



COUNTY OF LAKE  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
Planning Division  
Courthouse - 255 N. Forbes Street

May 9, 2024

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
ENVIRONMENTAL CHECKLIST FORM  
INITIAL STUDY (~~UP 23-05~~ **RZ 23-02; GPAP 23-02**; IS 23-15)**

1. Project Title: Lim Rezone and General Plan Amendment
2. Permit Numbers: Rezone RZ 23-02, General Plan Amendment  
GPAP 23-02, Initial Study, IS 23-15
3. Lead Agency Name and Address: County of Lake Community Development  
Department Courthouse  
255 North Forbes Street  
Lakeport CA 95453
4. Contact Person: Laura Hall, Senior Planner
5. Project Location(s): 9460 E. Highway 20, Glenhaven, CA 95443
6. Assessor's Parcel Number(s): 035-041-19
7. Applicant's Name/Address: Melissa Lim/ P.O. Box 71 Glenhaven, CA  
95443
8. Property Owner: Same as Applicant
9. General Plan Designation (Existing): Public Facilities PF
10. General Plan Designation (Proposed): Low Density Residential LDR
11. Zoning (Existing): "O-SC" Open Space – Scenic Combining
12. Zoning (Proposed): "R1-SC" Single-Family Residential - Scenic  
Combining
13. Flood Zone: "X" Zone X is the area determined to be outside  
the 500-year flood and protected by levee from  
100- year flood.
14. Slope: 0-30%
15. Supervisor District: 3
16. Natural Hazards: Moderate Wildland Fire Hazard Area
17. Waterways: None
18. Fire District: Northshore Fire Protection District
19. School District: Lucerne Unified School District
20. Description of Project: Provided Below

## **Background and Purpose**

Historically, the property was used by the Clearlake Oaks Fire Protection District and was developed with a fire station to serve the Glenhaven community. The existing structure had evidence of firefighting use that included supporting living accommodations, i.e. bathrooms, dormitory area, and kitchen. More recently, the property has been used as a single-family residence.

A Grant Deed was recorded on February 19, 2020, showing the property was sold by the Clearlake Oaks Fire Protection District to the previous owner. According to the Northshore Fire Protection District, there was a sale agreement that stated the new owner would complete a zone change. However, the rezone was not completed, and the property was sold to the current owner (Applicant). A partial reroof was permitted in 2021 by the previous owner, followed by an electric meter in 2023 by the current owner (applicant). Additional improvements made by the applicant include installing garage doors and windows and constructing an outdoor wall.

A Notice of Non-Compliance was then issued on February 15, 2024, to the applicant, for failure to obtain the proper building permits. It was during this time that the County determined that the property was being converted to a single-family residence which is not allowed use in the Lake County Municipal Code Zoning Ordinance Article 24, "O" Open Space zoning designation. The applicant then applied for the rezone and general plan amendment on September 27, 2023. It should be noted that until the Building Department issued the Notice of Non-Compliance, the applicant was not aware that the property could not be used as a single-family home.

As a condition of approval to this project, the applicant will be required to get as-built permits from the Lake County Community Development Department, Building Division for the previously unpermitted conversion as well as all applicable permits for the rest of the work needed to complete the conversion to a residential structure. Also, sprinklers will be required for a conversion to an R occupancy now that it will be used as a residence. If the rezone and general plan amendment is approved, the applicant would then upgrade the electrical panel and finish dry walling. No ground disturbance is being proposed with this project.

## **Location**

The site is located at 9460 E State Highway 20, Glenhaven, California; Township 14N, Range 08W, Mount Diablo Meridian; Latitude 39.026827, Longitude -122.733257. Unincorporated Glenhaven is located on the east side of Clear Lake between the communities of Clearlake Oaks and Lucerne (Figure 1).

## **Environmental Setting**

Glenhaven has a Mediterranean climate with cool intermittently wet winters and hot dry summers. Along the Clear Lake shoreline from Clearlake Oaks to Lucerne, the average rainfall is 24 inches in Clearlake Oaks and increases to 32 inches in Lucerne (Lake County Community Development Department, 2009). United States Geologic Survey topo maps show the elevation at the site to be 1335. The topography is mountainous with slopes 30% and greater beginning approximately 20 feet from the parcels northern boundary and extending north. Slopes on the remainder of the parcel and beyond to the lake are 0 to 10% (County of Lake, 2024). The major vegetation types in and surrounding the project site are non-native trees and shrubs, and grasses, with native oaks to the south and riparian plants (Clear Lake) (Google Street Maps, 2024).

## General Plan Amendment and Rezone

A general plan consists of a map and text, describing a jurisdiction's policy direction for future development patterns in terms of commercial, industrial and residential uses of varying densities. Zoning designations are intended to prescribe specific development regulations (i.e., lot sizes, setbacks, parking requirements, etc.) for specific properties. The general plan designation and the zoning of the property must be consistent. In accordance with California regulations, Lake County can amend its General Plan only four times during the calendar year. The four amendments do not have fixed dates and may be scheduled as necessary. Decisions regarding proposed changes are made by the Lake County Board of Supervisors following review and recommendation by the Planning Commission. Applications for amendments should only be made when there are compelling reasons for a change.

The reason for this proposed zoning change and general plan amendment is the Sale Agreement between the Northshore Fire Protection District and the previous property owner was not met. That Agreement required the previous property owner to complete a zone change and general plan amendment which never occurred. Instead, the previous property owner sold the parcel to the current property owner (applicant).

Following sale of the property, the firehouse was converted into a single-family dwelling. However, single-family residents are not a permitted use in the "O", Open Space zoning district according to the Lake County Municipal Code Zoning Ordinance Article 24. In addition, the project parcel is only 4,225 sq. ft., so therefore does not meet the minimum lot size requirement of 6,000 sq. ft. in the O zoning district or the Lake County General Plan Land Use Density/ Intensity Standards in Chapter 3, Table 3-1. After approval of the proposed project, the parcel would still be nonconforming as it would not meet the requirements in Article 10 for the R1 Single-Family Residential zoning or the General Plan requirements. The project would agree with the Shoreline Communities Area Plan however as discussed in Section XI.

Access to the site is from State Highway 20. As shown in the table below, the applicant is proposing a rezone and general plan amendment to assessor's parcel number (APN) 035-041-19. Figure 2 includes the Lim Rezone and General Plan Amendment Mylar. Figures 3 and 4 show the existing zoning and general plan designations of the project site and surrounding sites.

### Existing and Proposed Zoning & General Plan Designations (APN 035-041-19)

Designation Type	Current Designation	Proposed Designation
Zoning	"O" Open Space – "SC" Scenic Combining	"R1" Single-Family Residential – "SC" Scenic Combining
General Plan	Public Facilities PF	Low Density Residential LDR

Source: Lake County, 2008.

### 21. Surrounding Land Uses and Setting: Briefly describe the project's surroundings.

- North: "R1" Single-Family Residential – "SC" Scenic Combining, undeveloped, 0.10 acres.
- South: State Highway 20.
- East: R1" Single-Family Residential – "SC" Scenic Combining, single-family dwelling, 0.09 acres.

West: Split-zoned “R1” Single-Family-“SC” Scenic Combining and “C1” Local Commercial – “DR” Design Review, commercial dwelling on the lot zoned “C1-DR”, 0.20 acres.

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

- Lake County Community Development, Building Department
- Lake County Air Quality Management District
- Lake County Community Development Department
  - Building and Safety Division
  - Planning Division
- Lake County Department of Environmental Health
- Lake County Department of Public Works
- Lake County Sheriff Department
- Lake County Northshore Fire District
- California Department of Transportation
- California Department of Fish & Wildlife
- Central Valley Regional Water Quality Control Board

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

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

An AB52 Tribal Consultation Notification was sent to tribal nations on October 3, 2023. One response was received from the Habematolel Pomo Cultural Resources THPO Department stating they concluded that the project was not in their Aboriginal territories and deferred correspondence to the Elem Indian Colony. The Elem Indian Colony was included on the notification that went out on October 3, 2023. Following this notification, staff realized that they inadvertently forgot to send out a SB 18 Tribal Consultation Notification during this time. On February 27, 2024, the SB 18 notification was sent out to all the tribal nations which included the Elem Indian Colony. As of March 22, 2024, no comments have been received, however the commenting period does not end until May 27, 2024.

**24. Initial Study Attachments**

The following attachments are included at the end of this report and referenced throughout the report’s text:

Attachment 1: Lim Rezone and General Plan Amendment (Mylar)

Attachment 2: Onsite Wastewater Certificate

Attachment 3: Project Site Photos

Photo of Project Site from State Highway 20 Looking North



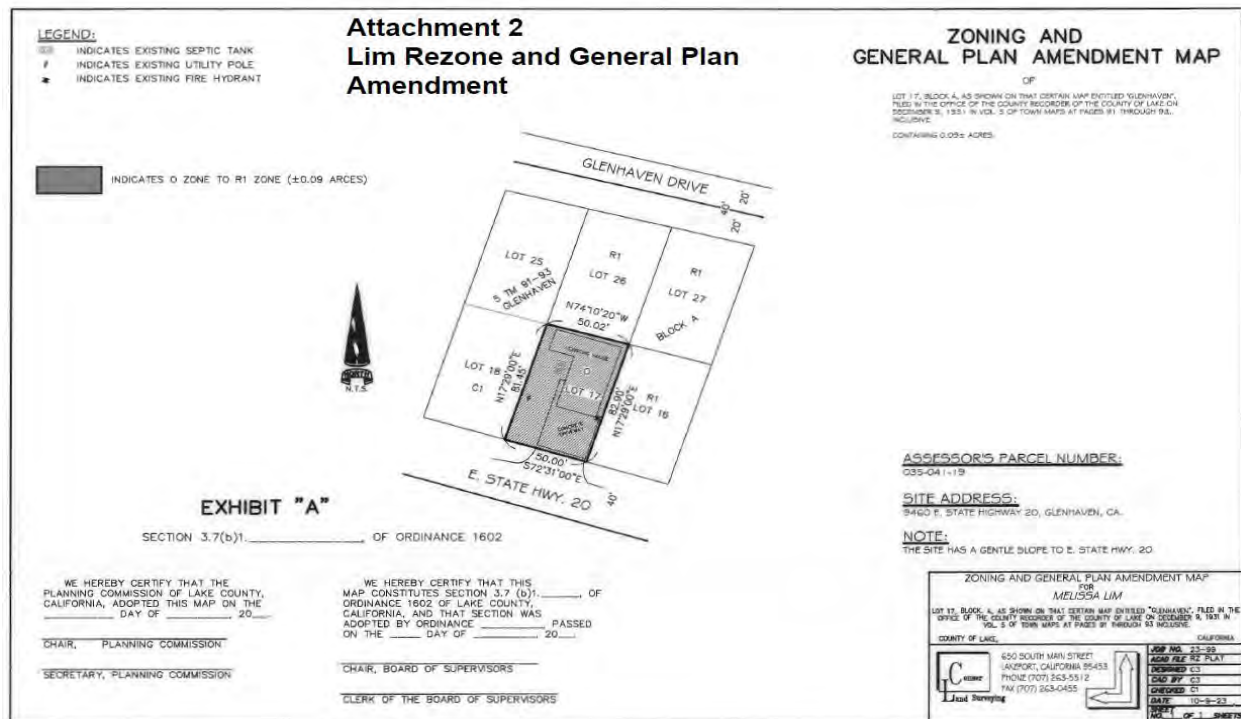
Google Maps, 2024.

Figure 1: Vicinity Map



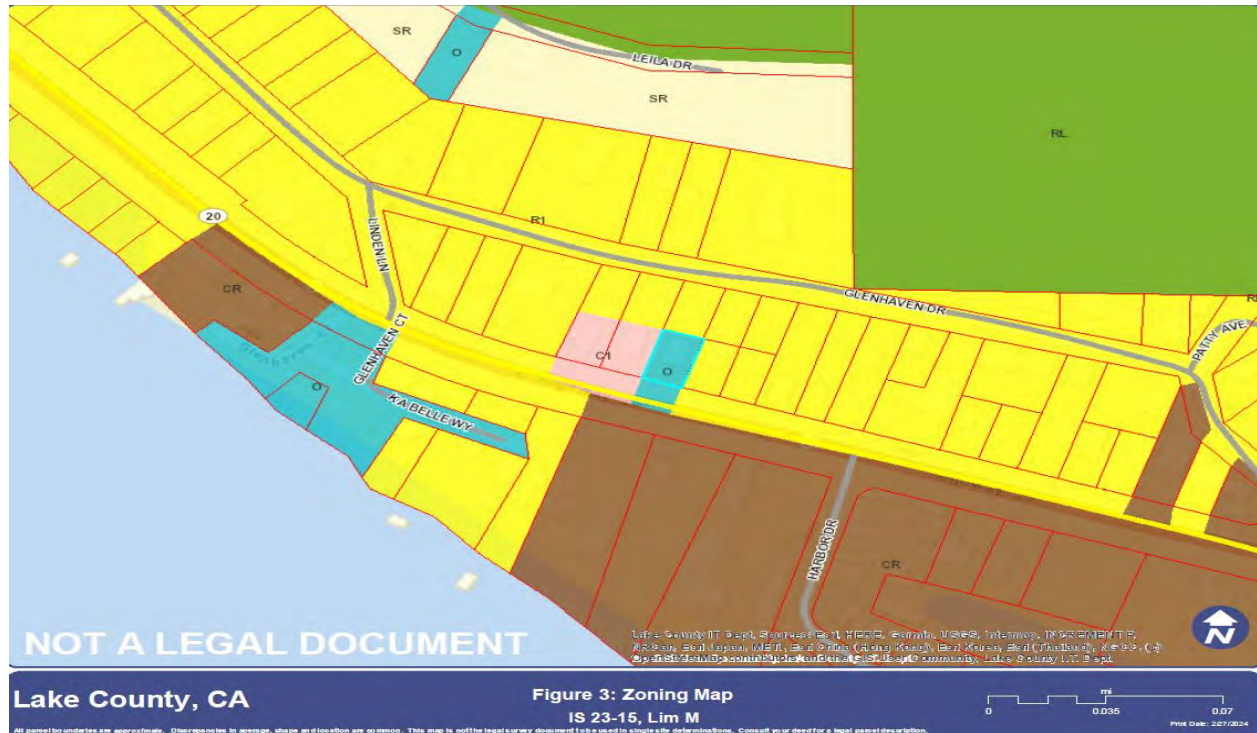
Source: Lake County, 2024.

Figure 2: Lim Rezone and General Plan Amendment (Mylar)



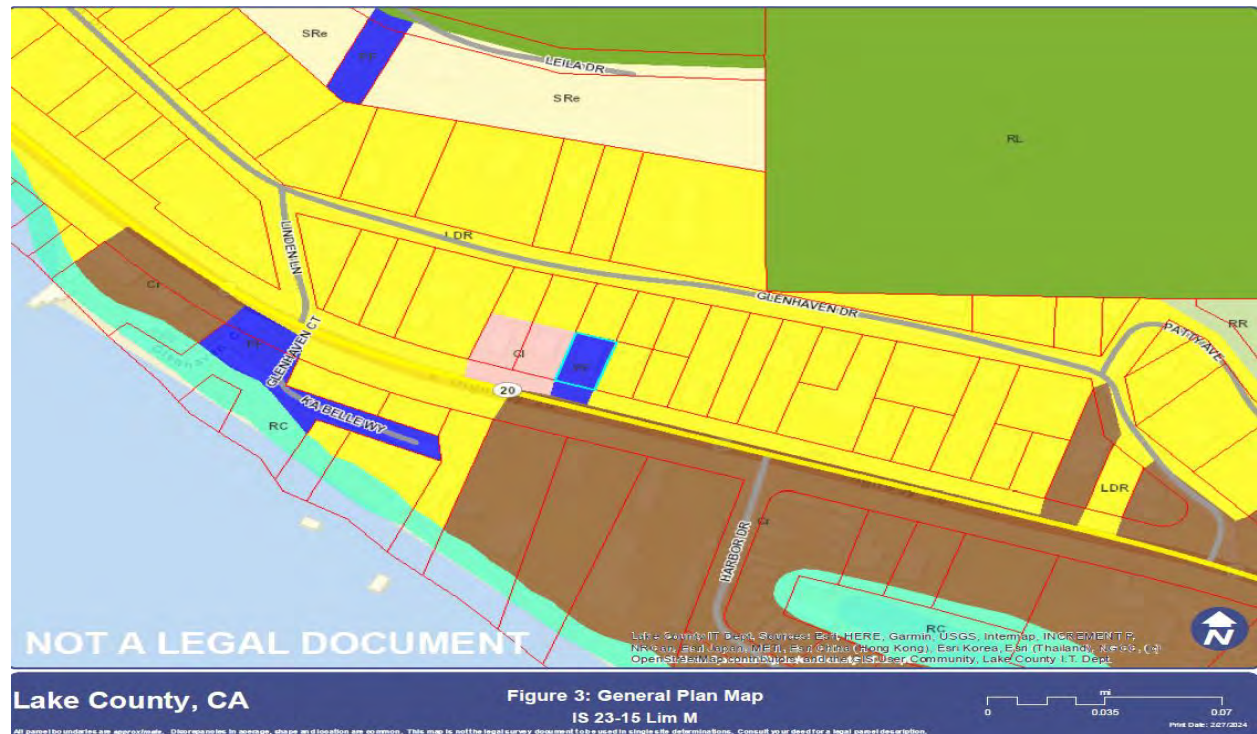
Source. Mellisa Lim, 2023.

Figure 3: Zoning Map (existing)



Source: Lake County, 2024.

Figure 4: General Plan Map (existing)



Source: Lake County, 2024.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving project aspects that have a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |  |     |   |
|---|--|-----|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Greenhouse Emissions          | Gas | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials |     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Hydrology / Water Quality     |     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Land Use / Planning           |     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Mineral Resources             |     | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Energy                           | <input type="checkbox"/> Noise                         |     | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Geology / Soils                  | <input type="checkbox"/> Population / Housing          |     | <input type="checkbox"/> Mandatory Findings of Significance |

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

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

Initial Study Prepared By: Laura Hall, Senior Planner

Signature: \_\_\_\_\_

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

Mireya G. Turner, Director  
Lake County Community Development Department



## 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
Would the project:				
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion

a) The project site currently has a Scenic Combining “SC” zoning designation. Proposed is a zone change from Open Space “O” to Single-family “R1”, but the “SC” would remain. A required general plan amendment would change the Public Facilities PF to Low Density Residential LDR. According to the Lake County Municipal Code, Zoning Article 34, Section 21-34, subsection 34.1, the purpose of the “SC” zoning designation is to protect and enhance views of scenic areas from the County’s scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation-based economy of the County. When applying the “SC” zoning district, there are seven characteristics to consider (including views of specific resources and proximity to scenic roadways). In this instance, the proposed project site includes views of Clear Lake, Mt. Konocti, and is on State Highway 20, which is locally designated as scenic and eligible for state designation. Further, although Lake County does not have a definition for “scenic vistas”, “scenic resources” are defined in the Lake County General Plan Chapter 9, Section 9.2. Both Clear Lake and Mt. Konocti are considered scenic viewpoints along State Highway 20. However, the project site is located on the other side of State Highway 20, so it does not block any views of Clear Lake or Mt. Konocti from travelers along State Highway 20. Also, the site is developed and this project is not proposing any new development. As such, the project would not have a substantial adverse effect on a scenic vista. Lastly, the Shorelines Community Area Plan Chapter 3, page 3-47 references the Lake County General Plan’s discussion on scenic resources and specifically calls out Clear Lake and State Highway 20.

### Less Than Significant Impact

b) Scenic Corridors are defined in the Lake County Municipal Code, Chapter 19, Article IV, Section 19-38(b) as “Highway 20, from the Mendocino County line to the intersection of Sulphur Bank Mine Road, which offers views of Blue Lakes, Tule, Clear Lake and Mt. Konocti”. However, although State Highway 20 is on the List of Eligible and Officially Designated State Scenic Highways List, it is not on the Caltrans List of Officially Designated County Scenic Highways (California Department of Transportation, 2015). Additionally, the project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.

**Less Than Significant Impact**

c) The project site is visible from State Highway 20, however, due to vegetation on both sides of the highway, it is unlikely boaters on the lake could see the project site. As previously discussed, the R1 single-family zoning designation would allow for the conversion of the former fire station to a single-family residence. However, although the proposed residence would comply with most of the applicable R1 and SC development standards (height, setbacks, etc.), as discussed previously (and in more detail in Section XI), the project parcel is only 4,225 sq. ft., so does not meet the zoning or general plan minimum lot size of 6,000 sq. ft. After approval of the proposed project, the parcel would remain nonconforming. However, due to the majority of surrounding parcel be zoned R1, the project agrees with the Shoreline Communities Area Plan. As such, the project would not degrade the existing visual character or quality of public views of the site and its surroundings.

**Less Than Significant Impact**

d) Records of unpermitted work occurring at this property date back to 2020. If any new lighting was installed during this period, according to the 2022 Single Family Residential Compliance Manual (May 2022), “For residential alterations, any new or altered lighting systems must meet all applicable requirements of Title 24 California Code of Regulations, Part 6, §150.0(k). Existing luminaires, controls, and lighting systems that are not altered may stay as is”. Further, the Lake County Community Development Department, Building Division is requiring that the applicant apply for as built permits. These requirements will be incorporated into the project’s conditions of approval.

**Less Than Significant**

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) The project site is classified as Urban and Built-Up- Land (D) by the California Important Farmland Finder. The D classification is defined as:

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control) structures, and other developed purposes (Department of Conservation, 2018).

**No Impact**

b) and e) The project site is currently zoned “O” Open Space which would be rezoned to “R1” Single-Family Residence. None of the parcels surrounding the project site have a zoning designation of “APZ”, which is an indicator of a Williamson Act contract. In addition, there are no known farming activities occurring on surrounding lands, and as defined in Public Resources Code section 12220(g) there are no forest lands in this area of the County.

**No Impact**

c) and d) The project site is not zoned for forestland or timberland production, nor has it been used historically for timber production. Zoning designations of surrounding properties are listed on page 3 of this study. None are zoned as forestland or timberland.

**No Impact**

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) and b) Lake County is in attainment for all ambient air quality standards so does not have an air quality plan. No construction requiring ground moving activities is being proposed with this project. However, the applicant will be required to obtain as built permits for previous unpermitted construction activities including installing a wall. As part of the County’s application process, a Request for Review was sent to the Lake County Air Quality Management District (LCAQMD) for the proposed project, but no response was received. The LCAQMD will be included on the Notice of Intent for this initial study so will have another opportunity to comment. It should be noted that most fences and walls do not require permits from the LCAQMD.

**Less Than Significant Impact**

c) Lake County is in attainment with the California Air Resource Board’s criteria are pollutions. Following coming into compliance with previous building activities, the applicant will apply for a building permit to install an electrical panel and interior dry walling. Since there would be no heavy equipment or ground disturbance activities, none of the nearby neighbors would be affected by this project.

**Less Than Significant Impact**

d) The previous use at the site included a firehouse. There may be a slight increase in vehicle traffic, but not above that from other single-family residents in the area. Future activities such as construction, outdoor burning, etc. that might result in odors or dust, would require permits from the LCAQMD. Dust may be generated inside the dwelling while the dry walling is in progress, but construction workers normally use face protection. This project would not result in any outdoor odors or dust that would be harmful to the surrounding neighbors.

**Less Than Significant Impact**

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a), b), and c) Although Clear Lake is across State Highway 20 approximately 312 feet from the project site, there are no waterways or riparian habitat on the project site. The proposed project is for a zone change and general plan amendment which would result in the structure being converted to a single-family residence. No ground disturbance or removal of trees would occur. However, there are two large storm drains near the driveway along State Highway 20. As part of the County’s process, a Request for Review was sent to the California Department of Transportation (Caltrans) and no reply was received. In addition, a Notice of Intent for this project will be routed out to the Caltrans for comments. However, due to the location of the storm drains to Clear Lake, under Caltrans new program “Let’s Change This to That”, the following best management practices will be applied to the proposed project:

- Plan ahead when traveling with pets, their waste needs to be properly disposed of.
- Keep your tires properly inflated to prevent wear and tear and reduce heavy metal pollution. Plus, you’ll get better gas mileage.
- Regularly maintain vehicles to prevent auto fluid leaks from dripping onto roadways.

- Wipe down tire wheel wells to remove brake dust. Copper metals found in brakes are a major pollutant.
- Keep your vehicle clean and use a car wash facility that recycles their water.
- Choose to use non-toxic products in your home's outdoor spaces, and never apply them before wind or rain are in the forecast.
- Properly disposing of trash and recycling. This includes cigarette butts, which are the number one littered item.
- Always secure vehicle loads to reduce debris and roadway hazards.

**Less Than Significant Impact**

d) and e) The project site is within an established residential neighborhood, With Clear Lake nearby, animals can sometimes visit the neighborhood. It is not uncommon for ducks to cross State Highway 20 by both ground and air. This is common for those who live near lakes. No ground disturbance activities are proposed with this project.

**Less Than Significant Impact**

f) Lake County does not currently have an adopted habitat conservation plan. The County normally requires a Biological Resources Assessment for any new ground disturbance or tree removal. This project is proposing a rezone and general plan amendment to allow for a single-family residence in an established neighborhood. There would be no ground disturbance or tree removal.

**Less Than Significant Impact**

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

**Discussion**

a through c) Pursuant to CCR Title 14, §15064.5, with exception of the unpermitted wall, the structure is the only development on the parcel. According to CFR Title 36, Part 60 discusses the 50-year mark for inclusion in the National Register for structures with allowances for inclusion for those structures that carry historic significance that are not yet 50 years of age. The structure is

not on the California Register of Historical Resources, or on the County's list of historical resources/sites.

No ground disturbance is proposed with the project; as such, the project does not have the potential to disturb cultural or archeological resources.

### Less Than Significant Impact

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

### Discussion

a) and b) As discussed before, the applicant would apply for permits to finish converting the structure into a single-family dwelling. This would require a very small amount of electric use for installing the electrical panel and dry wall. Electrical use for day-to-day living is likely going to be comparable to other single-family homes of the same size. The project would need to comply with the Lake County Municipal Code Building Ordinance.

### Less Than Significant Impact

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Mines and Geology Special. Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) i) According to the Fault Activity Map of California, the project site lays on top of the Clover Valley fault. This fault is classified as Undifferentiated Quaternary (< 1.6 million years), inferred location (California Geological Survey, 2024). A Quaternary fault is one that has been recognized at the surface and that has moved in the past 1,600,000 years (1.6 million years) (United States Geological Survey, 2018). The closest active fault is the Konocti Bay fault located approximately 2.3 airmiles to the southwest of the project site. This fault has experienced displacement during the past 11,700 years (California Geological Survey, 2024). The site is currently developed, and all construction is required to adhere to the California Building Code requirements related to health and safety, including those for seismic activity.

**Less Than Significant Impact**

ii) Relative intensity of ground shaking in California from anticipated future earthquakes is shown on the 2016 Earthquake Shaking Potential for California. According to this map the project site is located in the lower portion of the “Level of Earthquake Hazard” in the yellow range (California Geological Survey, 2016). The site is currently developed, and all construction is required to adhere to the California Building Code requirements related to health and safety, including those for seismic activity.

**Less Than Significant Impact**

iii) According to the Web Soil Survey, 100% of soil at the site consists of Sodabay loam, 15 to 30 percent slopes. Wet, sandy, soils are susceptible to liquefaction. Large grain soils, such as sands do not fit together very well and have large void spaces (Natural Resources Conservation Service, 2024). Soil at the site consists of loam to from 0-26 inches, gravelly clay loam from 26-63 inches, and bedrock from 63-79 inches. Also, ground disturbing activities would not occur with this project.

### **No Impact**

iv) Referring to the California Department of Conservation's Landslide Inventory database, there is land sliding along State Highway 20 along the hills from Clearlake Oaks to Lucerne (California Department of Conservation, 2024). The nearest slide to the project site is approximately 1,500 feet to the northwest. There are no signs of land sliding near the project site or on adjacent properties. The project does not contain developments that could increase the potential for landslides.

### **Less Than Significant Impact**

b) and e) Earth moving activities are normally associated with soil erosion and sediment runoff. These activities are of special concern around waterways due to wildlife species. However, the project does not propose any ground disturbance. Also, the project site is on an existing private septic system which has been issued a Certificate of Satisfactory Completion for Onsite Wastewater Treatment/Disposal System by the Lake County Environmental Health Department (Attachment 3).

### **No Impact**

c) Please refer to iii) for a discussion on liquefaction and iv) for the discussion on landslides. According to the National Oceanic and Atmospheric Administration, subsidence is the sinking of the ground from underground removal of water, oil, natural gas, mineral resource removal from under the ground, fracking, or mining activities, and from sediment loading and compaction (National Oceanic and Atmospheric Administration, 2023). Structures can show signs of subsidence that might include cracks in walls or exterior of buildings, windows and doors that stick, buildings that lean, etc. The proposed site is not on the United States Geological Survey's Areas of Land Subsidence in California (United States Geological Survey, 2024a).

### **Less Than Significant Impact**

d) and e) Soils that shrink or swell as the moisture content decreases or increases. According to the United States Geological Survey, this includes soils with clay. Structures built on these soils may experience shifting, cracking, and breaking damage as soils shrink and subside or expand (United States Geological Survey, 2024b). Soil at the project site is listed in Section iii) above and does not include clay.

### **No Impact**

f) Paleontological resources are non-renewable because they are the remains of prehistoric animal and plant life. The Lake County General Plan Chapter 9 addresses paleontological resources. Unique geological features might include one of the following: mountain peaks, coastal cliffs, headlands, beaches and dunes, desert surfaces and canyons, and unique physical environments, such as caves, lava fields, and tufa structures (California State Parks, 2015). However, no ground disturbance is proposed with this project.

**Less Than Significant Impact**

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

## Discussion

a) and b) The project will not include construction. Like other single-family dwellings, some greenhouse gas emissions would occur from uses like driving a vehicle, using water and electricity, and other activities. However, as required by the California Air Resources Board and Title 24 of the California Building Code, construction equipment and materials include features to reduce greenhouse gas emissions. The project does not include a large amount of construction or newly introduced uses that would result in a substantial increase in emissions.

**Less Than Significant Impact**

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Like many single-family households there could be use of petroleum products for yard tools, fertilizers for plants, paint for the house, etc. Any hazardous waste containers would be disposed of in compliance with Lake County’s Waste Management protocols.

**Less Than Significant Impact**

b) and c) The applicant will need to comply with all local, State, and federal regulations involving hazardous upset and accidental release. East Lake Elementary School is the closest school to the project site, but it is well over 2 miles away.

**Less Than Significant 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 following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:

- The SWRCB GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

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 located over 20 miles from Lampson Field, the nearest public airport. Lampson Field is administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan.

**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. The California Vehicle Code has specific requirements for all motorists when emergency responders are involved. The project does not include changes to the existing roadways or components that would result in a substantial number of new populations or traffic trips. As such, the project would not interfere with current evacuation procedures.

**Less Than Significant Impact**

g) The Project site is located within a mapped moderate hazard severity zone. Compliance with the Lake County Municipal Code Chapter 17, as well as with the California Department of Forestry and Fire Protection would be required. This project was routed to the Northshore Fire Protection District and the Lake County Community Development Department, Building Division which serves as the County Fire Marshall. Due to conversion of the building to a single-family structure, the Building Code requires the structure to be equipped with sprinklers prior to occupancy.

Also, please refer to Section XX for information on the County’s existing Plans for addressing wildfires, and on evacuation maps and other evacuation preparedness information. According to the County’s evacuation map, State Highway 20 is the only evacuation route for the project site. There are three evacuation sites all close to the project site. Evacuation sites often provide temporary shelter for persons displaced from their homes during a disaster.

-1: Automatic fire sprinklers shall be required for a conversion to an R occupancy.

**Less Than Significant Impact**

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) and c) There are no waterways on the project site. The existing impervious surface would remain unchanged as no development is being proposed on the ground and no portable structures like a carport or swimming pool are being installed. Because no ground moving activities are proposed, the drainage would not be changed. Therefore, the project would not increase stormwater runoff. However, there is two storm water drains in the Caltrans right-away along State Highway 20 near the project site’s driveway As discussed in Section IV, recommendations from Caltrans for preventing pollutants from entering storm drains will be applied to the project. Ple

**Less Than Significant Impact**

b) Water to the site comes from the Glenhaven Mutual Water Company. This water company has two groundwater wells and serves over 300 customers. Water use at the site would likely be similar to other nearby single-family homes.

**Less Than Significant Impact**

d) Clear Lake is approximately 346 feet from the project site’s boundary line. However, the property is in the Federal Emergency Management Administration’s Zone X which is defined as the area determined to be outside the 500-year flood and protected by levee from 100- year flood (Lake County, 2020). The project would not result in increasing stormwater running which can be associated with flooding. Tsunamis are giant waves caused by earthquakes or volcanic eruptions under the sea.

**Less than Significant Impact**

e) There is no groundwater management plan for the affected groundwater basin. However, the Lake County Water Resources Department regulates water quality of surface water through the Lake County Municipal Code Chapter 23, Section 23-12. Water quality standards are applied to construction, fill, dredging, littering a pollution, and erosion control along the Clear Lake shoreline. The project was routed to the Lake County Water Resources Department, but no response was received. However, with incorporation of best management practices, impacts to Clear Lake would be less than significant.

**Less Than Significant Impact**

XI. LAND USE PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) Structures normally associated with dividing a community would include bridges, airports, roads, etc. The proposed project does not propose any additional development, and therefore, no impact could occur.

**No Impact**

b) According to the Lake County General Plan Chapter 3, the site has a general plan designation of Public Facilities PF, and according to the Lake County Municipal Code Zoning Ordinance Article 24, a zoning designation of “O” Open Space with a “SC” Scenic Combing overlay zone. The proposed project would change the existing general designation to Low Density Residential LDR, and the existing zoning designation to “R1” single-family while retaining the “SC” overlay zone which is required due to the site’s location. A single-family residence is a permitted use in the Lake County Municipal Code Zoning Ordinance Article 10, and the existing structure meets these requirements in Section 21-10.10: minimum average lot width, maximum average lot width,

maximum length to width ratio, maximum lot coverage, minimum yard, maximum height, and parking. However, the project site does not meet Section 21-10.10, subsection 10.11(b) which requires a minimum lot size of 6,000 sq. ft, with public water and sewer, as the site is only 4,225 sq. ft. and although does have public water it does not have sewer.

In addition, the project would not comply with the Lake County General Plan Chapter 3, Section 3.2 for minimum lot size for the reasons listed above, or the floor area ratio (FAR) requirement. However, the project would comply with the one dwelling per acre requirement, and it is inside he community growth boundary.

Lastly, the proposed project agrees with the Shorelines Community Area Plan Chapter 5, subsection 5.5 Objective 5.5.2 'Ensure that amendments to land use designations are in the overall best public interest of the community'. According to the Lake County GIS database, surrounding properties to the north, west, and east are all zoned R1, and the parcel across State Highway 20 is "CR" Commercial Resort. Due to the similar surrounding land uses, the project could be considered in the best public interest.

Pursuant to the Lake County Municipal Code Zoning Ordinance Article 24, Section 21-24.10, subsection 24.11(b), the project currently does not meet the 6,000 sq. ft. minimum lot size for the "O" zoning designation. Therefore, the parcel is non-conforming now, and will continue to be nonconforming after project approval.

**Less than Significant Impact**

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a) Historically, Lake County was mined for mercury and gold. Today, Lake County's largest mineral resource is gravel. This resource is valuable to Lake County and the State and in used for a variety of uses including concrete, roads, fill, blocks, bricks, and pipes. There are several mining operations in the County. However, the project parcel is not on the Lake County Aggregate Resource Management Plan's Quarry Resource Areas.

**No Impact**

b) The project site is not on a mapped locally important mineral resource recovery site.



**No Impact**

XIII. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

a) Construction would consist of installing an electrical panel outside of the dwelling and hanging the dry wall inside. Installing the box would likely require the use of an electric drill. Most of the work required to install the box would entail connecting wiring, and then the drill would be used to hang the box on the house, taking approximately 15 minutes. Hanging dry wall would also likely require an electric drill to apply screws. In addition, a hopper would be used to apply texture to the dry wall, and an airless spray gun would be used for painting. None of this equipment would raise the levels of noise that is generate from heavy equipment. Work would likely occur from 7:00 a.m. to 7 p.m. Monday through Saturday. Operational noise would be consistent with other noise generated from single family residential uses.

**Less than Significant Impact**

b) Normally, generation of excessive ground-borne vibration or ground-borne noise comes from heavy duty construction equipment, or operations with certain types of equipment including heavy truck traffic. The proposed project would not generate excessive ground-borne vibration or ground-borne noise.

**Less Than Significant Impact**

c) As mentioned previously, the project site is located over 20 miles from Lampson Field, the nearest public airport. The proposed project is a zone change and general plan amendment to allow for a single-family residence. There would be no business with workers.

**No Impact**

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) and b) As a result of the project there would be an increase to the population, but it would be very minimal. However, the proposed project’s new single-family R1 zoning would also allow for a granny unit or residential second unit, or guest house under the Lake County Municipal Zoning Article 10, Section 21-10, subsection 10.3. Based on the Housing and Community Development (HCD) housing counts, a one-bedroom house could potentially have 3 people (Housing and Community Development, 2024). Therefore, based on the HCD, the current structure could have up to five people. If a second unit is permitted in the future, another five people could be added, making the total population grow to 10 people. Although adding a second home would result in a population increase again, the impacts on the unincorporated community of Glenhaven would still be less than significant.

**Less Than Significant Impact**

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

performance objectives for any of the public services: 1) Fire Protection? 2) Police Protection? 3) Schools? 4) Parks? 5) Other Public Facilities?				
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Discussion

a) Clearlake Oaks Fire Protection District previously served the unincorporated community of Glenhaven using the existing structure, and the Northshore Fire Protection District is located at 12655 CA-20, Clearlake Oaks, CA 95423 approximately 4 miles from the project site. In addition, the CAL FIRE Vence County Station is located at 140 Spring Rd, Clearlake Oaks, CA 95423 approximately 1.5 miles from the project site. The Lake County Sheriff’s Office is located at 6222 CA-20, Lucerne, CA 95458 which is approximately 6.8 miles from the project site. Both the East Lake School and Clarks Island Lake County Parks are in Clearlake Oaks about 3.6 miles from the project site. The Glenhaven Mutual Water Company, Clearlake Oaks County Water District, and Clearlake Oaks Sewage Treatment are also located in Clearlake Oaks.

When large developments add sizable populations to communities and the existing facilities capacities are not large enough to meet the additional needs, significant impacts could occur. This sometimes requires new facilities or the expansion of existing facilities. Because the project could only have at the most two units on the property, the population would be minimal.

**Less Than Significant Impact**

XVI. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

A and b) As mentioned in Section XV., Clarks Island Lake County Parks are in Clearlake Oaks about 3.6 miles from the project site. Both parks are located along State Highway 20. The park with the playground structure is located across from Clear Lake, while the other park includes a boat ramp is located on the lake. Although the noted parks on Clear Lake gets a fair amount of day use visitors, and boat traffic during special events such as fishing tournaments, at the parks are rarely at capacity.. Additionally, as discussed above, the project would not result in a substantial increase in population that would in turn result in the deterioration of existing recreation facilities. The project also does not propose new recreational facilities that would result in impacts to the environment.

**Less Than Significant Impact**

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) According to the Lake Transit website, the project site is located along Route 1, North Shore, Clearlake to Lakeport route (Lake Transit, 2024). There is a bus stop at State Highway 20 & Glenhaven, in Glenhaven. There are several stops throughout the day. The project site is approximately 800 feet from the bus stop. The Final 2022 Lake County Regional Transportation Plan/ Active Transportation Plan, shows a proposed Class II bicycle route that would travel along the entire community of Glenhaven on State Highway 20 (Dow & Associates, 2022). Traffic entering and existing the project site would be required to yield to pedestrians, bicyclists, and motor vehicles per the California Department Motor Vehicles, California Driver’s Handbook. As such, the project would not conflict with a program, policy or ordinance related to the existing circulation system.

**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 (Governor's Office of Planning and Research, 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.

Construction activities would be minimal and include installing an electrical box and hanging dry wall. It is likely the applicant would have only one or two people to complete these tasks. The project would not generate or attract more than 110 trips per day during construction and will generate up to four vehicle trips per year during operations.

#### **Less Than Significant Impact**

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

#### **No Impact**

d) As proposed, there is no ground moving activities. There would be no road alignment or other features that might create hazards. The previously constructed wall will need to get an as-built permit from the Lake County Community Development, Building Division. Certain requirements including setbacks will be required. If the wall does not meet setbacks, it would likely need to be removed where it is out of compliance. As mentioned before, the applicant and others living on the project site will need to adhere to the California Department of Motor Vehicles and yield to pedestrians, bicyclists, and motor vehicles traveling along State Highway 20 and its shoulders.

#### **Less Than Significant Impact**

e) State Highway 20 has shoulders and turnouts for travelers driving through Glenhaven. Caltrans has authority over all California highways and certain standards must be met, including adequate areas for drivers to pull over in an emergency. When accessing the applicant's driveway, cars are parked away from the highway up a slight slope near the proposed residence. Again, pursuant to the California Department of Motor Vehicles regulations, all drivers must yield to emergency responders.

Emergency and evacuation alerts are currently transmitted to the public in several 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. Residents of the single-family home would follow current evacuation procedures established by the Lake County OES, Caltrans, and other emergency response agencies.

Lastly, please refer to Section IX and XX for information on the County’s existing Plans for addressing wildfires, and on evacuation maps and other evacuation preparedness information. According to the County’s evacuation map, State Highway 20 is the only evacuation route for the project site. There are three evacuation sites all close to the project site. Fire and police would likely be addressing traffic during any potential wildfire.

**Less Than Significant Impact**

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) and b) An AB 52 Notification was sent out to the tribes including the Elem Indian Colony on October 25, 2023. A response was received from the Habematolel Pomo deferring to the Elem Indian Colony. An additional notice in compliance with SB 18 was sent to the Tribes on February

27, 2024. To date, no comments have been received from the Elem Indian Colony on either the AB 52 or SB 18 Notifications.

No ground moving activities are proposed and the extent of work includes installing an electrical box outside. The remainder of the work will be completed inside the residence.

Less Than Significant Impact.

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) The proposed project has historically been served by PG&E. However, due to converting the residence to a single-family residence without permits, the electrical service was stopped, and will not be allowed to resume until the applicant completes the required permits with the County. The Glenhaven Mutual Water Company provides water to the site, and C&S Waste Solutions would provide solid waste services.
- b)

Based on HCD bedroom counts, up to five people might occupy the residence. A second future home might house up to five people as well. However, the 2<sup>nd</sup> residence would need to get a Will Serve Letter from the water company and PG&E would need to approve the 2<sup>nd</sup> electric hookup. The applicant has a Certificate of Satisfactory Completion, Onsite Wastewater Treatment/Disposal System from the: Lake County Environmental Health Department (Attachment 3). According to the field notes, the septic tank has a 1,000-gallon capacity. Even if the site was to accommodate 10 residents in the future the impacts would be less than significant based on regulatory requirements for the second residence.

**Less Than Significant Impact**

b) Water for the proposed project would come from the Glenhaven Mutual Water Company. Water companies in California are regulated by the State Water Board for quality. According to the State Water Board, the Glenhaven Mutual Water Company serves 300 customers and has two wells, and both are active. The existing structure is served by the water company, and any future residence would need to apply for a Will Serve Letter.

**Less Than Significant Impact**

c) Solid waste goes to an existing septic system. The applicant has a Certificate of Satisfactory Completion, Onsite Wastewater Treatment/Disposal System from the: Lake County Environmental Health Department (Attachment 3). According to the field notes, the septic tank has a 1,000-gallon septic tank. If a 2<sup>nd</sup> residence was added in the future, the Environmental Health Department would determine if the existing septic tank has capacity for two residences, or whether a second septic tank could be installed on the parcel. If neither of these options are feasible, then a 2<sup>nd</sup> residence may not be allowed.

**Less Than Significant Impact**

d) and e) According to CalRecycle’s Estimated Solid Waste Generation Rates, a residents general approximately 12.23 pounds of trash per day (CalRecycle, 2006) If a future residence is added to the site, then approximately 14.46 pounds of trash would be generated per day. The Eastside Landfill is the final designation for the most solid waste throughout the County. The landfill’s remaining capacity is 2,859,962 tons and the cease to operate date is December 31, 2043 (CalRecycle, 2024).

**Less Than Significant Impact**

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Although Lake County does not yet have an Emergency Evacuation Plan, it does have an Emergency Operations Plan and a Local Hazard Mitigation Plan (Office of Emergency Services, 2020). Also, the Lake County Fire Safe Council has prepared evacuation maps and other evacuation preparedness information located on their website (Fire Safe Council, 2008). According to the Lake County Fire Safe Council’s evacuation map, State Highway 20 is the only evacuation route for the project site. There are also three evacuation sites all close to the project site. Evacuation sites often provide temporary shelter for persons displaced from their homes during a disaster. The project would not impact the County’s plans for addressing wildfires.

**Less Than Significant Impact**

b) Although the parcel only has a slight slope, all of Glenhaven was developed with Clear Lake in front and steep slopes in the back. The project site is in a Moderate Fire Hazard Zone. The project would not engage in activities that might cause a wildfire. The applicant would have to comply with the Lake County Municipal Code which includes adherence to the 2022 California Fire Code. In addition, due to the close proximity to Clear Lake, if a fire was to occur then CAL FIRE would have a nearby water source to distinguish the fire. Lastly, as discussed in Section IX, due to conversion of the building to a single-family structure (conversion to an R occupancy), the applicant will be required to install automatic fire sprinklers in the dwelling prior to occupancy.

c) There is no new development proposed including such as roads, fuel breaks, emergency water sources, power lines or other utilities. However, as mentioned in criteria b) above, due to an occupancy change, the applicant will be required to install sprinklers in the residence.

**Less Than Significant Impact**

d) As mentioned above, the parcel has a slight slope and although land sliding has occurred in Glenhaven, it would not likely affect the project site.

**Less Than Significant Impact**

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion

a) As discussed throughout this study, there is a stormwater drain near the proposed project site's driveway. Any stormwater from the site would go into the stormwater drain, and then flow into Clear Lake. The storm drains are likely within Caltrans right-of-way of State Highway 20. Caltrans has a new program and provides recommendations for reducing impacts to stormwater drains. The recommendations have been incorporated into this project as best management practices. The project does not propose any ground moving activities, and there are no examples of prehistory.

### Less Than Significant Impact

b) Some unpermitted work was done on the project site including installing windows and garage doors, installing a wall, etc. The applicant will be required to apply for as built permits that will include lighting systems to meet the Title 24 California Code of Regulations, Part 6 (Energy Code) §150.0(k). With the required local, state, and federal regulations and best management practices incorporated into the project, when considering past, present, and future projects in Lake County impacts would be less than significant.

### Less Than Significant Impact

c) The proposed project does not have the potential to result in adverse indirect or direct effects on human beings. Specifically, the previous construction completed on the project site will need to apply for as built permits and will be required to comply with the Lake County Municipal Building Code. Building inspectors normally inspect all work to make sure work is done in compliance with the Building Code. In addition, best management practices have been applied to prevent pollutants from entering the storm drains near the applicant's driveway. Lastly, because the type of use will change in the dwelling the applicant will be required to install sprinklers in the residence.

**Less Than Significant Impact**

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