

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023050179

Project Title: Rancho Novoa Private Special Event Venue and Campground Use Permit 22-29

Lead Agency: County of Lake, Community Development Department

Contact Name: Michelle Irace, Principal Planner

Email: michelle.irace@lakecountyca.gov Phone Number: 707 263-2221

Project Location: Upper Lake , Lake County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Major Use Permit (UP 22-24) for a private campground with 16 campsites and a special event venue for weddings and private gatherings at 5680 Blue Lakes Road, Upper Lake, CA. The project would be constructed in two phases. At full build-out, the Project would include: Main parking lot with 40 marked gravel parking spaces; fire truck turn around; an outdoor stage and noise suppression sound wall; a water fountain; 16 gravel sites with electricity and hose bibs; a restroom; office and barn. Operation would be from April to October. The campground and venue 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. Amplified music will be turned off by 9:45 p.m. One event is anticipated per week with up to 250 guests. The project is restricted to 40 vehicles on-site at any one time.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Background. The Initial Study and Mitigated Negative Declaration for this project was prepared and circulated for public review from May 10, 2023 to June 9, 2023. 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 in accordance with CEQA Section 15073.5

Findings of Revised MND. 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Noise. A noise study was completed for the project as a result of public comments received from adjacent property owners during the prior circulation. 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. Impacts were found to be Less than Significant Impact with Mitigation Measures NOI-1 through NOI-10 incorporated.

Wildfire and Access. 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. Daily trips are anticipated to be 92 per event, which would occur once a week from April to October. 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. Construction activities and campfires will 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.

Provide a list of the responsible or trustee agencies for the project.

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)