



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone: (707) 263-2221 FAX: (707) 263-2225

July 03, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (GPAP 23-01, IS 23-03, RZ 23-01)

1. Project Title: Reynolds Systems Inc.
2. Permit Numbers: General Plan Amendment GPAP 23-01
Initial Study IS 23-03
Rezone RZ 23-01
3. Lead Agency Name and Address: County of Lake
Community Development Department
Courthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
4. Contact Person: Trish Turner, Assistant Planner II
(707) 263-2221
5. Project Location(s): 18649 CA State Hwy 175,
APN: 013-046-04
6. Project Name & Address: Reynolds Systems Inc.
P.O. Box 1229
Middletown, California 95461
7. General Plan Designation (Existing): Rural Lands
Resource Conservation
Industrial
8. Zoning (Existing): RL-SC-WW Rural Lands; Scenic Combining, Waterway
Combining District
M2-DR-SC-WW Heavy Industrial, Development
Review, Scenic Combining, Waterway Combining
District
9. Supervisor District: District 5
10. Flood Zone: "D": Areas of undetermined, but possible, flood hazard
risk.
11. Slope: The property is predominately mostly greater than 30%
slope.
12. Fire Hazard Severity Zone: California State Responsibility Area (CALFIRE):
Very High Risk

13. Earthquake Fault Zone: Undifferentiated Quaternary
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Size: ± 175.00 Total Acres
16. Description of Project:

The applicant, Reynolds Systems Inc. has submitted a request for a Rezone and General Plan Amendment to correct an erroneously recorded rezone and broaden the heavy industrial zoning on the current parcel. Presently, the parcel has a split-zoning designation, consisting of RL-SC-WW Rural Lands, Scenic Combining, and Waterway Combining District and M2-DR-SC-WW Heavy Industrial, Development Review, Scenic Combining, and Waterway. The applicant aims to extend the section of heavy industrial zoning to enable the existing manufacturing facility and all future expansions of the existing manufacturing use on the property to be zoned "M2" Heavy Industrial; the manufacturing facility is currently built on land zoned "RL" Rural Lands, which is not consistent with the permitted use on site. The project site was issued a Special Zoning Exception since 1983. The applicant intends to carry out a partial rezone to expand the manufacturing facility while preserving the rural lands to maintain the natural beauty of the location. The General Plan and the Zoning designations will remain the same, however the mapping for the General Plan and Zoning boundary locations would change with this request.

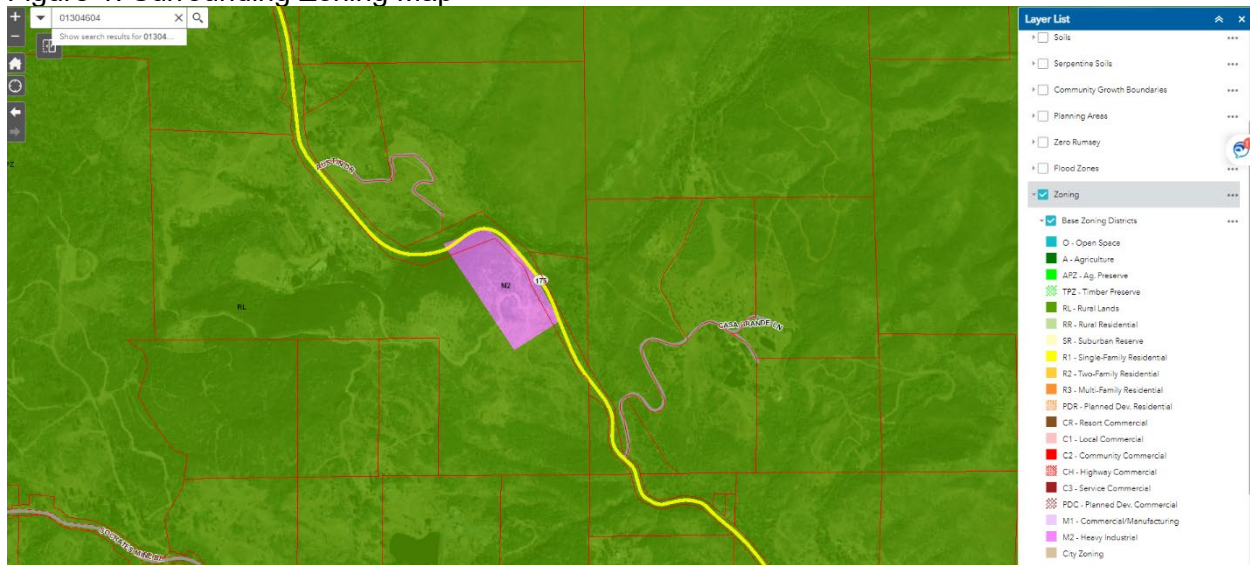
General Plan Amendment Request:

Parcel Number	Current General Plan Designation	Proposed General Plan Designation
013-046-04	RL/RC/I Rural Lands, Resource Conservation, Industrial	RL/RC/I Rural Lands, Resource Conservation, Industrial

Rezone Request:

Parcel Number	Current Zoning Designation	Proposed Zoning Designation
013-046-04	RL-SC-WW and M2-DR-WW Rural Lands, Scenic Combining District, Heavy Industrial, Development Review, Water Way Combining District	RL-SC-WW and M2-DR-WW Rural Lands, Scenic Combining District, Heavy Industrial, Development Review, Water Way Combining District

Figure 1. Surrounding Zoning Map

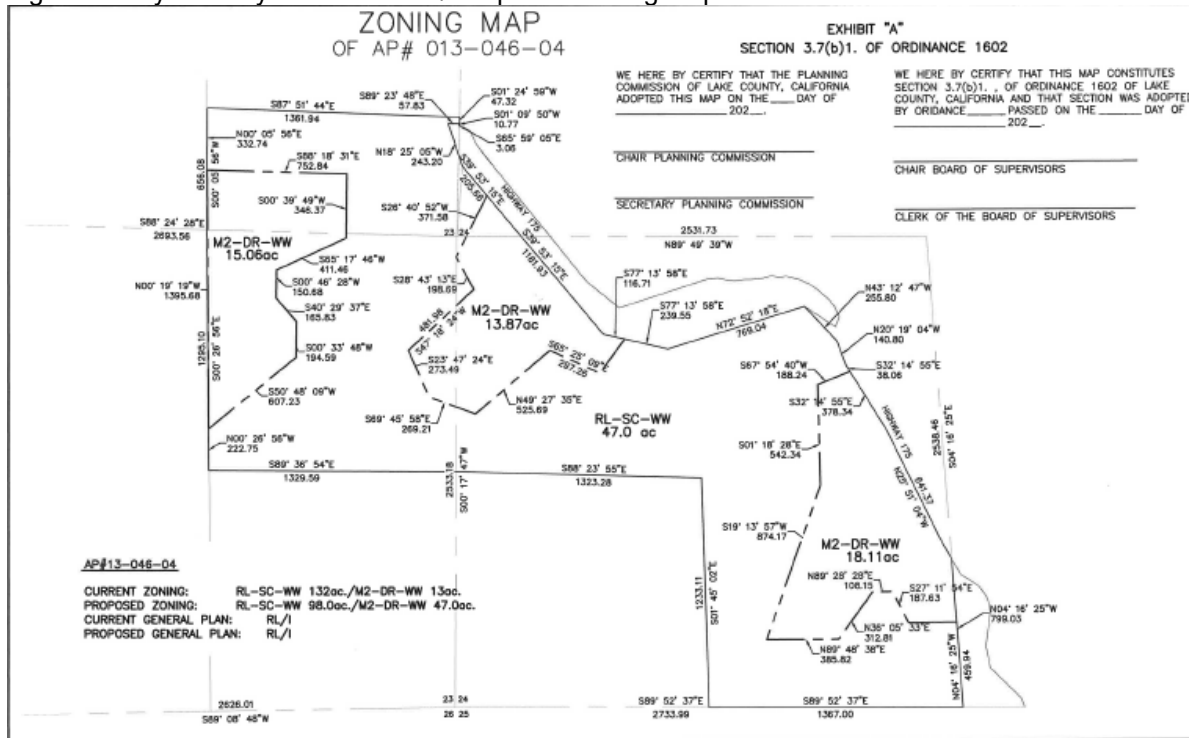


Source: Lake County GIS Website 2023

The following are the existing uses on the parcel:

- One Administrative Office, 10,000 sq. ft
- One Assembly Building and Clean Room, 10,000 sq. ft.
- One Machine Shop
- Five Cabins
- Storage Building
- Two Parking Lots
- Two Smaller Assembly Buildings
- Leach Field
- Two Septic Tanks
- Eight Connex Containers
- Chicken Coop

Figure 2. Reynolds System Site Plan/ Proposed Zoning Map



Source: Reynolds Systems Inc., submitted Zoning Map

17. Environmental Setting and Existing Conditions:

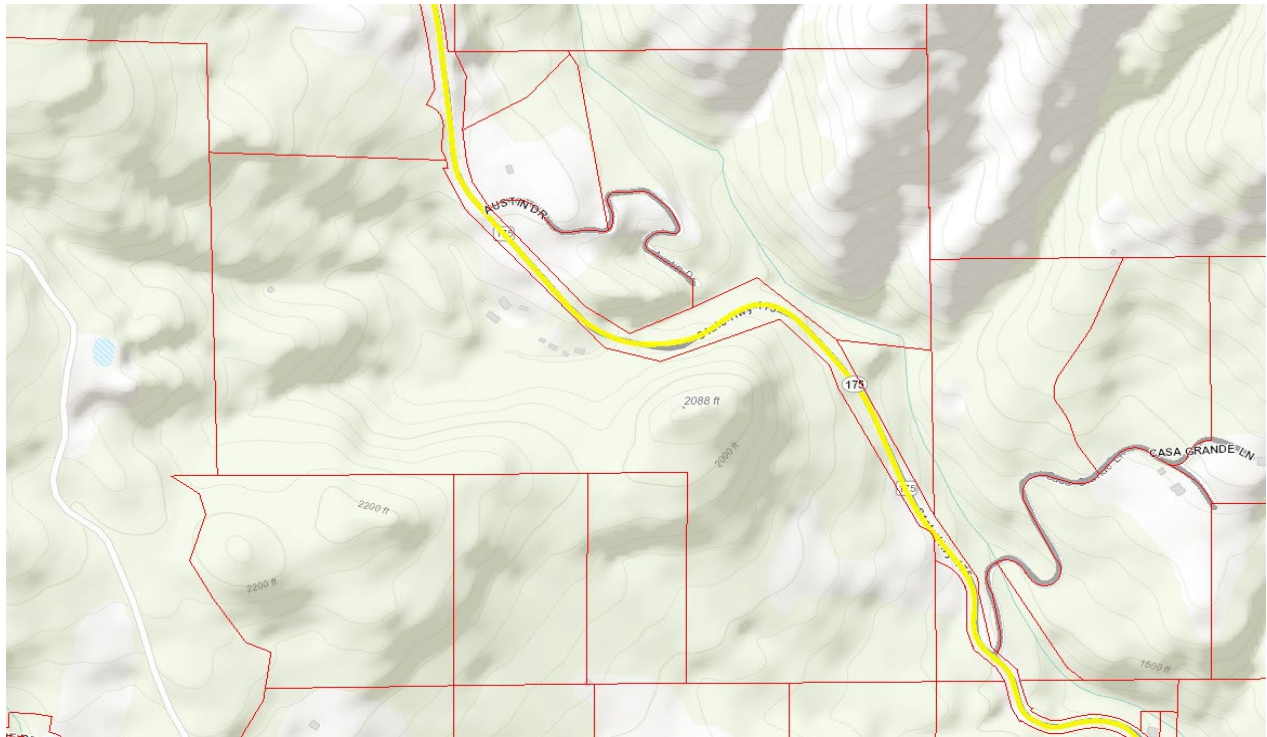
The proposed Reynolds Systems General Plan Amendment and Rezone Project is located at 18649 CA State Hwy 175, Cobb (APN 013-046-04), approximately 5.75 miles northwest of Middletown. The proposed Project is located in the Middletown Area Plan boundary.

The surrounding land uses are primarily zoned Rural Lands. The property consists of rugged, mountainous topography, with a ridge and sloping hills with elevations ranging from 1,600 feet to 2,118 feet above sea level. The proposed Project is located in a valley between two ridges. There is a Class II watercourse located on the property along with a pond.

The location and its surroundings mostly comprise rural land with a few homes and extensive mountainous terrain. The vegetation on the site and in the vicinity is a mix of oak and conifer forest, manzanita, and chaparral. In 2015, the Valley Fire destroyed most of the vegetation and trees on the subject site and neighboring properties, including several buildings on the Reynolds System property. Much of the ground was burned bare and cleared within the proposed Project areas as a result of the fire and efforts by the applicant to create a firebreak in the area.

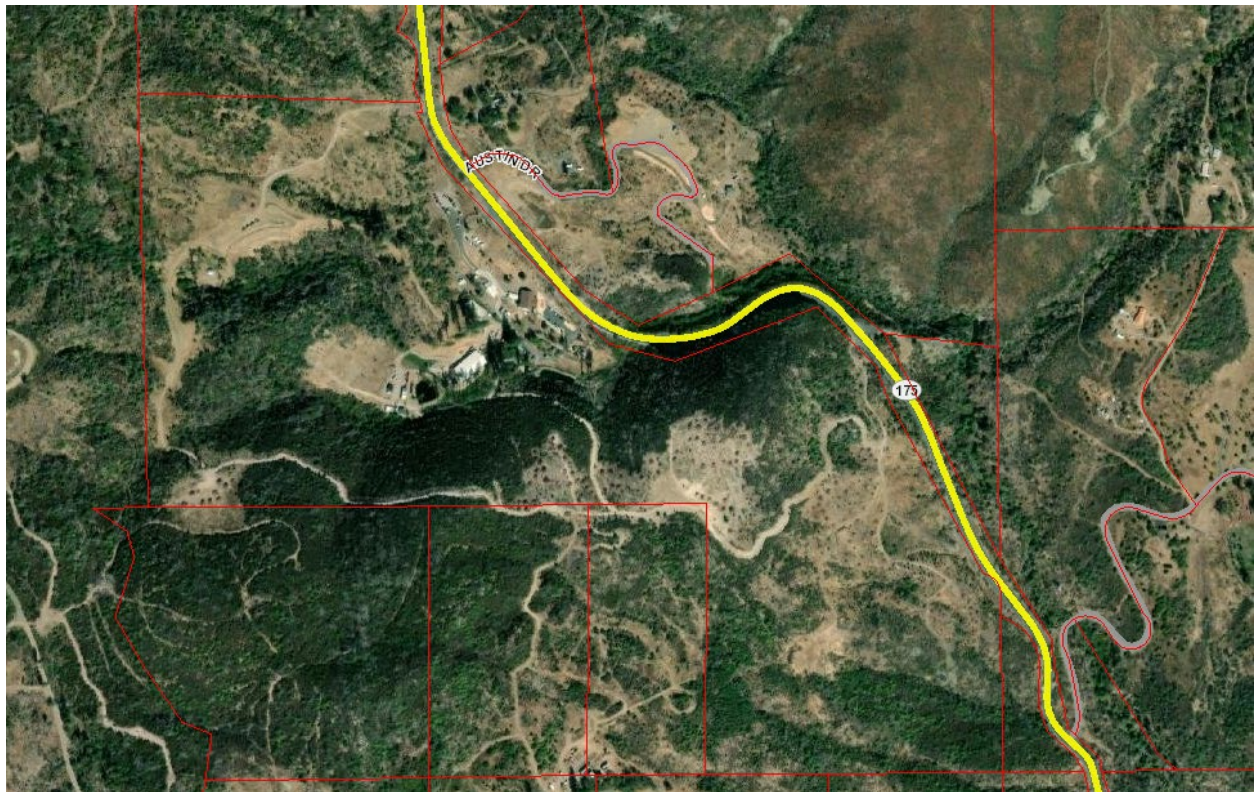
The site is accessed from a paved gated entrance driveway which is accessed from CA State Highway 175. The existing structures on the property consist of an Administration Building, Manufacturing and Clean Room Building, Five Cabins, Two Smaller Assembly Buildings, Storage Room, Chicken Coop, Septic Tanks, Leach Fields, Pond, Pool, Machine Shop, Two Parking Lots, Eight Connex Containers, and a Water Tank.

Figure 3 USGS Topography Map



Source: County of Lake GIS Website

Figure 4: Aerial View



Source: Lake County GIS Website 2023

18. Surrounding Land Uses and Setting:

- North: "RL" Rural Lands: Mostly Undeveloped: Some Residences
- East: "RL" Rural Lands: Developed with residences
- South: "RL" Rural Lands: Mostly Undeveloped; One Metal Fabrication Business
- West: "RL" Rural Lands: Mostly Undeveloped: Geyser Energy Production Facility

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

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

Lake County Air Quality Management District
Lake County Department of Environmental Health
Lake County Department of Public Works
Lake County Sheriff Department
South Lake County Fire Protection District
California Department of Fish & Wildlife (CDFW)
California Department of Forestry & Fire Protection (CALFIRE)

California Department of Transportation (CALTRANS)
California Historical Resources Information System (CHRIS)

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

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

Notification of the Project was sent to Native American Heritage Tribes, Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, and Yocha Dehe on February 15, 2023. Redwood Valley responded deferring any comments or concerns to Middletown Rancheria. The County has not received any other Tribal comments.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been

made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Initial Study Prepared By:
Trish Turner, Assistant Planner II

Trish Turner
SIGNATURE

Date: July 03, 2023

Mireya G. Turner, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS

Except as provided in Public Resource Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	2, 3, 4, 9

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------|
| c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4,
5, 6, 9 |
| d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4,
5, 6, 9 |

Discussion:

- a) The parcel is split zoned, with the Zoning District designation currently assigned to the Project site is Rural Land (RL) – Scenic Combining (SC) – Waterways District (WW) and Heavy Industrial (M2) – Development Review (DR) - Waterway. The current General Plan Designation for the property is Rural Lands (RL) – Resource Conservation (RC) – Industrial (I).

The “SC” Scenic Combining District, as described in the Lake County Zoning Ordinance Article 34.1, sets forth 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.” According to Article 34.2, scenic criteria that applies to the Project parcel include varied topographic features including dominant hills and mountains. No development is proposed with this application, and the affected (developed) area on site would be zoned “M2” Heavy Industrial. The regulations found in Article 34 do not apply to commercial or industrially zoned properties; therefore, the Scenic Combining Zoning designation doesn’t apply.

No Impact.

- b) There are no scenic resources, rock outcroppings, or historic buildings on or in the vicinity of this property. The Project parcel has a Scenic Corridor (SC) combining zone designation, with scenic resources described as “varies topographic features including dominant hills and mountains” which are currently recovering from the Valley Fire.

California State Highway 175 hasn’t been designated a scenic highway. Furthermore, the County of Lake has not applied to the California Department of Transportation for official Scenic Highway status nor does the County’s General Plan (or other policies or directives) require the County to do so.

No Impact

- c) Given that the primary scenic views from the stretch of CA State Highway 175 along the parcel are almost entirely out of view from the public, no impacts are expected, and no development associated with this General Plan Amendment and Rezone are proposed. The proposed use will not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area as there are no additional major structures being proposed.

No Impact

- d) The Project is limited to a General Plan Amendment and Rezone, no development is proposed with this project. The existing use is a manufacturing facility that was built on land zoned "RL" Rural Lands through an exception issued by the Lake County Board of Supervisors in 1983. The project will not create a new source of light, glare, or nighttime light, since no new development is proposed.

No Impact

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	1, 2, 3, 4, 7, 8, 11, 38
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	1, 2, 3, 4, 5, 7, 8, 11
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒	1, 2, 3, 4, 5, 7, 8, 11
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	1, 2, 3, 4, 5, 6, 9
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒	1, 2, 3, 4, 5, 7, 8, 11

Discussion:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

- a) According to the California Department of Conservation Farmland Mapping and Monitoring Program the Project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and falls within the classification of Other Land. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. This property is mapped as “Other Lands” vacant and nonagricultural land surrounded by urban development and greater than 40 acres.

No Impact

- b) An agricultural use that can be considered farmland per California Government Code §51201(c) described as “(3) Land which supports livestock used for the production of food and fiber”.

As the proposed Project is classified as Other Land, an nonagricultural use, the Project would not be converting farmland that is high quality or significant farmland to a non-agricultural use.

No Impact

- c) The Project site is currently zoned RL-SC-WW and M2-DR-WW: Rural Land – Scenic Combining- Waterway Combining District and Heavy Manufacturing- Development Review- Waterway Combining District. The site burned in the 2015 Valley Fire, and much of the native trees and brush were destroyed at that time. The property is not located with any timberland, forest land, or timberland production zoning.

Public Resources Code §12220(g) defines “forest land” as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code §4526 defines “timberland” as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

Government Code §51104(g) defines “timberland production zone” as an area that has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The Project site does not contain any forest lands, timberland, or timberland zoned Timberland Production lands, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the project has no potential to impact timber production. The Project does not propose a zone change that would impact forest land, timberland, or timberland zoned for Timberland Production. No impact would occur.

No Impact

- d) The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

No Impact

- e) Lands surrounding the Project site include privately-owned, undeveloped land to the immediate north, east, southeast, south, southwest, west, and northwest, all of which are zoned Rural Lands. Given the absence of farmland or forest land on the Project site and the undeveloped character of surrounding lands, the proposed Project would have no potential to convert farmland to non-agricultural use or forest land to non-forest use. No impact would occur.

No Impact

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	1, 3, 4, 5, 20, 23, 29, 34
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?	☐	☐	☐	☒	1, 2, 3, 4, 5, 20, 23, 29, 34
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	1, 2, 3, 4, 5, 10, 20, 23, 29, 34
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☐	☐	☒	1, 2, 3, 4, 5, 20, 24, 30, 34

Discussion:

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

- a) The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.

According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the Project area or Project vicinity and would pose no threat of asbestos exposure during either the construction phase or the operational phase.

Due to the fact that the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards.

The proposed project could result in additional industrial growth in the County with future industrial development. However, due to vehicle access, setbacks from residential zoned areas along the projected parcel site area, the future industrial development is not likely to conflict or obstruct the implementation of the rules and regulations of air quality standards.

Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. At this time there is no grading or construction proposed.

Less than Significant Impact

- b) Lake County has adopted Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and greenhouse gas impacts.

The project proposal did not include a traffic analysis as it has been in existence for 40 years and does not involve any new development. The attached zoning requires the applicant to submit a development review for any future development. If requested, the applicant would need to provide a traffic analysis at that time.

No Impact

- c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residences are over one 900 feet from the Project site. Based on the information provided above, the proposed project would not result in the violation of any air quality standards or contribute substantially to an existing or projected air quality violation, except for potential fugitive dust emissions during future construction activities.

No Impact

- d) Future permitted uses would not create significant objectionable odors. However, future construction activities could include objectionable odors from tailpipe diesel emissions and from solvents in adhesives, paints, caulking materials, and new asphalt. Since odor impacts would be temporary and limited to the area adjacent to the construction operations, and because the project site is located in a rural area of the county, odors would not impact a substantial number of people for an extended period of time.

No Impact

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	2, 5, 11, 12, 13, 15, 23, 28, 29, 30, 31, 32, 33
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	1, 2, 3, 4, 5, 11, 12, 13, 15, 16, 28, 29, 30, 31, 32, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	1, 2, 3, 4, 5, 11, 12, 13, 15, 16, 20, 23, 28, 29, 30, 31, 32, 33
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	1, 2, 3, 4, 5, 11, 12, 13
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	1, 2, 3, 5, 6

Discussion:

- a) Although there is a belief that Cobb Mountain Lupine may be present in a certain area of the land, the proposed project will not involve any development in that specific location. Therefore, no biological study was conducted since there are no plans for development in that area. The Cobb Mountain Lupine is not considered an endangered species of plants.

Less than Significant Impact

- b) No development will occur with this proposal. According to the Lake County General Plan Chapter 9.1 Biological Resources, "the County should ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government," and upon review of California Natural Diversity Database (CNDDDB) website, there are no endangered species located on the parcel, it was determined that no substantial adverse effect will result from the project.

No Impact

- c) There is no proposed development with the proposed project. There is an existing manufacturing facility located on this property, however the facility is located on land zoned "RL" Rural Lands; the portion of the property zoned "M2" Heavy Industrial is on a hilly portion of the site that would be difficult to develop. The County mis-zoned the property, which would be corrected by this action to place "M2" Heavy Industrial zoning designation on the portion of land that contains the manufacturing use. Additionally, there are no mapped wetlands on the site therefore, this project would not directly impact any wetlands.

No Impact

- d) The project has no proposed development so the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

No Impact

- e) The project has no proposed development so it will not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

No Impact

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

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §14064.5?	☐	☐	☒	☐	1, 3, 4, 5, 11, 13c, 14
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §14064.5?	☐	☐	☒	☐	1, 3, 4, 5, 11, 13, 14
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	1, 3, 4, 5, 11, 13, 14

Discussion:

- a) A Cultural Resources Report (CRR) for the proposed Project was completed by Dr. John Parker, Wolf Creek Archaeology, to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on March 1, 2023, and the Native American Heritage Commission (NAHC) did not respond to Dr. Parker's email request for review of the Sacred Lands File (SLF) search on April 13, 2023. Dr. Parker sent Project information letters to the tribes affiliated with the Project Area on the same date. Finally, Dr. Parker conducted an intensive pedestrian survey within the Project Area on April 27, 2023.

The CHRIS records search indicates that five prior studies have been conducted within the Project Area. Nine archeological sites have previously been recorded adjacent to the Project Area. No responses to our requests for information were received from the tribes listed by the NAHC. No cultural resources of any kind were identified during the field survey.

Based on the negative findings of the CHRIS search, field survey, and outreach efforts with local tribes, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the Project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

Less than Significant Impacts

- b) A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) to determine if the Project would affect archaeological resources. The record search found that there are no known or mapped significant archaeological resources on this site.

Less than Significant Impact

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

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

Less than Significant Impacts

VI. ENERGY

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

Discussion:

- a) No new development is being proposed. Onsite electricity is already being supplied by on grid power. PG&E will be used to power all ancillary electrical equipment which includes the existing buildings, security cameras, and security lights. Currently there is no proposed development with this project.

No Impact

- b) There is no new development proposed with this project. In the future if development is proposed, the zoning would require a development review. At that time, the development will be analyzed for the renewable energy and/ or energy efficiency.

No Impact

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒	1, 2, 3, 4, 5, 17, 18
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?	☐	☐	☐	☒	1, 3, 4, 5, 18, 20, 23, 24, 29
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	1, 2, 3, 5, 6, 9, 17, 20
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒	5, 7, 38

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------|
| 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 wastewater? | ☐ | ☐ | ☐ | ☒ | 2, 4, 5, 7, 13, 38 |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4, 5, 13, 14 |

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)

According to the USGS US Quaternary Faults map available on the USGS GIS Portal, there is an Undifferentiated Quaternary, well constrained fault that is located on the western edge of the parcel. The last estimated rupture for these faults was less than 1,600,000 years ago. According to the State of California, Department of Conservation, California Earthquake Hazards Zone Map there are no known Alquist-Priolo Earthquake Faults located on the Project site, however the site is within an area affected by strong seismic activity.

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

Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards, and no large structures are proposed on this project site.

Landslides (iv)

According to the Lawrence Livermore landslide map series for Lake County 1979, the area is considered to have marginal landslide risk. With proper erosion control, the proposed project will not result in an increased risk of landslides at this area.

No Impact

- b) Grading is not a proposed in this project, as it is solely focused on a General Plan Amendment with a Rezone. If grading is necessary in future development, it will be thoroughly analyzed and conditioned to provide erosion control measures in accordance with the County's grading regulations found in County Code Chapter 30, at the time that ground disturbance occurs at a future date.

No Impact

- c) The geologic unit or soil type where the proposed Project site is situated is:

According to the soil survey of Lake County, prepared by the United States Department of Agriculture, the predominant soils found on the project parcel are as follows:

128- Collayomi-Aiken-Whispering Complex, 30 to 50 percent slopes.

This map unit is on mountains. The vegetation is mainly conifers and oaks. Elevation is 1,400 to 4,000 feet. The average annual precipitation is 35 to 60 inches, the average annual air temperature is 50 to 55 degrees F, and the average frost-free period is 130 to 180 days. This unit is about 40 percent Collayomi very gravelly loam, 35 percent Aiken loam, and 15 percent Whispering loam. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used. Included in this unit are small areas of Aiken and Whispering soils that have slopes of less than 30 percent. Also included are small areas of soils that are similar to the Collayomi soil but have more clay in the subsoil. Included areas make up about 10 percent of the total acreage. The percentage varies from one area to another.

149– Kidd-Forward Complex, 30 to 50 percent slopes.

This map unit is on hills and mountains. The vegetation is mainly brush and scattered conifers on the Kidd soil and hardwoods and conifers with an understory of shrubs on the Forward soil. Elevation is 1,500 to 3,000 feet. The average annual precipitation is 35 to 50 inches, the average annual air temperature is 51 to 55 degrees F, and the average frost-free period is 150 to 185 days. This unit is about 45 percent Kidd gravelly loam and 35 percent Forward loam. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used. Included in this unit is about 10 percent Forward Variant soils. Also included are small areas of Rock outcrop in the form of escarpments, Kidd and Forward soils that have slopes of more than 50 percent, soils that are similar to the Forward soil but are skeletal, and soils that are similar to the Kidd soil but are less than 1 O inches deep. Included areas make up about 20 percent of the total acreage. The percentage varies from one area to another.

172 – Maymen-Hopland-Mayacama complex, 9 to 30 percent slopes.

This map unit is on hills and mountains. The vegetation is mainly hardwoods with a few conifers and an understory of brush. Elevation is 1,500 to 3,500 feet. The average annual precipitation is 30 to 50 inches, the average annual air temperature is 53 to 57 degrees F, and the average frost-free period is 140 to 185 days. This unit is about 40 percent Maymen gravelly loam, 30 percent Hopland loam, and 15 percent Mayacama very gravelly sandy loam. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used. Included in this unit are small areas of Mayacama and Maymen soils that have slopes of more than 30 percent or less than 9 percent and soils that are similar to the Maymen soil but have a clay loam subsoil. Included areas make up about 15 percent of the total acreage. The percentage varies from one area to another.

Grading and other site disturbance is not proposed in this project, as it is limited to a General Plan Amendment and a Rezone. If grading is necessary in future development, it will be thoroughly analyzed and mitigation measures will be put in place to bring potential erosion to “less than significant” in accordance with CEQA and County Grading regulations at the time of further site development in the future.

No Impact

- d) The Uniform Building Code is a set of rules that specify standards for structures. No structures or grading is proposed with this project.

No new buildings are proposed, and any future construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site-specific study.

No Impact

- e) The proposed project already has two existing septic systems in use. The applicant is not proposing any additional septic systems at this time.

The proposed project already has the adequate use of septic tanks for the disposal of wastewater. In addition, the system was inspected and approved by the County Division of Environmental Health.

No Impact

- f) The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated since no site disturbance is proposed for this Rezone/ General Plan Amendment.

No Impact

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	1, 3, 4, 5, 34
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	1, 3, 4, 5, 34

Discussion:

- a) The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors countywide air quality.

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

The project is a general plan amendment and rezone to change portions of the parcel from rural lands zone to heavy manufacturing zone that would contribute greenhouse gas emissions during parcel development, and by the subsequent uses. The majority of the site is used as a manufacturing facility. No development is proposed as part of the project. However, future development and uses are possible, at that time they will be analyzed.

No Impact

- b) This project will not conflict with any adopted plans or policies for the reduction in greenhouse gas emissions.

No Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒	1, 3, 5, 13, 20, 23, 28, 30, 31, 32, 33
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	1, 3, 5, 13, 20, 23, 28, 30, 31, 32, 33
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	1, 2, 5
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	2, 40
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒	1, 3, 4, 5, 19, 21
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	1, 3, 4, 5, 19, 21, 34, 36

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☐ ☒ 1, 3, 4, 5, 19, 34, 36

- a) At this time, there are no plans for development in this project. Nevertheless, there might be some in the future, and if that happens, the development review process of the zoning will be analyzed at that time. As it stands, the manufacturing facility is already in existence and is looking to expand its manufacturing zoning

No Impact

- b) The Project doesn't involve any proposed development. There is an existing manufacturing facility on the property that has been established for numerous years.

Less than Significant Impact

- c) Local schools are over three air-miles away from the project location.

No Impact

- d) The Project site is not listed in any of these databases as a site containing hazardous materials as described above. The site produces ammunition that is highly regulated by Federal and County agencies in place. No expansion to the manufacturing facility is proposed, so no new impacts would result.

No Impact

- e) The Project is not located within an airport land use plan or within two miles of an airport.

No Impact

- f) It is not anticipated that the project would interfere with an emergency response plan.

No Impact

- g) The Project site is located in a very high fire hazard area. At this time the project doesn't propose any development. In the future if any development is proposed, it will have to meet setbacks and defensible space. The property has an existing 35,000-gallon fire suppression water tank.

The applicant would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction will comply with current State of California Building Code construction standards.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒	1, 2, 3, 5, 6, 28, 29
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒	1, 2, 3, 5, 6, 28, 29
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.	☐	☐	☐	☒	1, 2, 3, 5, 6, 7, 14, 17, 28, 31
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or					
iv) Impede or redirect flood flows?					
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	1, 2, 3, 5, 6, 7, 9, 23, 31
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒	1, 2, 3, 5, 6, 28

Discussion:

- a) The project isn't proposing any development. Therefore, there isn't any potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater.

No Impact

- b) The existing water source is an unnamed stream that has sufficient capacity to support the existing uses. The spring has been running for over 140 years and has continued run through these severe drought years.

No impact

- c) The project consists of a General Plan Amendment and a Rezone, there is no development proposed with this project.

i) Result in substantial erosion or siltation on-site or off-site:

There is no proposed development, so there will be no erosion or siltation.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site:

There is no proposed development, so there will not be an increase of surface runoff.

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

There is no proposed development, so there will not be an increase in stormwater drainage or substantial additional sources of pollution.

iv) Impede or redirect flood flows?

There is no proposed development, so there is no redirection of flood flows

No Impact

d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is designated to be in Flood Zone D – undetermined flooding – not in a mapped special flood hazard area.

No Impact

e) The Project has no planned development. The existing structures and uses have been established and will not cause an obstruction of water quality control nor will it conflict with sustainable groundwater management plan.

No Impact

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	☐	☐	☐	☒	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒	1, 3, 4, 5, 19, 20, 21, 27

Discussion:

a) The project site consists of ± 145 acres of developed land in the Middletown Area Plan. The proposed General Plan Amendment and Rezone will not divide an established community.

The area is characterized by large parcels of rural, undeveloped land within some proximity to limited residential uses.

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

No Impact

- b) The General Plan Land Use Zone and Zoning District designation currently assigned to the Project site is Rural Land (RL) – Scenic Combining (SC) – Waterway (WW) and Heavy Industrial (M2) - Development Review (DR) – Waterway (WW). The Lake County General Plan and Zoning are both already existing on the parcel. This project will modify maps that resulted from an erroneously recorded Rezone and General Plan Amendment and also expand the M2-DR-WW on the proposed project location.

No Impact

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	1, 3, 4, 5, 25
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒	1, 3, 4, 5, 25

Discussion:

- a) There are no known economically viable sources of rock materials in the immediate vicinity of the project site. No mining operations have occurred on the project site or surrounding area, and the project would not preclude future extraction of available mineral resources. Mineral resource extraction is not proposed with this project. However, future development on the project site would use mineral resources in the construction of structures and access roads. The amount of resources used for development would not result in the loss of its availability.

No Impact

- b) The project site is not within or near any designated locally important or mapped mineral resource recovery site.

No Impact

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒	1, 3, 4, 5, 13
c) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒	1, 3, 4, 5, 11, 13, 14

Discussion:

- a) The proposed project is for a General Plan Amendment and a Rezone. There is no proposed development on the property. There is an existing use that was established in 1983, There are no new noise impacts.

No Impact

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

No Impact

- c) No public use airports have been identified to be located within the vicinity of the project site.

No Impact

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

- a) The Project is not anticipated to induce significant population growth to the area. The manufacturing business was established in 1983 and has been in use since then.

No Impact

- b) The project site is developed with a manufacturing business. The proposed project would not result in the loss of existing housing or cause a significant increase in the local population that would displace existing residents, necessitating the construction of additional housing.

No Impact

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐	1, 2, 3, 4, 5, 19, 20, 21, 22, 26, 27, 28, 31, 32, 33, 34, 36
1) Fire Protection?					
2) Police Protection?					
3) Schools?					
4) Parks?					
5) Other Public Facilities?					

Discussion:

1) Fire Protection

The South Lake County Fire Protection District provides fire protection services to the proposed Project area. The proposed Project would be served by the Southshore Fire Protection Station in Middletown an existing station located approximately 5.4 roadway miles from the Project site. Since this is an existing use, it is not increasing the demand of resources from the Fire Protection District.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Office provides law enforcement service to the site. Implementation of the proposed project could increase service calls if additional industrial structures are built. It is anticipated that project implementation would not require any new law enforcement facilities or the alteration of existing facilities to maintain acceptable performance objectives.

3) Schools

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

4) Parks

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

5) Other Public Facilities

The Project does not require the extension of any public infrastructure, such as roads, water, or sewer systems.

No Impact

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

- a) The current use for the property is already established. The General Plan Amendment and the Rezone will not increase use of existing neighborhood and regional parks, or other recreational facilities and no impacts are expected.

No Impact

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

No Impact

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒	1, 3, 4, 5, 9, 19, 21, 26, 27, 34
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 19, 21, 26, 27, 34
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 19, 21, 26, 27, 34
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 19, 21, 26, 27, 34
e) Result in inadequate emergency access?	☐	☐	☐	☒	1, 3, 4, 5, 9, 19, 21, 26, 27, 34

Discussion:

- a) The project doesn't propose any new development, and no new trips would result from the Rezone/ General Plan Amendment. The General Plan Amendment and Rezone will not have any conflicts with the existing transportation plan.

No 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), as follows:

"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed Project are between 5 to 12 during construction and operation.

The project is an existing manufacturing facility. There is no proposed development at this time.

No Impact

- c) The proposed project doesn't propose any development. There is an existing manufacturing facility located on the property. The General Plan Amendment and Rezone will not have any conflicts with the existing transportation plan. This project will not increase the trips per day, and therefore it is not expected for the Project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant.

No Impact

- d) 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

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

No Impact

- f) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and will have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal gates and roadways will meet CALFIRE requirements for vehicle access according to PRC §4290, including adequate width requirements. proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the County's adopted emergency response plan.

No Impact

XVIII. TRIBAL CULTURAL RESOURCES

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐	1, 3, 4, 5, 11, 13, 14
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐	1, 3, 4, 5, 11, 13, 14

Discussion:

- a) A Cultural Resources Report (CRR) for the proposed Project was completed by Dr. John Parker, Wolf Creek Archaeology, to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on March 1, 2023, and the Native American Heritage Commission (NAHC) did not respond to Dr. Parkers email request to of review of the Sacred Lands File (SLF) search on April 13, 2023. Dr. Parker sent Project information letters to the tribes affiliated with the Project Area on the same date. Finally, Dr. Parker conducted an intensive pedestrian survey within the Project Area on April 27, 2023.

The CHRIS records search indicates that five prior studies has been conducted within the Project Area. Nine archeological sites have previously been recorded adjacent to the Project Area. No responses to our requests for information were received from the tribes listed by the NAHC. No cultural resources of any kind were identified during the field survey.

Notification of the project was sent to local tribes on February 15, 2023. The Redwood Valley Rancheria responded, deferring any comments to Middletown Rancheria. To date no other comments or concerns have been received or recorded.

Based on the negative findings of the CHRIS search, field survey, and outreach efforts with local tribes, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the Project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

Less than Significant Impact

- b) In response to the Cultural Resources Report and the California Historical Resources Information System records search, both of which indicate no presence of tribal cultural resources on the Project site, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project.

Less than Significant Impact

XIX. UTILITIES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒	1, 3, 4, 5, 28, 31, 32, 33, 36
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒	1, 2, 3, 5, 6, 21, 30
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	1, 2, 3, 5, 6, 21

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------|
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 5, 6, 33 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 5, 6, 33 |

Discussion:

- a) The Project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The site has an existing manufacturing facility and does not propose any construction with this project.

No Impact

- b) The subject parcel water use is spring fed, that has not run dry in over 140 years. The project has no proposed development at this time. There is sufficient water to meet the needs of the existing manufacturing facility.

No Impact

- c) According to the Lake County Division of Environmental Health, the property has an existing septic system, with a second one that is in the process of finalizing.

Less than Significant Impact

- d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. Since the property is already an existing use with a facility. The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant Impact

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

Less than Significant Impact

XX. WILDFIRE

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5, 6, 22, 24, 27, 28, 36 |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------------|

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5,
6, 22, 24,
27, 28, 36 |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5,
6, 36 |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5,
6, 20, 22,
31, 36 |

Discussion:

- a) The proposed project is an already established and existing manufacturing facility. The Rezone/ General Plan Amendment would not impair an adopted emergency response or emergency evacuation plan.

No Impact

- b) The Project site is situated between a very high-risk fire hazard zone, and the overall parcel boundary is considerably sloped, despite the Project site and access to the project site being relatively flat. The Project has improved fire access and the ability to fight fires at or from the Project site through the upkeep of the property area and the installation of fire suppression water tank.

No Impact

- c) The proposed Project would not exacerbate fire risk through the installation of maintenance of associated infrastructure. The proposed Project already has an existing manufacturing facility, fire suppression water system, and has implemented vegetation clearance, and fire breaks. The property is still recovering from the Valley Fire in 2015. They have implemented fire safety in their rebuild efforts.

No Impact

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

The Project site, along with much of the parcel, burned in 2015 in the Valley Fire, and the stability of the soil on the relatively flat sections where the Project parcel is located would need to be evaluated more closely prior to or concurrently with future site development. Steeper sections of the parcel are vegetated and remain stable.

No Impact

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

Discussion:

- a) The proposed project is for a General Plan Amendment and a Rezone. There is no proposed development with this project. The property already has an established manufacturing facility. At this time there is no proposed development on the property.

Less than Significant Impact

- b) No significant impacts related to Cultural and Tribal Resources have been identified. However, if combined with impacts from other projects, they could potentially contribute to significant effects on the environment. For any proposed development in the manufacturing area, a Development Review would be necessary to assess its impact on the property.

Currently, there are no plans for development on the property, and as a result, no new significant impacts have been identified. Nevertheless, an environmental analysis was conducted during prior development on the property.

Less than Significant Impact

- c) There is no foreseeable harm to human beings from the proposed project as there is no current development planned on the property. Any prior development had undergone an environmental analysis to ensure there were no negative impacts on the land or people. As of now, there are no known adverse effects on human beings.

Less than Significant Impact

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. Reynolds Systems Application – General Plan Amendment and Rezone.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Cultural Resources Assessment for the General Plan Amendment and Rezone at 18649 State Hwy 175, Middletown, CA, prepared by Wolf Creek Archeology, April 2023.
14. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
15. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
18. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection - Fire Hazard Mapping
23. National Pollution Discharge Elimination System (NPDES)
24. FEMA Flood Hazard Maps
25. Lake County Aggregate Resource Management Plan
26. Lake County Bicycle Plan

27. Lake County Transit for Bus Routes
28. Lake County Environmental Health Division
29. Lake County Grading Ordinance
30. Lake County Natural Hazard database
31. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
32. Lake County Water Resources
33. Lake County Waste Management Department
34. California Department of Transportation (Caltrans)
35. Lake County Air Quality Management District website
36. Cal Fire Protection District
37. Site Visit – June 09, 2023
38. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
39. Hazardous Waste and Substances Sites List,
40. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
41. [Lake County Groundwater Management Plan, March 31st, 2006.](#)
42. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
43. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)