very high risk of extinction due to extreme rarity (five or fewer populations).
G2	Global Conservation Status Rank: **Imperiled** - at risk of extinction or elimination (6-20 extant populations).
G3	Global Conservation Status Rank: **Vulnerable** - at moderate risk of extinction or elimination (21-100 extant populations).
G4	Global Conservation Status Rank: **Apparently secure** - at fairly low risk of extinction or elimination (100-1,000 extant populations).
G5	Global Conservation Status Rank: **Secure** - Common; widespread and abundant (1,000+ extant populations).
S1	Subnational Conservation Status Rank: **Critically Imperiled** - at very high risk of extirpation in the state/province due to extreme rarity.
S2	Subnational Conservation Status Rank: **Imperiled** - at high risk of extirpation in the state/province.
S3	Subnational Conservation Status Rank: **Vulnerable** - moderate risk of extirpation in the state/province.
S4	Subnational Conservation Status Rank: **Apparently secure** - at fairly low risk of extirpation in the state/province.
S5	Subnational Conservation Status Rank: **Secure** - at very low risk of extirpation in the state/province.
T#	Infraspecific (Subspecies) Taxon Conservation Status Rank
Potential to Occur:	
None	No habitat components meeting the species requirements are present.
Unlikely	Few to none of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
Moderate	Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
High	All the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
Present	Species were observed on the site or have been recorded (database observation) on the site in the recent past.

Appendix C. Observed Plants

Family	Scientific Name	Common Name	Exotic
FERNS			
Dryopteridaceae -Wood Fern Family			
	Dryopteris arguta	California wood fern	
	Polystichum munitum	western swordf fern	
Pteridaceae - Brake Fern Family			
	Pentagramma triangularis subsp. *triangularis*	goldenback fern	
GYMNOSPERMS			
Taxaceae - Yew Family			
	Torreya californica	California nutmeg	
MAGNOLIIDS			
Lauraceae - Laurel Family			
	Umbellularia californica	California bay	
EUDICOTS			
Adoxaceae - Muskroot Family			
	Sambucus nigra subsp. *caerulea*	blue elderberry	
Anacardiaceae - Sumac Family			
	Toxicodendron diversilobum	poison oak	
Apiaceae - Carrot Family			
	Anthriscus caucalis	bur-chervil	x
	Osmorhiza berteroi	sweet cicley	
	Sanicula crassicaulis	gamble weed	
	Torilis arvensis	Japanese hedge parsley	x
Asteraceae - Aster Family			
	Adenocaulon bicolor	trail plant	
	Artemisia douglasiana	mugwort	
	Carduus pycnocephalus	Italian thistle	x
	Cirsium vulgare	bull thistle	x
Brassicaceae- Mustard Family			
	Cardamine sp.	milk maids	
	Cardamine nuttallii	Nuttall's toothwort	
	Cardamine oligosperma	Idaho bittercress	
Caprifoliaceae - Honeysuckle Family			
	Lonicera hispidula	honeysuckle	
Caryophyllaceae - Pink Family			
	Stellaria media	common chickweed	x
Ericaceae - Heath Family			
	Arbutus menziesii	madrone	
Fabaceae - Pea Family			
	Trifolium sp.	clover	
	Vicia sp.	vetch	

Fagaceae - Beech Family			
	Notholithocarpus densiflorus subsp. *densiflorus*	tan oak	
	Quercus berberidifolia	inland scrub oak	
	Quercus chrysolepis	canyon live oak	
	Quercus kelloggii	black oak	
Lamiaceae - Mint Family			
	Stachys sp.	hedge nettle	
Montiaceae - Montia Family			
	Claytonia sp.	miner's lettuce	
Philadelphaceae - Mock Orange Family			
	Whipplea modesta	modesty	
Plantaginaceae - Plantain Family			
	Plantago lanceolata	English plantain	x
Ranunculaceae - Buttercup Family			
	Ranunculus sp.	buttercup	
Rosaceae - Rose Family			
	Cercocarpus betuloides	birch-leaf mt. mahogany	
Rubiaceae - Madder Family			
	Galium californicum subsp. *californicum*	California bedstraw	
Scrophulariaceae - Figwort Family			
	Verbascum thapsus	woolly mullein	x
Poaceae - Grass Family			
	Cynosurus cristatus	crested dogtail	x

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NOISE IMPACT STUDY FOR WEDDING VENUE BLUES LAKE RD IN LAKE COUNTY AND RECOMMENDATIONS TO MEET COUNTY NOISE STANDARDS

Prepared for

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October 29, 2023

R23107

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1.0 SUMMARY

This report documents the sound impacts to and by the proposed Rancho Novoa wedding venue in Lake County. The project plans for up to 10 events the first year and grow it until there are two events each month. The project site is part of a 27 acre site with access to Blue Lakes south and east of The Narrows Family Resort and with a meadow next to the north property line [1]*. State Route 20 is east of the Blue Lakes and Blue Lakes Road provides access to the site from the State Route. The nearest home is about half a mile south of the project site. The terrain provides significant shielding from the project site. There is a grounds keeper residence at The Narrows Family Resort. The project site is designed with 40 parking spaces and 16 campsites and with restrooms, storage and one care taker home on the property. The wedding venue is expected to play host to between 50 and 300 people at each event. Buses will be used to move over flow guests from a parking facility to the project site. The facility will be open from 10:00 a.m. to 10:00 p.m. The campsite may be used by the wedding party or guests. Thus, the site may not be completely empty after 10:00 p.m. During a site visit and sound testing, a decision was made to place the stage about 200 feet west of the fence along the east side of the site and to direct the speakers to send sound to the west, away from the Resort. The stage would be about 115 feet south of the north property line.

The main sources of sound for campers at the site are road traffic on SR 20 and activities at the resort and on the lake. The same sources influence the project site. The Rancho Novoa Wedding Venue will add new sources including some road traffic, people parking their vehicles, bus traffic, people talking and music played as part of the wedding events. Long term, road traffic will be the dominant sound source in the area.

Sound generated by the project was evaluated based on requirements of **Lake County General *Plan*** [2] and Article 41 [3] and the ***California Environmental Quality Act***, CEQA [4]. The Noise Element only deals with transportation sound sources and is believed to not be applicable to this project. The Article 41 Performance Standards set a limit on the 1-hour average, L_{eq}, sound levels of 55 dB(A). For care taker residences on commercial property, the L_{eq} sound limit is 57 dB(A). For noises with unusual periodic character, the Performance Standard sets daytime sound limits for the median or L_{50} sound pressure levels in octave bands 31.5 Hz (cycles per second) to 8,000 Hz. The definition of "unusual periodic character" is not provided. It is quite possible that the sound of road traffic or activities at the Resort could meet a limit that has not been seen in any other jurisdiction or the California Community Model State Noise Ordinance [5].

Two days of field sound tests were done on September 13 and 14, 2023 to measure existing background sound levels and to set an acceptable L_{eq} sound level at a specified distance from the speakers. A decision was made to aim the speakers to the west away from the Resort and to start with the speakers about 210 feet west of the fence along the east property line and 115 feet south of the north property line. Two sets of line array powered speakers were used, each with three voice speakers and one subwoofer speaker. The voice speakers were set with the top speaker 8 feet above ground level (AGL) and then moved with speaker 16 feet above ground level and tipped so that the top speaker was aimed at the head of a person about 6 feet high 90 feet west of the speakers. After starting the music, initially a random selection of Rock & Roll, Rap and Hip-Hop, the volume was set to produce an L_{eq} sound level of 64 to 65-db(A) at 90 feet west of the speakers. When the speakers were raised to 16 feet, the

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* - *- Number(s) in brackets refer to references listed at the end of this report.*

volume had to be adjusted to get the same L_{eq} sound level. Then the type of music was changed to Latin and the test continued. The music played for 23 minutes with the Rock & Roll and speakers at 8 feet AGL, 41 minutes with the speakers at 16 feet AGL, and the same music and then, the Latin music played for 34 minutes. One meter was 8 feet outside the fence, Position #1, one was 8 feet inside the fence, Position #3, and the third meter was 90 feet west of the speakers, Position #2. The L_{eq} sound level at Position #2 was 64.9 dB(A) with 8 foot speaker height, 64.7 dB(A) with the 16 foot speaker height and 63.6 dB(A) with Latin music with speakers at 16 feet AGL. At Position #1, the L_{eq} sound level was 52 dB(A) for the first test, 52 dB(A) for the second test and 50 dB(A) for the third test. At Position #3, the L_{eq} sound level was 56 dB(A) during the first test, 54 during the second test and 53 dB(A) during the Latin music test. The levels at Position #1 all are less than the County's L_{eq} limit of 55 or 57 dB(A). The predicted L_{50} octave band sound pressure levels at Position #1 meets the County's daytime limit.

Background sound was measured before and after the music tests on the first day of testing at all three positions. The L_{eq} sound level was 50 dB(A) for the first 37 minutes and 50 dB(A) from 6:00 to 7:00 p.m. at Position #1. At Position #2, the L_{eq} sound level was 40 dB(A) from 6 to 7 p.m. The background L_{eq} sound level was 46 dB(A) at Position #3 from 6 to 7 p.m. On the second day of testing, background measurements were made at Positions #1 and #3, and at Position #4, 6 feet east of Blue Lakes Road and 725 feet south of Position #1. The L_{eq} sound level was 62 dB(A) from 1:10 to 2:00 p.m., 53 dB(A) from 2:00 to 3:00 p.m. and 50 dB(A) from 3:00 to 4:00 p.m. All of these levels would have increased the L_{eq} sound level due only to music. At Position #3, the L_{eq} sound level was 57 dB(A) from 1:20 to 2:00 p.m., 46 dB(A) from 2:00 to 3:00 p.m. and 44 dB(A) from 3:00 to 4:00 p.m. The L_{31} sound levels at Position #4 were 53 dB(A) from 1:56 to 2:00 p.m., 54 dB(A) from 2 to 3 p.m., 54 from 3 to 4 p.m. and 51 dB(A) from 4:00 to 4:03 p.m.

The Rancho Novoa wedding venue will have no significant noise impact based on the tests with music and the existing background sound levels. The background L_{eq} sound levels predicted at the care taker's house at The Narrows Family Resort will be higher because of SR 20 traffic than predicted at the west side of the Resort due to wedding venue events. This conclusion assumes that recommendations are considered and requirements are implemented as given in Section 8: Recommendations.

2.0 SOUND CRITERIA

This noise impact study has been done per the requirements of the ***Lake County General Plan.*** The ***Lake County General Plan*** was last updated in 2008, approximately 15 years ago. The State Office of Planning and Research (OPR) recommends that General Plans be comprehensively updated every 10-15 years to reflect changes in community values, economic conditions, and emerging issues and challenges. The County has begun work to update some sections of the General Plan, but a comprehensive plan to do so to all parts was not found.

Sound falls into two general types: Transportation and not-transportation sources. Lake County addresses transportation sources in the ***General Plan*** and the non-transportation noise in **Performance Standard** in the ***Municipal Code***. CEQA requires all local noise regulations to be used to assess the impact of a project. Existing conditions must be established, and then, conditions with the project must be predicted. The County's **Noise Element** of the ***General Plan*** addresses mainly transportation sound sources and focuses on noise and land use compatibility policies. These are guidelines that must be followed. These guidelines set limits or goals for the annual day-night average, L_{dn}, sound level. This sound descriptor represents the average sound level over 24-hours and is directed mainly at transporta-

tion sources. The County's "Noise" section of the Performance Standard [3] sets limits based on a 1-hour average, L_{eq}, sound. This could be any one hour period during the time activity of interest.

2.1 General Plan Noise Element

Acoustic criteria contained in the **Noise Element** are based on the day-night average, L_{dn}, sound level and focus on transportation sound sources. The day-night noise descriptor averages measured or predicted sound levels over 24-hours after applying a 10 dB penalty to nighttime sounds. Hourly average sound levels, L_{eq}, are measured or predicted for each hour of the day or for each hour during which a sound source is present. A 10 dB penalty is added to each hourly average sound level measured or predicted from 10:00 p.m. to 7:00 a.m. The penalty is applied because people trying to sleep during these hours are more sensitive to external sounds. If no events happen during the nighttime, no penalty would be applied. Excluding or including only certain sources is possible. When a source or sources of interest are excluded from the analysis, it is called the Background L_{dn} sound level. An acoustical study could be required when noise-sensitive land uses will be subjected to day-night average sound levels, L_{dn}, greater than 55 dB.

2.2 Performance Noise Ordinance: Non-transportation Sources

The County's Noise Ordinance does not address sound issues except through Performance Standards in Zoning Ordinance of community development programs. The "Purpose" of Article 41, Performance Standards states that "All uses permitted in Chapter 21 of the Lake County Code shall comply with all applicable performance standards of the base zoning district, combining district, and as set forth herein, except as provided in Section 41.3". Section 41.11 addresses noise performance standards. Table 11.1 gives the highest hourly average, L_{eq}, sound level. The L_{eq} sound level limit applies to any property lines beyond the property containing the noise source. The limit does not address how to deal with cases where the background L_{eq} sound level exceeds the limit. The background sound level is defined as the level measured when the source or sources of interest are absent. For example, the background sound at The Narrows Family Resort is the sound measured when there is no wedding activity. A noise study is required if predicted noise from a project will exceed the limits given in Table I.

TABLE I. The Highest 1-hour Average, L_{eq}, Sound Level Limit Based on Receiving Property Zoning District.

	Exterior Sound Level Limits, dB(A)	
Category	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Residential	55	45
Comercial2	60	55
Industrial	65	60

For land that is zoned commercial but contains noise sensitive property such as a home or a library, the daytime L_{eq} sound level is 57 dB(A) and the nighttime limit is 50 dB(A). That is, the L_{eq} sound limit is increased 2 dB(A) during the day and 5 dB(A) at night compared to the values in Table I.

Noises of usual periodic character shall not exceed the median octave band octave values given in Table II which is taken from Table 11.2 in Article 41. The meaning of usual periodic character is not given beyond the examples of humming, screeching and pure tone. A circular saw in use at The Narrows Family Resort during the testing would be representative of a source that produces a pure tone. A reference for the values shown in this table are not given. The use of such limits has not been seen in any previous noise impact study done in California more than 34 years of experience.

TABLE II. The Median Octave Band Sound Limits for Sources with Unusual Periodic Character.

	Sound Pressure Level, dB, re: 20 μPA								
	Octave Band Center Frequency, Hz								
Time of Day	31.5	63	125	250	500	1,000	2,000	4,000	8,000
7 a.m. to 10 p.m.	68	65	61	55	52	49	46	43	40
10 p.m. to 7 a.m.	65	62	56	50	46	43	40	37	34

3.0 SITE & PROJECT DESCRIPTION

The project site contains about 27 acres with most on the west side of Blue Lakes Road but with access to the Blue Lakes along about 500 feet. The is forested and hilly, except at the north end where there is large meadow that connects to several canyons that run east-west. The meadow is proposed to become a wedding venue called Rancho Novoa. The project will result in the construction of 40 parking spaces, two restrooms, a barn for storage, approximately 16 camp sites, a house with a loft, a fountain and a stage and dance area. These features are shown in Figure 1 along with an 8-foot high fence along Blue Lakes Road. A 30-foot gate on a metal track provides access to the site. As a part of the wedding ceremony, the couple marrying and their guests are expected to listen to music played by a Disk Jockey so they can dance. This will require amplified sound with speakers at the stage. The systems will be temporary and portable. The system could operate from 10:00 a.m. to 10:00 p.m. The events are expected to bring 50 to a maximum 300 people to the site. A bus service will be used to bring guests from a parking area along SR 20 to the site, if the guest list includes more than 40 vehicles. The owners, Amy & Juan Novoa, are expected to have up to 10 events the first year. The goal is to grow it to where there could be two events a month in the long term from April 15 to October 15.

Access to the site is along Blue Lakes Road on the east side of Blue Lakes. The road starts at the north end where in intersects with State Route 20, continuing south for about 2 miles where it ends at the intersection with Wine Road. The road is narrow, barely more than a single lane, but it has recently been paved. At the time of the site visit, the road was closed because PG&E was moving all electrical lines to underground from Wine Road to the entrance to the Rancho Novoa Wedding Venue at 5680 Blue Lakes Road. Because of this, the road was closed from Wine Road to the entrance to The Narrows Family Resort, about 185 feet south of the entrance to Rancho Novoa. One residence that sits about ½ mile south of this Resort, traveled from their home north to the intersection with of SR 20. PG&E construction trucks were on Blue Lakes Road, entering from the north. They turned around at The Narrow Family Resort, then backed up over a mile to where the dumped their load of concrete. They could sit idling, waiting for another truck already at the construction that would leave, passing the PG&E site supervisor and then given permission to back down the road. The only other vehicles on

the road were those coming in to enter The Narrows campground, delivery vehicles and those who were part of the team working at the wedding venue.

The project site is across the road, west of, The Narrows Family Resort. This is a 2-acre commercial site where patrons can bring their recreational vehicles and park them at a camp site and have access to Blue Lakes. Because of a very sharp corner south of the entrance to The Narrows Family Resort, vehicles pulling trailers have to enter Blue Lakes Road from the north and then turn left into the facility. The patrons have access to water activities on Blue Lakes and have events at the camp sites including talking and playing music. SR 20 runs parallel to the lake and Blue Lakes Road and is 500 to 800 feet east of the campsites. Significant activity occurs at The Narrow including construction, maintenance and repair. This included the use of power equipment such as power saws and the use of hammers.

4.0 TEST EQUIPMENT & PROCEDURES

Standard sound measuring equipment was used during the two days of tests. Field sound measurements were made using a Larson-Davis LD 831 (s/n 2579) Sound Analyzer, two CEL 480 (s/n 129858 and s/n 2/112179) Sound Level Meters and an LD720 sound level meter (s/n 294). The LD 831 and the two CEL meters employ ½ inch random incidence condenser microphones. An LD 200 calibrator was used to calibrate these meters and microphones to 114 dB at 1000 Hz before beginning measurements each day. These meters conform to the requirements of a Type I meter per American National Standards Institute [6]. The LD 720 meter was calibrated using the same calibrator and is a Type II meter per the ANSI standard. The calibrators calibration is good until November 3, 2023. A windscreen covered each microphone during all sound measurements. All meters can measure statistical sound levels, L_n, such as the $L_{1.67}$, $L_{8.3}$, L_{25}, L_{50} and L_{90}. These are, respectively, the sound levels exceeded 1.67 percent, 8.3 percent, 25 percent, 50 percent and 90 percent of the time. Over a 1-hour interval, these correspond to 1, 5, 15, 30 and 54 minutes. The sound level meters also capture the maximum sound level, L_{MAX}, and the average sound level, L_{eq}. These meters used the "slow response" as required. The LD 831 was used to collect representative sound level tones in one-third octave bands at the project site at each test position. The fast response was used with the LD 831 meter to better comply with test standards.

Field sound measurements were made on September 13, 2023 between 2:30 p.m. and 7:00 p.m. at three positions at the project site. Three sound level meters with their microphones were mounted on tripods 5.5 to 6 feet above ground level and placed at Positions #1, #2 and #3. On the second day, September 14, 2023, tests were done from 1:00 p.m. to 4:00 p.m. at one new site and two sites used the first day. The meters and microphones again were mounted on tripods 5.5 to 6 feet above ground level. Positions #1 and #3 were reused, but Position #4 was new and placed along Blue Lakes Road.

Lake County only requires the average, L_{eq}, sound level for comparison with the County's Performance Standard. Other statistical descriptors of the sound, labeled L_n, and the maximum sound level, L_{MAX}, were measured at also positions to understand the variation in the amplitude of the sound and the duration with music compared to background sources. Here, L_n represents values such as the L_{50}, L_{25}, $L_{8.3}$ and $L_{1.67}$ as noted above. These sound descriptors give additional information about how sound varied over the test period. That is, it can tell you whether it was a source that was near the site for only a short time or a source that continued over substantial time. Sound levels were measured during consecutive 1-minute intervals to identify sources and variations in sound with time. The average and maximum sound level was also measured in 1-second intervals with CEL 480 meters and 5-second

intervals with LD 720 meter. Continuous measurements were made at all positions. Sound tonal measurements were made at Position #2 during the first day and at Positions #1, #3 and #4 on the second day. Tonal content was measured continuously in 1-minute intervals both days. Tests ran for 40 minutes and 44 minutes on the first day all at Position #2. The second day, the meter ran first for 28 minutes at Position #1, then for last 35 minutes of the testing. At Position #4, tests were don 32 minutes and then for 38 minutes at Position #3. This meter also measured the L_{eq}, L_{MAX}, $L_{1.67}$, $L_{8.33}$, L_{25}, L_{50}, and L_{90} sound level during each interval with a fast response. The L_{eq} and L_{MAX} sound level was also measured every 50 milliseconds or 20 times a second for each interval.

The first day of testing was done to measure the background sound and then the sound that would be generated by a Disk Jockey using a typical system with the speakers place at different heights, always facing up the canyon to the west, away from any campsites at The Narrows and any residence. The portable system consisted of three powered line array speakers with a powered subwoofer at the bottom. The complete system had two sets of these speakers. The three line array speakers point at three angles along the vertical axis. The speakers were first set with the top speaker at 8 feet above ground level. A scaffold was used to place the speaker so that the top speaker was 16 feet above ground level and pointed at the head of a person 90 feet west of the speaker. A variety of Rap, Hip-hop and Rock-n-Roll music was played continuously first with speakers at 8 feet and then 16 feet above ground level. Then with the higher speaker placement, Latin music was played for about 33 minutes. After the music was stopped about 6:00 p.m., background sound was measured at the same three positions.

Measurements were made at three positions on the project site on the second day of testing. Positions #1 and #3 were the same as used on the first day. Position #4 was a new spot on the part of the property close to the shore of Blue Lakes. Only background sound sources were measured on this day including traffic on SR 20, activity at The Narrows Family Resort and general human activity and sound generated by PG&E construction activity.

Figure 1 shows a site plan with the four measurement positions superimposed on the wedding venue plans. An aerial photo of the actual site and the adjacent roads and properties is displayed in Figure 2. A description of each test position follows assuming Ferguson Road runs north-south:

a. Position #1: About 15 feet west of Blue Lakes Road, 20 feet north of the gate and 8 feet east of the fence along the road.
b. Position #2: 90 feet west of the speakers and about 298 feet north of the fence along Blue Lakes Road. This position is about 115 feet south of the north property line
c. Position #3: 200 feet south of speakers and 8 feet west of the fence gate and 19 feet south of the gate.
d. Position #4: 725 feet south of Position #1 and 6 feet east of the near lane of Blue Lakes Road on a very tight corner. Meter was about 3 feet east of the guard rail.

5.0 SOUND SOURCES

5.1 Existing

Major sound sources at the project site are due to traffic on SR 20, heavy cement trucks on Blue Lakes Road and the sound of birds. For people camping at The Narrrows Family Resort, road traffic

on SR 20, activity on the lake, in the campground, maintenance & construction at on the site impact the guests. PG&E moving electrical wire underground is a current source

State Route 20 is a major in Lake County. It is a two-lane road that runs east-west through Lake County. Blue Lakes Road is a local road with only one lane. Traffic counts were obtained from the CalTrans [7, 8]. A summary of the assumptions used to calculate existing conditions are given in Table II.

TABLE III. Roadway Traffic Volumes and Mixes Assumed to Calculate Existing L_{dn} & L_{eq} Sound Levels at The Narrows Family Resort in Lake County.

Road Name	Distance to Near Lane, Ft	Average Daily Volume	Percent Heavy Trucks	Percent Medium Trucks	Percent Trucks at Night	Percent Autos at Night	Vehicle Speed MPH◊
SR 20	≥500	9600	6.0%	3.75%	6%	11.0%	50/45

◊-Automobile and truck speed respectively

5.2 Existing + Project

The existing sound sources will remain after the project is permitted. The project will introduce additional road traffic, music and conversation to that generated by the resort. Traffic volumes will not change significantly.

5.3 Cumulative + Project

Cumulative plus project conditions will see increased road traffic, but other existing sources will remain the same. CEQA requires projections to be 15 to 20 years in the future. Because the project is starting at the end of 2023, predictions were done for the year 2040. The project sound sources will be the same. Road traffic speeds and mixes are expected to remain the same. Table III shows the assumptions used to predict future sound levels due to road traffic assuming a 2 percent increase per year in total traffic..

TABLE IV. Roadway Traffic Volumes and Mixes Assumed to Calculate 2040 Sound Levels for Residential, Resort and Wedding Venue Areas Along Blue Lakes Road in Lake County.

Road Name	Distance to Near Lane, Ft	Average Daily Volume	Percent Heavy Trucks	Percent Medium Trucks	Percent Trucks at Night	Percent Autos at Night	Vehicle Speed MPH◊
SR 20	≥500	13440	6.5%	4.0%	6.00%	11.0%	50/45

◊-Automobile and truck speed respectively

6.0 EXTERIOR ACOUSTIC ENVIRONMENT

6.1 Existing

Field sound measurements were used to evaluate the existing background sound environment and the sound that could be expected to be played by a Disk Jockey at the proposed wedding venue. Mea-

surements were made at a total of four positions on the project property. The Narrows Family Resort is directly across Blue Lakes Road from the proposed Rancho Novoa Wedding venue. The project site is shown in Figure 1 with the project site and adjacent commercial properties shown in Figure 2. There are no adjacent or nearby residences. Averages of the 1-minute test samples were computed for each hour or part of an hour. Two partial days of field measurements were made. The first day included background sound and sound with speakers playing music. The second day, only background sound tests were completed. Table V shows the results of all test interval, both background sound and tests with music playing done on 13-Sep-23.

TABLE V. Sound Levels Measured at Three Positions at Wedding Venue for Background and Disk Jockey activities on September 13, 2023 at 5680 Blue Lakes Road , Lake County.

Test Positions	Test Interval	Field Measured Sound Levels, dB(A)							Predicted L_{eq}
		L_{MAX}	$L_{1.67}$	$L_{8.33}$	L_{25}	L_{50}	L_{90}	L_{eq}	Snd, dB(A)
#1	15:10-16:00	74	59	55	50	45	41	52	BG some Music
1	16:00-17:00	65	56	54	53	51	45	52	Mostly Music
1	17:00-18:00	63	54	52	50	47	42	49	Mostly Music
1	18:00-19:00	76	58	48	45	43	39	50	Background
1	19:00-19:04	54	49	45	43	40	35	42	Background
Total Time	15:10-19:04	76	57	54	51	46	41	51	
#2	15:40-16:00	73	71	69	68	66	39	66	Mostly Music
2	16:00-17:00	79	69	68	66	64	46	64	Mostly Music
2	17:00-18:00	72	68	66	64	60	38	62	Mostly Music
2	18:00-19:00	56	47	42	40	37	34	40	Background
Total Time	15:40-19:00	79	69	67	64	55	36	62	
#3	16:03-17:00	64	59	57	55	54	47	54	Mostly Music
3	17:00-18:00	63	57	55	53	49	40	51	Mostly Music
3	18:00-19:00	67	55	45	42	40	38	46	Background
3	19:00-19:03	51	47	44	42	38	35	40	Background
Total Time	16:03-19:03	67	58	56	53	46	39	51	

The purpose of the first day of testing was to establish which direction the speakers should point, the height of the speakers and the sound level or volume that should be used at some specified distance. TAVGI recommended that the speakers face west away from SR 20 and we selected 90 feet from the speakers as the point where the average, L_{eq}, level would be monitored.

Table V shows that at Position #1 outside the 8-foot high fence along the east property next to Blue Lakes Road, the L_{eq} sound level was always less than the 55 dB(A) limit. The $L_{8.33}$ sound level at Position #1 was 55 dB(A) or less and this is the level that was exceeded only for 5-minutes out of every hour. Thus, the County's L_{eq} sound limit of 55 dB(A) was exceeded for only 5-minutes in an hour. The hourly average L_{eq} sound levels was 49 to 52 dB(A) at Position #1 near Blue Lakes Road. This occurred even though it required some time do select and acceptable level as shown in Figure 3 This

figure shows how the L_{eq} sound level varied in 1-second intervals from 3:10 p.m. to 7:04 p.m. A comparison of the various L_n statistical descriptors of sound measured in 1-minute at Position #1 are presented in Figure 4. The variation in the L_{eq} sound level measured in 1-second intervals is shown in Figure 5 for tests at Position #2, 90 feet west of the speakers at the project property. Figure 6 compares the various L_n sound levels at Position #2 measured in 1-minute intervals. The variation is given in Figure 7 for the L_{eq} sound level measure at Position #3 in 1-second intervals. This positions was within the 8-foot high fence, about 200 feet east of the speakers. Figure 8 displays the variation in the L_n statistical sound levels measured in 1-minute intervals at Position #3.

The second day, only background sound measurements were made. Test Positions #1 and #3 were used plus Position #4 used. The hourly L_n sound level are given in Table VI and compared the L_{eq} sound predicted from road traffic on SR 20.

TABLE VI. Background Sound Levels Measured at Three Positions on September 14, 2023 at 5680 Blue Lakes Road, Lake County.

Test Positions	Test Interval	Field Measured Sound Levels, dB(A)							Predicted L_{eq} Snd, dB(A)
		L_{MAX}	$L_{1.67}$	$L_{8.33}$	L_{25}	L_{50}	L_{90}	L_{eq}	
#1	13:10-14:00	77	69	65	65	62	41	62	53
1	14:00-15:00	79	59	49	45	42	38	53	54
1	15:00-16:00	75	56	49	45	43	39	50	53
Total Time	13:10-16:00	79	66	64	48	43	39	58	—
#3	13:20-14:00	74	68	60	59	46	39	57	—
3	14:00-15:00	69	53	47	42	40	37	46	—
3	15:00-16:00	66	51	46	43	40	37	44	—
Total Time	13:20-16:00	74	61	59	44	41	37	52	—
#4	13:56-14:00	58	57	57	54	51	48	53	—
4	14:00-15:00	78	58	55	53	51	46	54	54
4	15:00-16:00	76	59	56	53	51	46	54	55
Total Time	16:00-16:03	58	55	54	52	50	47	51	—

The data in Table II regarding the traffic volume on SR 20 was used to predict the hourly sound at Positions #1 and #4. The predicted L_{eq} sound level at Position #1 from 1:00 to 2:00 p.m. is 53 dB(A), but the measured value was 62 dB(A). The reason for the difference was that a heavy concrete truck idling before backing down the road to deliver the concrete to where PG&E was putting the electrical power lines underground. This is seen in Figure 9 that shows the 1-second L_{eq} sound level measured in 1-second intervals at Positions #1. The truck was about 184 feet south of Position #1 and next to the entrance into The Narrows Family Resort. The other peaks are due to concrete trucks passing by or vehicles with trailers pulling into the Resort. A comparison of the L_n sound levels measured in 1-minute intervals at Position #1 is shown in Figure 10. Figures 11 and 12 show the tonal content of the background sound measured at Position #1 on the second day of testing over 1-minute intervals. Several pure tones are shown on each graph. Peaks at 31.5 and 63 Hz (revolutions per second) correspond with 1800 and 3600 RPM motors. The peak at 3,150 Hz corresponds to the singing of birds near the site. The variation in tonal content of the statistical descriptors of the sound measured with a truck moving near Position #1 is sown in Figure 13 for a 1-minute tests at 13:33. The sound was not continuous as seen by the big difference in sound at 50 Hz where the $L_{1.67}$ sound levels is 84 dB, but the L_{eq} sound levels is 73, the L_{25} is 61 dB and the L_{50} is 58 dB. The L_n sound levels for the background sound

at 13:43 is presented in Figure 14 for a 1-minute sample taken at Position #1. Several pure tones are shown here, but the spread is smaller. The $L_{1.67}$ recreants the sound exceeded for 1 second of the 1-minute tests; the $L_{8.33}$ represents the exceeded 5 seconds of the 60 second test; L_{25} is sound exceeded for 15 seconds;, the L_{50} is the sound exceeded 30 seconds, and the L_{90} is either the sound that was exceeded for 54 of the 60 second test or that the sound was less than the given value for 6 seconds.

The variation is presented in Figure 15 for the sound levels measured in 1-second intervals at Position #3 inside the fence. The results are similar to that measured at Position #1 and seen in Figure 9. Figure 16 compares the statistical L_n sound level measured in 1-minute intervals at Position #3. As with Position #1, most of the sound peaks are due to either PG&E activity or activity at The Narrows Family Resort. A comparison is shown in Figure 17 of the L_{eq} and L_{MAX} sound levels measured in 5-second intervals at Position #4 at the southwest edge of the Resort property and the east edge of the Novoa property. Figure 18 displays the variation in the statistical L_n sound metrics measured in 1-minute intervals at Position #4. Since Blue Lakes Road was closed, the only local traffic was one home owner driving northeast to the intersection of SR 20 and the PG&E concrete trucks either backing down to the pour site or driving back north to reach SR 20. Most of the sound came from traffic on SR 20 as seen in Table VI, which shows the predicted hourly L_{eq} sound levels based on traffic volumes, including medium and heavy trucks, obtained from the CalTrans website. Background sound tones measured in 1-minute intervals at Position #4 are given in Figures 19. The test at 2:18 and 2:19 p.m. were due to the cement truck driving by the site. Several pure tones are seen in these measurements. Sound tones are shown in Figure 20 for eight 1-minute intervals at Position #4 for normal background activity without activity on Blue Lakes Road. The variation is given in Figure 21 for the statistical L_n sound tones at Position #4 due to the cement truck at 14:19. The variation in the sound tones measured over a minute at 14:31 is shown in Figure 21. Pure tones at 63, 500 and 3,150 Hz are prevalent in these tests. The latter tone is due to birds chirping.

A comparison is provided in Figure 23 of the L_{eq} sound levels measured 1-second intervals at Positions #1 outside the fence and #3 inside the fence. The fence and slightly larger distance from the road appears to provide about 5 dB(A) reduction, which is a very small amount. Figure 24 compares the L_{eq} sound levels at Positions #1, #3 and #4 measured in 1-minute intervals. Positions #1 and #3 are shielded from traffic on SR 20, but Positions #4 was not, which is why the L_{eq} sound level at this position was about 7 dB(A) higher in general.

The day-night average sound levels was predicted at Positions #1, #4 and at the dock closest to SR 20 at The Narrows Family Resort. The prediction was based on the information in Table II and assuming a distance of 985 feet to Position #1, 825 feet to Position #4 and 520 to the dock at the Resort. The L_{dn} sound levels are given in Table VII for existing conditions.

TABLE VII. Predicted L_{dn} Sound Levels at Two Positions at Rancho Novoa and One Position at The Narrows Family Resort on Blue Lakes Road in Lake County.

Position	#1	#4	TNFR
	L_{dn} Sound Level, dB(A)		
	53	54	56

6.2 Existing + Project

The sound tests on September 13, 2023 were done to understand what sound levels could be produced that would result in acceptable levels at the project site and receiver locations. The sound system was set up with the speakers pointing west away from any receiver and from SR 20. Tests were first done with the speakers 8 feet above ground level (AGL) and then at 16 feet above ground level and pointed to the head of person 90 feet west of the speakers. The volume of the sound was set first by the DJ and then lowered to a level near 64 dB(A) at the request of test engineer. A combination of rap, Hip-Hop and rock and roll were played with the speakers at 8 feet AGL and then 16 feet AGL. Latin music was then played with the speakers at the higher position. Table VII shows the sound levels measured for these three conditions.

TABLE VIII. Sound Levels Measured at Three Positions While Playing Rock & Roll, Hip-Hop and Rap and then Latin Music with the Equipment at Proposed Location and Heights above Ground at the Rancho Novoa Wedding Venue on 13-Sep-23.

Test Positions	Test Interval	Field Measured Sound Levels, dB(A)							Music Type	Speaker Ht, ft.
		L_{MAX}	$L_{1.67}$	$L_{8.33}$	L_{25}	L_{50}	L_{90}	L_{eq}		
1	15:47-16:10	66.4	58.5	56.2	54.5	52.9	47.9	53.6	Rap	8' AGL
1	15:47-16:03	66.4	59.3	56.6	55.1	53.6	47.9	54.1	Rap	8' AGL
1	16:03-16:10	58.5	55.4	54.4	53.3	51.9	48.0	52.1	Rap	8' AGL
1	16:12-16:53	65.3	56.5	54.3	52.5	50.9	45.8	51.6	Rap	16' AGL
1	17:13-17:48	62.7	55.2	52.6	51.0	49.1	43.9	49.9	Latin	16' AGL
2	15:47-16:10	72.8	70.6	69.1	68.0	66.8	62.0	66.8	Rap	8' AGL
2	15:47-16:03	72.8	70.9	69.4	68.3	67.5	64.6	67.5	Rap	8' AGL
2	16:03-16:10	72.6	69.2	68.0	66.3	64.1	59.5	64.9	Rap	8' AGL
2	16:12-16:53	78.9	69.2	67.9	65.5	63.8	59.7	64.7	Rap	16' AGL
2	17:13-17:48	72.8	68.6	66.2	64.7	63.3	57.0	63.6	Latin	16' AGL
3	16:03-16:10	56.0	63.3	60.7	58.3	57.3	55.3	50.7	Rap	8' AGL
3	16:12-16:53	54.3	63.6	58.5	56.9	55.3	53.9	49.9	Rap	16' AGL
3	17:13-17:48	52.7	63.2	57.0	55.2	54.1	52.3	46.3	Latin	16' AGL

This table shows the various statistical L_n sound levels measured at the three positions including the L_{eq} sound level measured at three test sites. Position #1 was outside the 8 feet high solid wood fence along the east side of the project. The test ran for about 16 minutes before the volume was adjusted to the chosen level of approximately 64 dB(A) as seen earlier in Figure 3. The L_{eq} sound level at Position #2, 90 feet west of the speakers that were aimed to the west from 4:03 p.m. until 4:10 p.m. was 64.9 dB(A) as seen in this table and Figure 5. A comparison At Position #1, the average over this 7 minutes was 52.1 dB(A), less than the County's limit of 55 dB(A) during the day. At Position #3, the L_{eq} sound level was 50.7 dB(A) with the speakers 8 feet above ground level as seen in Figure 7 and 8.

A comparison is displayed in Figure 25 of the sound measured on 13-Sep-23 at Positions #1 and #2 with and without the music playing. The three conditions for the DJ tests are marked with vertical

bars in this figure. Position #2 was 90 feet west of the speakers pointed to the west while Position #1 was about 214 feet east of he speakers and outside a wood fence. The influence is seen in this figure as well as showing that background sounds were lower inside the fence than outside fence when the music was off. A comparison of the L_{eq} sound levels measured in 1-minute intervals at Positions #1, #2 and #3 are given in Figure 26.

An example is shown in Figure 27 of the tonal content of the sound measured in 1-minute intervals at Position #2 with the speakers at 16 feet above ground level and the Disk Jockey playing a variety of Hip-Hop, Rap and Rock & Roll music. The curves all have the same general shape. The variation in the statistical L_n sound pressure levels over 1-minute at 16:41 is displayed in Figure 28. This was at Position #2 with Rap, Hip-Hop or Rock & Roll playing through the speakers. A 1-minute test of sound tones was done at 16:52 and is shown in Figure 29. This was done at Position #2 with Rap, Hip-Hop and Rock & Roll playing through the speakers. This figure indicates that there was very little sound from 50 to 125 for at least 6-second. The importance each 1/3-octave band is shown in this figure.

Latin Music was put into the system starting about 5:10 p.m. It took a few minutes to get the L_{eq} sound level to be about 64 dB at Position #2. Figure 30 shows the L_{eq} sound tones measured in 1-minute intervals from 5:16 to 5:23 p.m at this position with Latin music playing. The variation in the statistical L_n sound pressure levels over 1-minute at 17:22 is presented in Figure 31. This was at Position #2 with Latin playing through the speakers. A 1-minute test of sound tones was done at 17:41 and is shown in Figure 32. This was done at Position #2 with Latin music playing through the speakers. This figure indicates that there was less sound from 50 to 125 for at least 6-second. The importance of each 1/3-octave band is shown in this figure. Finally, Figure 33 compares the sound tones of Rap, Hip-Hop & Rock & Roll with the tones from Latin music at Position #2 for two 1-minute tests. The Latin music appears to have slightly less bass and less tones from 200 to 315 Hz than found in the Rap, Hip-Hop & Rock & Roll music that was played.

After moving the speakers to 16 feet AGL, the 41 minute average sound level was 64.7 dB(A) at Position #2. Figures 5 and 6 show that the sound level was variable over this time. At Position #1, the L_{eq} sound level was 51.6 dB(A) and this meets the County's requirements from Article 41 limiting to 55 dB(A) during the day. The L_{eq} sound level at Position #2 was only 0.2 dB less than measured with the speakers moved from 8 to 16 feet above ground level, but the L_{eq} sound level at Position #1 decreased by 0.5 dB(A). Background sound at Position #1 is believed to influence the total sound level since the L_{eq} sound level at Position #3 was 49.9 dB(A), 0.8 dB(A) less than measured with the speakers at 8 feet above ground level. When the type of music was switched to Latin, the average sound level, L_{eq}, over 35 minutes was 63.6 dB(A) at Position #2, 90 feet west of the speakers at 16 feet above ground level. The L_{eq} sound level was 49.9 dB(A) at Position #1 with the Latin music and higher speaker height as seen in Figure 3 and 4. At Position #3, the L_{eq} sound level was 46.3 dB(A), 3.6 dB(A) lower than for the combination Rap, Hip-Hop and Rock and Roll sound with the speakers at the higher elevation and the L_{eq} sound level at Position #2 only 1.1 dB(A) lower. Again, this suggests that the results at Position #1 was influence by activity by PG&E and activity at The Narrows Family Resort.

These results show that the County's daytime noise limits are met with the speakers facing west and the L_{eq} sound level set at a specific volume based on a 90 foot spacing between the speakers and the test site. It is not clear that music would be considered as having an unusual periodic character, but a decision was made to compare predicted sound levels at Position #1 with either Latin or Rap, Hip-

Hop and Rock & Roll playing on the stage with the speakers pointing west. A comparison is given in Figure 34 of the octave-band sound pressure levels at Position #2 with that predicted at Position #1 and with the daytime limits given in Table II. This figure shows that the limit is met at Position #1 with a limit of 65 dB(A) at Position #2.

6.3 Cumulative + Project

Background sound levels will increase over time as additional road traffic will occur as shown in Table IV. The day-night average will increase with more traffic as shown in Table IX. The Wedding Venue has no influence on the L_{dn} sound level. Event has no impact because each will meet the County's noise limit.

TABLE IX. Predicted 2040 L_{dn} Sound Levels at Two Positions at Rancho Novoa and One Position at The Narrows Family Resort on Blue Lakes Road in Lake County.

Position	#1	#4	TNFR
	L_{dn} Sound Level, dB(A)		
	55	56	58

7.0 NOISE IMPACTS

The impact of sound generated by events at the Rancho Novoa Wedding Venue will be insignificant. This assumes that all recommendations and mitigation measures are implemented. This conclusion assumes that requirements for the sound reinforcement systems and their installation are made as part of the project. The recommendations are provided in the following section.

8.0 RECOMMENDATIONS

Impacts are predicted to be insignificant if the requirements for the sound reinforcement system and general requirements are implemented and monitored. All requirements are given in the outline sections that follow.

I. General Requirements

A. General

1. The wedding venue sound reinforcement system shall be operable only until 9:45 p.m. during any Rancho Novoa Wedding events.
2. The speakers shall be place at 208 feet west of the gate about 115 feet south of the north property line.

B. Signage

1. Signs shall be installed near the entrances and parking area to remind guests that a resort lies east of wedding venue.

2. The signs should encourage guests to be aware of the sound generated when closing vehicle doors and that they should be "gentle" when closing.

B. General Sound Level Meter

1. A Type 2 or better sound level meter shall be available and used to set acceptable sound levels at selected receiver locations.
2. The meter shall be capable of measuring and storing the L_{eq}, and L_{MAX} sound levels over a given time interval using the "slow" response.
3. The meter shall be calibrated at the project site just before the tests begin.
4. Measurements shall be made at the specified test position of 90 feet west of the face of the speaker.
5. The volume of the sound shall be adjusted until the average, L_{eq}, is 63 dB(A) after the specified sound source and type are playing.
6. All data will be recorded and stored by the meter.
7. Representative 5-minute samples every 20 minutes shall be made after the activity has begun and the sound reinforcement system is in operation.
8. Additional samples will be taken of both speech and music events.

II. Sound Reinforcement System

A. Wedding Venue Stage Area

1. Speakers will mounted at the front of the state with the top of the speakers at a minimum 16 feet above ground level.
2. The speakers will be tilted so the centerline of the horn speaker is 6 feet above ground level no more than 90 feet west of the speaker face.
3. Ensure that the volume of the speakers are set such that L_{eq} sound level averaged over 5-minute does not exceed 63 dB(A) at 90 feet from the face of the speakers.

9.0 REFERENCES

1. A. & J. Novoa, "Rancho Novoa, 5680 Blue Lakes Road, Upper Lake, Upper Lake, CA 95470," Sheet P-1, July 20, 2023.

2. Anon., **Chapter 8: Noise** from the ***Lake County General Plan***, prepared by Matrix Design Group, Mintier & Associates, adopted September 2008.

3. Anon., "Chapter VIII. Control of Noise and Vibration," from ***County of Santa Clara, Code of Ordinances***, Title B, Regulations, Division B11 Environmental Health, 2018.

4. Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act, Article 9. Contents of Environmental Impact Reports, Sections 15120 to 15132.

5. Anon., ***Model Community Noise Control Ordinance***, prepared by Office of Noise Control, California Department of Health, Berkeley, Ca, April 1977.

6. American National Standards Institute, ANSI, ***Standard Specification For Sound Level Meters, S1.4-1983 (Precision)***

7. Anon, ***2013, 2018, 2020 & 2021 Traffic Volumes on California State Highways***, from Business, Transportation and Housing Agency, Department of Transportation, Division of Traffic Operations, State of California, https://dot.ca.gov/programs/traffic-operations/census, Excel files.

8. Anon, ***2013, 2018, 2020 & 2021 Truck Traffic Volumes on California State Highways***, from Business, Transportation and Housing Agency, Department of Transportation, Division of Traffic Operations, State of California, https://dot.ca.gov/programs/traffic-operations/census, Excel files.

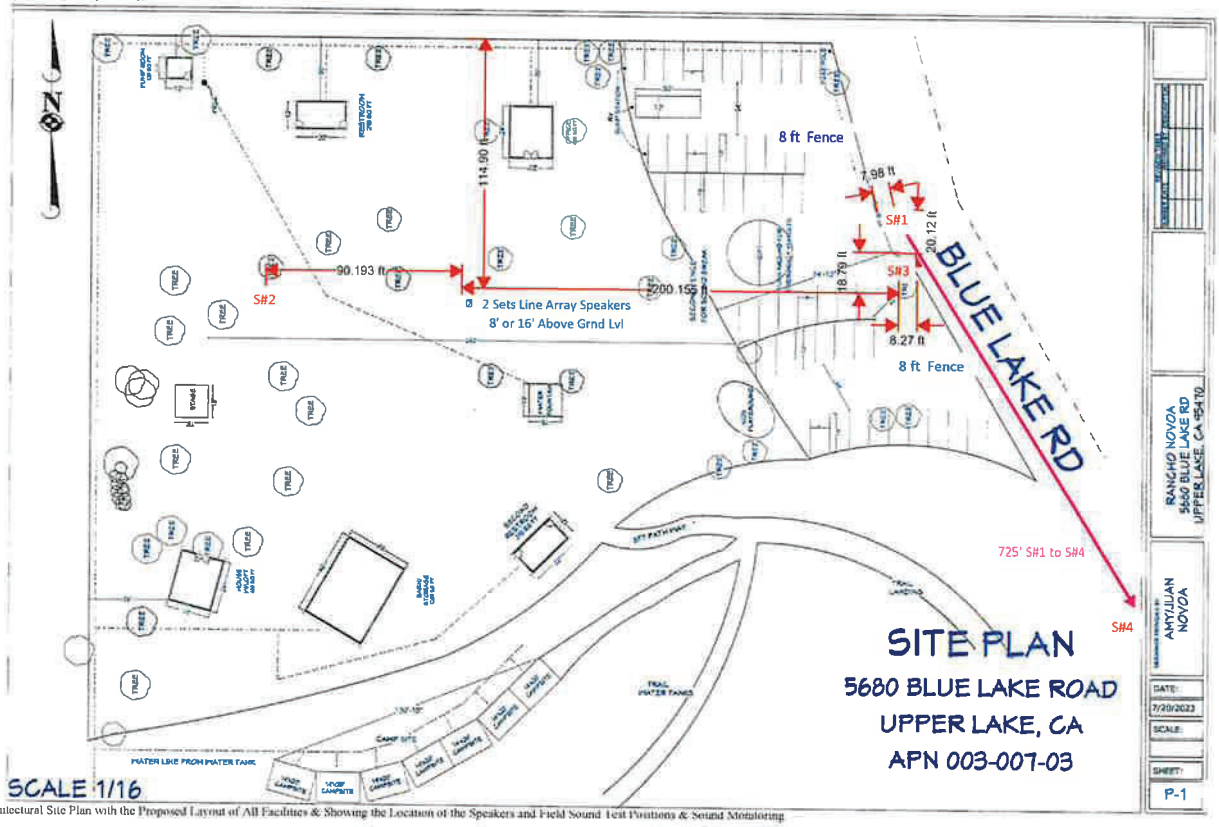

Figure 1 Architectural Site Plan with the Proposed Layout of All Facilities & Showing the Location of the Speakers and Field Sound Test Positions & Sound Monitoring

Figure 2 Aerial Image of Project Site, Adjacent Properties & SR 20 with Sound Test Positions

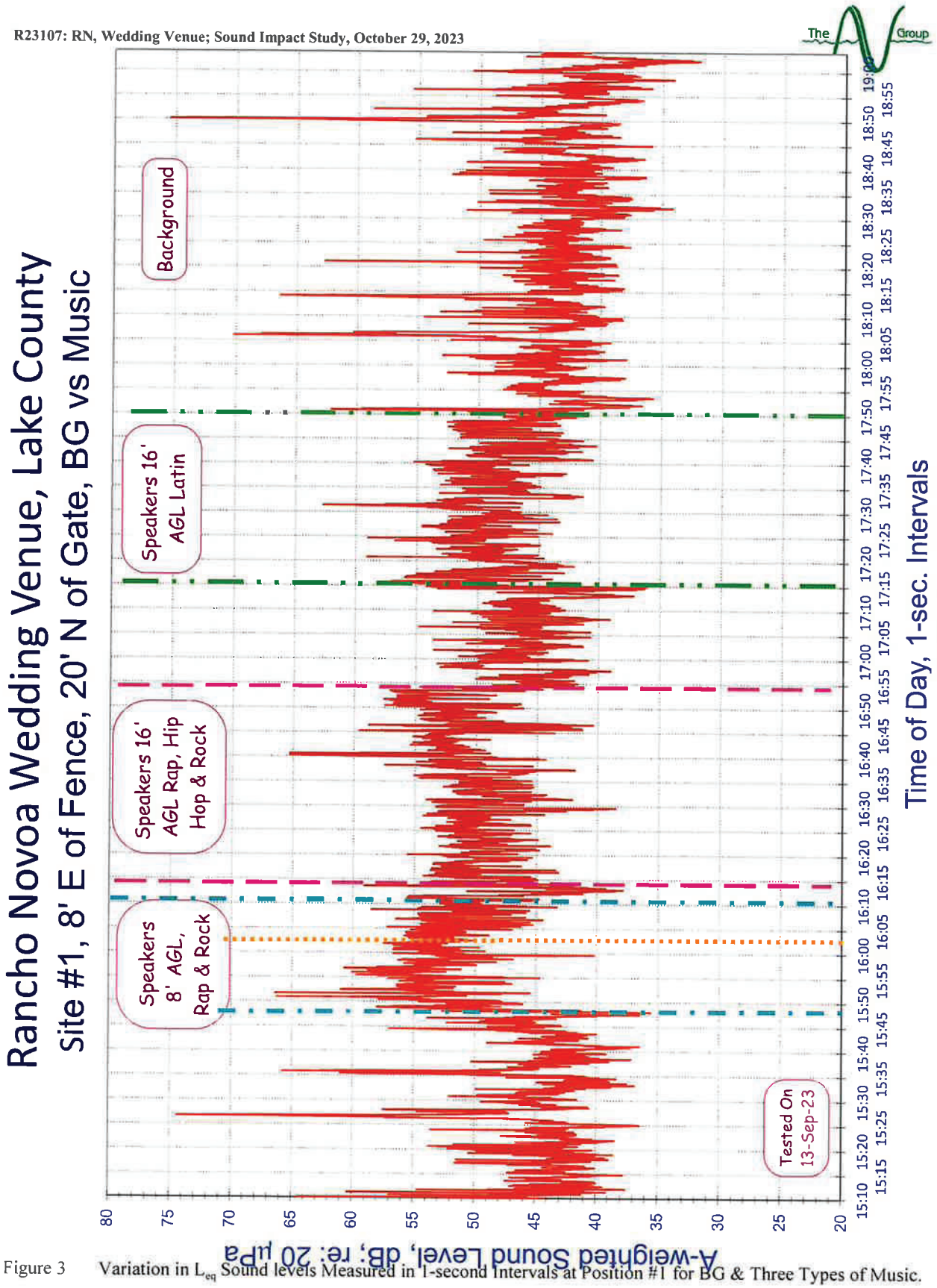

Figure 3 Variation in L_{eq} Sound levels Measured in 1-second Intervals at Position #1 for BG & Three Types of Music.

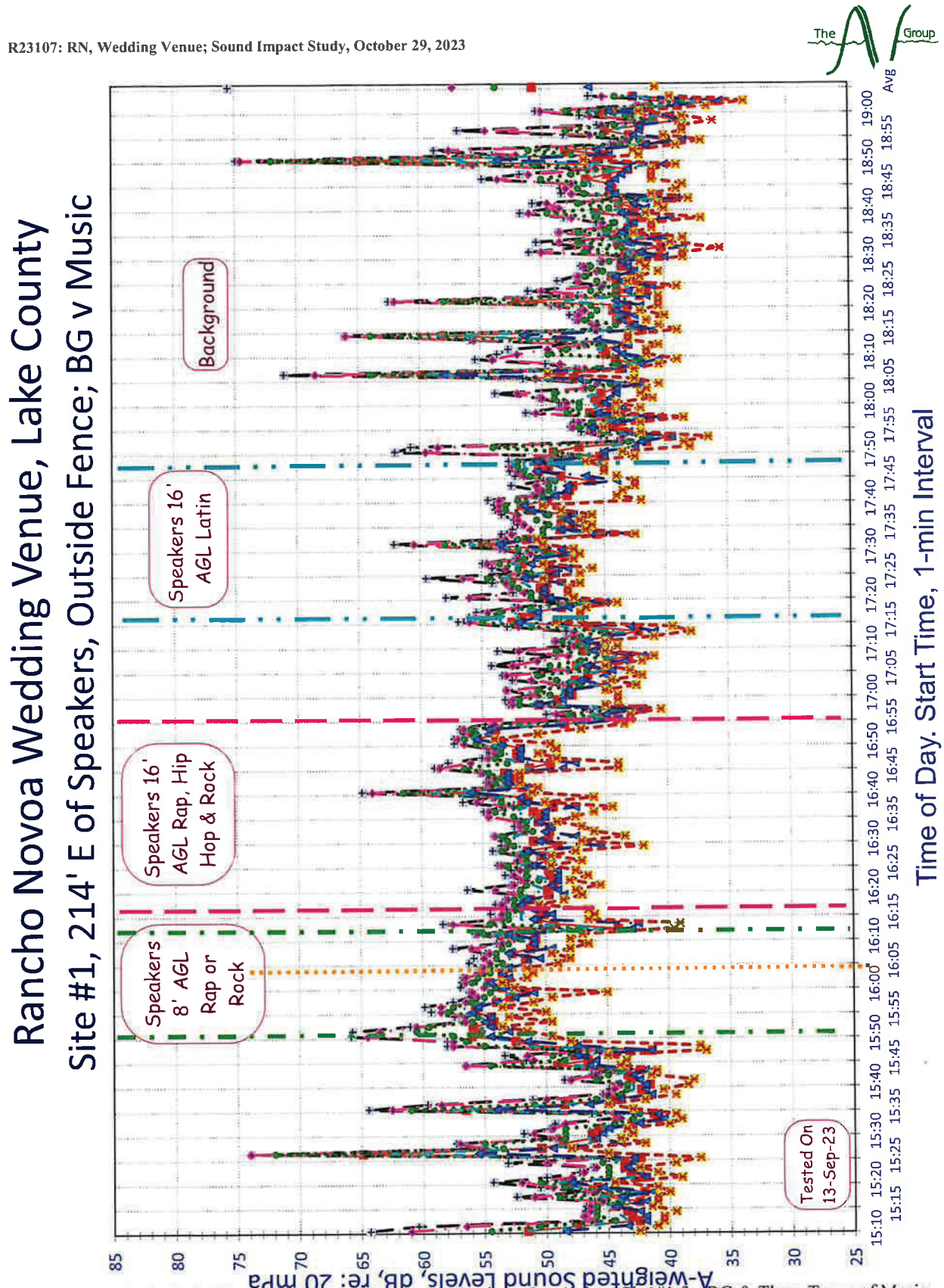

Figure 4. The Statistical L_n Sound Levels Measured in 1-minute Intervals at Site #1 for BG & Three Types of Music.

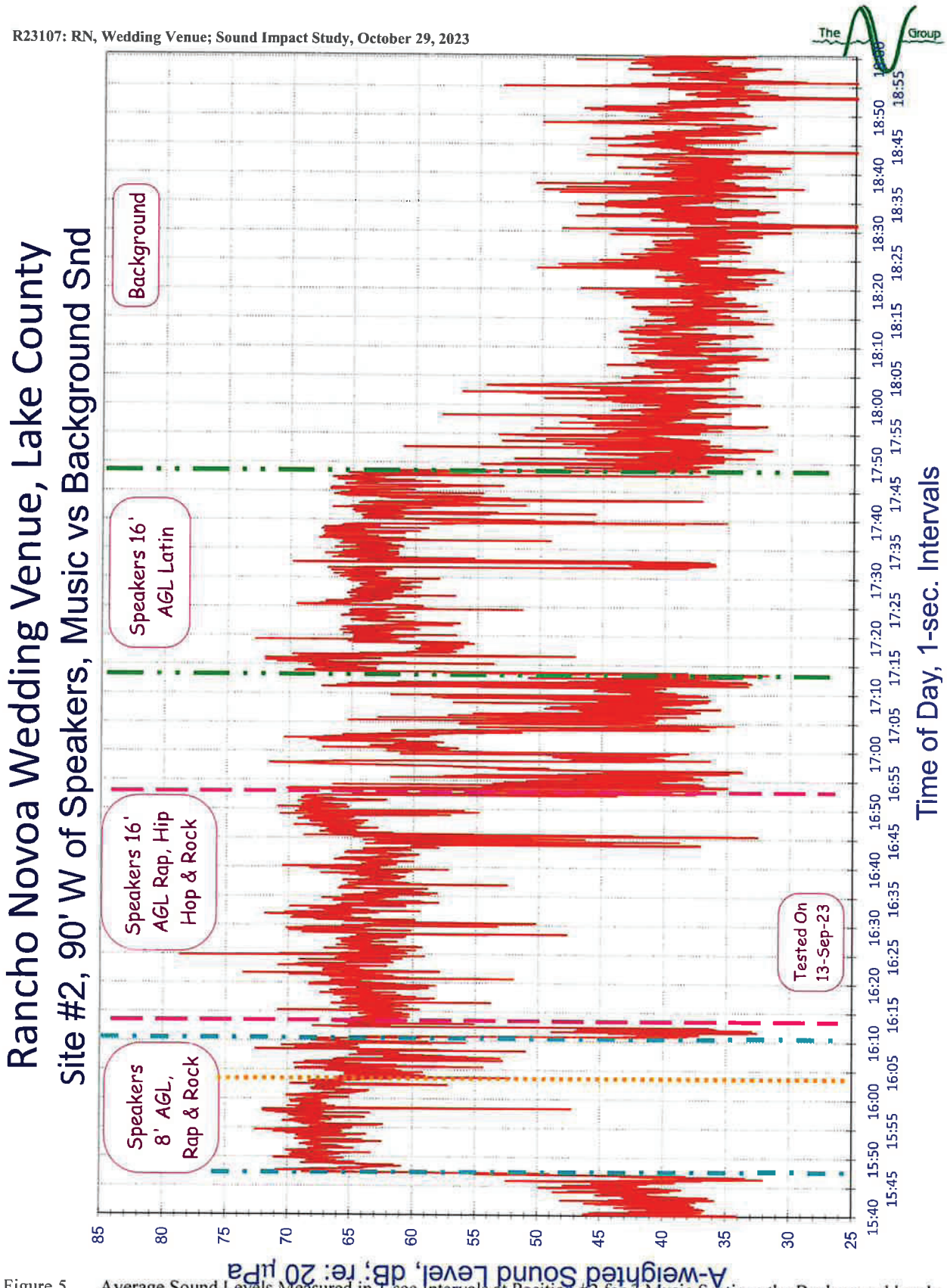

Figure 5. Average Sound Levels Measured in 1-sec Intervals at Position #2 for 3 Music Sections the Background levels.

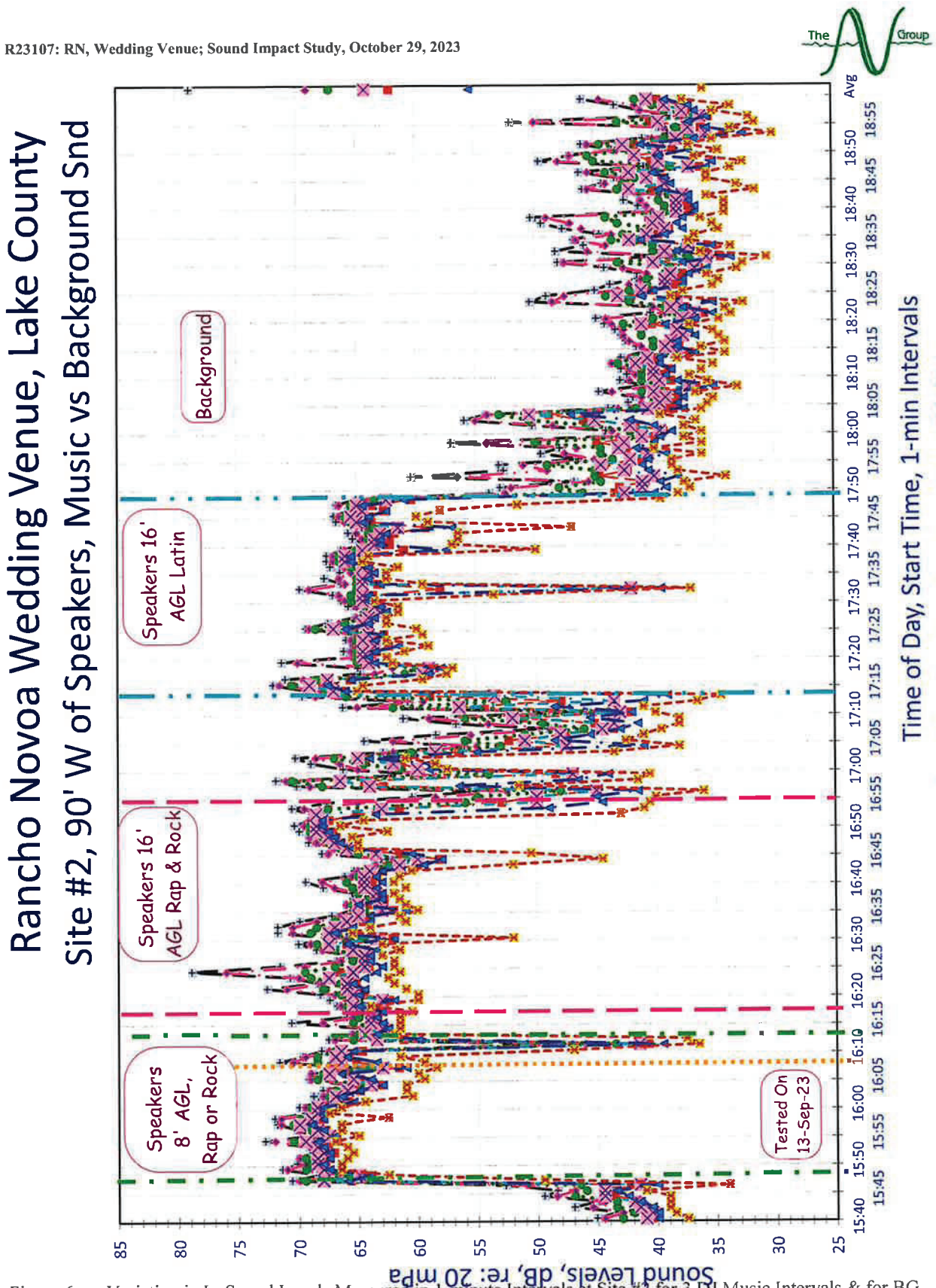

Figure 6. Variation in L_n Sound Levels Measured in 1-minute Intervals at Site #2 for 3 DJ Music Intervals & for BG.

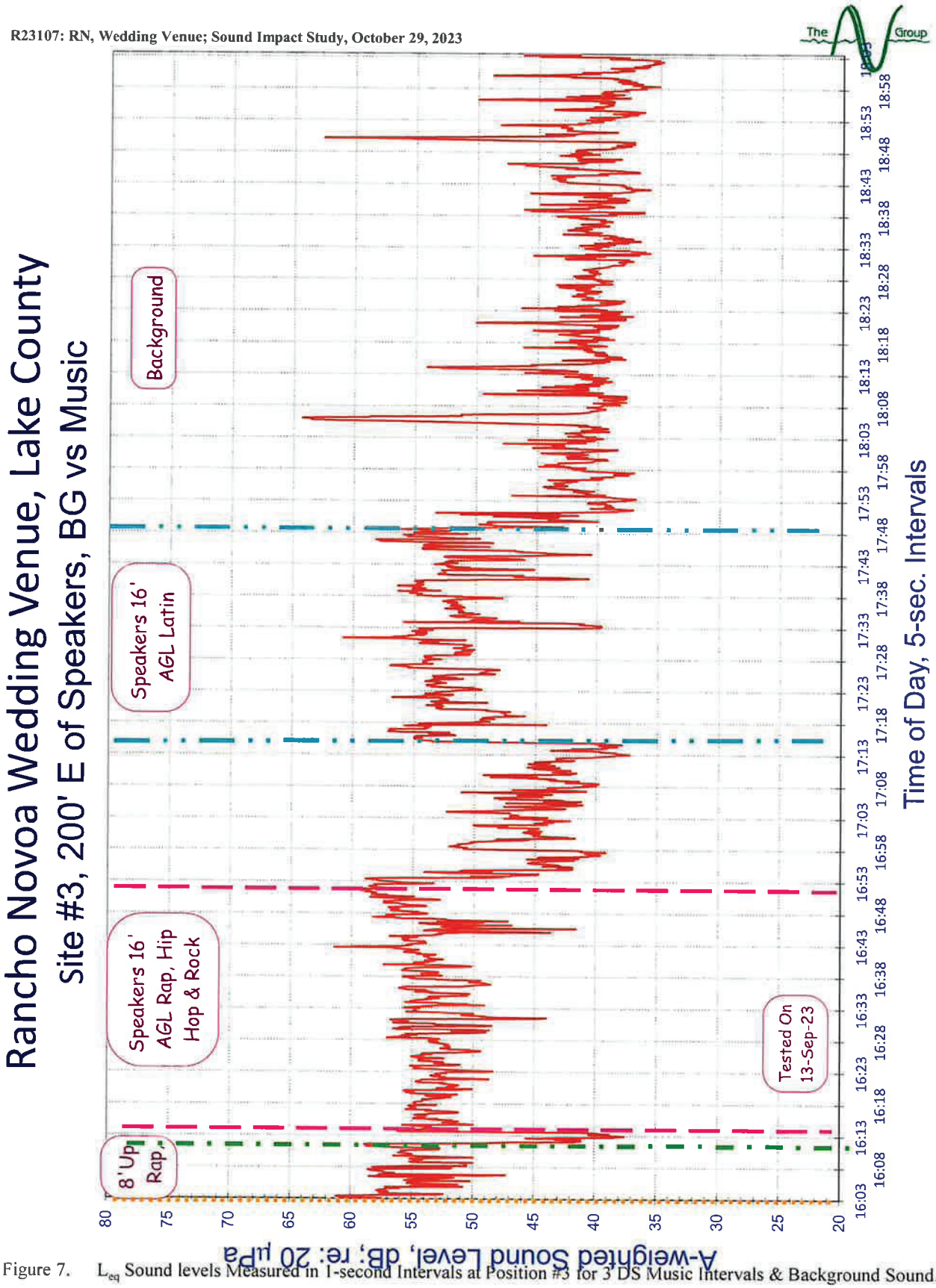

Figure 7. L_{eq} Sound levels Measured in 1-second Intervals at Position #3 for 3 DS Music Intervals & Background Sound.

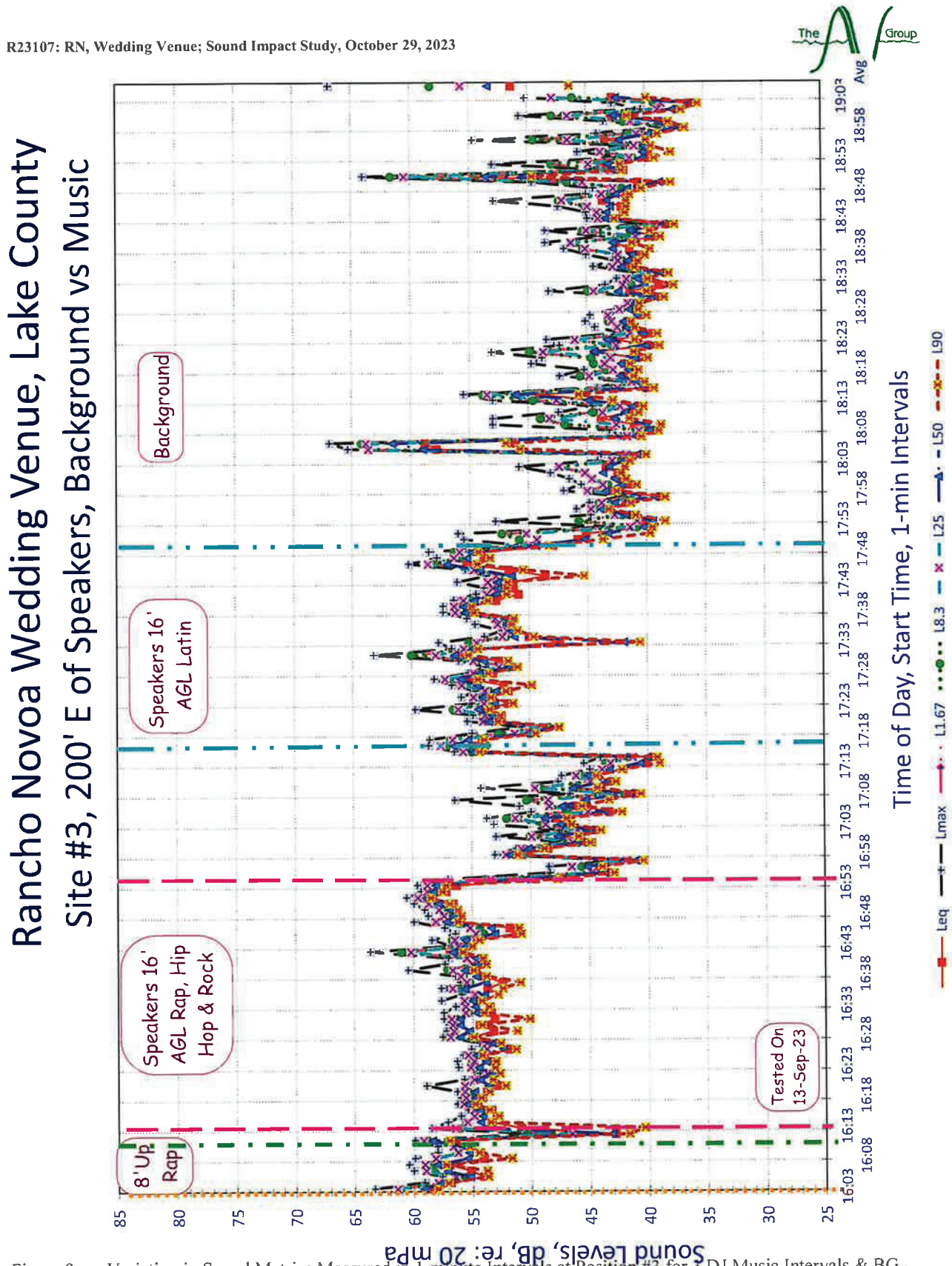

Figure 8. Variation in Sound Metrics Measured in 1-minute Intervals at Position #3 for 3 DJ Music Intervals & BG.