



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
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Lakeport, California 95453
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ATTACHMENT 7

Circulated May 8, 2023
Recirculated March 29, 2024
Updated September 16, 2024

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

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

Background and Setting

The Project site contains an existing single-family dwelling (under construction); an existing permitted groundwater well and pumphouse; two 2,500-gallon water tanks with a path leading to them; a septic system and leach field, water and electric utilities, a 10' x 12' shed, a water fountain feature and some outdoor lighting.

The Project area is currently fenced with a 6' tall solid wood fence and gate that are accessed via Blue Lakes Rd. The portion of the site that would be developed with the Project contains some Oak trees but is flat and previously disturbed. Clearing of trees and vegetation associated with the noted construction and former illegal cannabis cultivation on the ridge (south of the proposed venue) occurred between 2017 and 2020. The remainder of the parcel has significant tree coverage and varies in slope. A vicinity map is included as Figure 1, a site plan is included in Figure 2, a photo of the existing site is included in Figure 3 and 4, and a zoning map is included as Figure 5.

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

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

This Initial Study was revised to reflect the current Project description and was being recirculated for 30 days on March 29, 2024, in accordance with CEQA Section 15073.5. Since recirculation, other minor revisions to the site layout have been proposed to comply with fire access requirements. Additionally, a second botanical survey was completed. This Initial Study was updated on September 16, 2024, to reflect those changes.

According to CEQA Guidelines Section 15073.5 (c), recirculation is not required under the following circumstances:(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1; (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects; (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect; (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Project Description

The Project includes a proposed Major Use Permit (UP 22-24) for a private special event venue campground with 16 campsites and a special event venue for weddings and private gatherings.

At full build-out, the Project would include the following (Figure 2 includes the proposed Site Plan):

- Special event venue for weddings and private gatherings with 16 campsites.
 - The single-family dwelling may be utilized as a cabin rental in the future.
- Parking lot with ~~40-34~~ marked gravel parking spaces.
 - 11 compact spaces (16' x 8').
 - ~~228~~ regular spaces (18' x 9').
 - 1 ADA space (18' x 9') with a loading zone (18' x 8').
- ~~12-ft, one-way pull through~~ access road for area within the parking lot to serve as a internal circulation and fire truck turn around.
- One (1) 16' x 20' outdoor stage (existing).
- One (1) 15' x 15' landscape water fountain feature and cobblestone gathering area (existing).
- Sixteen (16) 16' x 30' private campsites to accommodate event guests; each site would have a gravel parking area, picnic table, an area for tents, RV parking area, a water hose bibb and a 120 V power outlet.
- One(1) 12' x 22' restroom building.
- One (1) RV dump station.
- One (1) 20' x 24' office building.
- One (1) 30' x 40' barn/storage building.
- Up to three employees per day would occupy the site.
- Chemicals, fuel and fertilizer to be stored on-site in a locked room in the restroom.
- On-grid power to each campsite.
- Existing well and (2) 2,500-gallon water storage tanks used for irrigation and fire suppression.
- One (1) 6' tall (minimum) noise suppression wall between the stage and the parking lot.

Operation

Operation of the Project would include the following:

- Operation will be seasonal, from April to October, but some holiday events may occur as well.
- ~~The campground campsites would be a private campground and only restricted to use by attendees of~~ utilized for booked special events and not open to the general public.
- Hours of operation for special events would be primarily on weekends (Friday through Sunday) from 7:00 a.m. to 10:00 p.m., depending on each event's needs.
- One event per week (up to 250 guests) is anticipated.
- Amplified music will be turned off by 9:45 p.m.
- Up to 3 employees per day would occupy the site.
- Trips per day during events are estimated at up to ~~780~~ trips; ~~3540~~ arriving and ~~40-35~~ departing after an event. Additional guests will be shuttled to the site via a local shuttle service.

Construction

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

- Stage I: main parking lot with ~~40-34~~ parking spaces; 16 campsites, an outdoor stage; one 12' x 22' restroom building.

- Stage II: ~~16 campsites~~; a second 12' x 22' restroom building; a 20' x 24' office building, an RV dump station, and a 30' x 40' barn/storage building.

Construction of the Project would include the following:

- Ground disturbance for stage I is estimated to be three (3) to six (6) months.
- Ground disturbance for stage II is estimated to be two (2) to four (4) months.
- Materials and equipment will only be stored within previously disturbed areas. No additional areas will be disturbed for the purpose of staging materials or equipment.
- ~~Removal of one Oak tree to accommodate a fire truck turnaround within the proposed parking area, in accordance with Public Resource Code (PRC) 4290 and 4291 defensible space requirements. All other remaining trees on-site will be preserved, with the exception of limbing some trees. No trees are proposed for removal, but some tree limbing and brush clearing may be necessary due to Public Resource Code (PRC) 4290 and 4291 defensible space requirements.~~
- Water from the onsite well will be used to mitigate the generation of dust during construction.
- All construction activities, including engine warm-up, will be limited to Monday through Saturday, between the hours of 7:00 a.m. to 7:00 p.m.
- Equipment to be used will include a bulldozer and light trucks.

The Project would require less than 50 cubic yards of earth being moved. Primary earth movement would be limited to importing gravel for the parking area and access aisles, and some minor grading to prepare for the building pads proposed. All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. The construction will disturb less than one acre of the site. Therefore, the Project would not be subject to the requirements of the State Water Resources Control Board (SWRCB). Best Management Practices (BMPs) will be used to control storm water runoff during all site disturbance.

16. Surrounding Land Uses and Setting:

The general area is characterized by resorts and smaller developed lots to the north and east adjacent to Blue Lakes, and large, sparsely developed lots to the west. A summary of surrounding zoning designations and land uses are included below. A vicinity map is included as Figure 1, a site plan (revised August 19, 2024) is included in Figure 2, a photo of the existing site is included in Figure 3 and 4, and a zoning map is included as Figure 5.

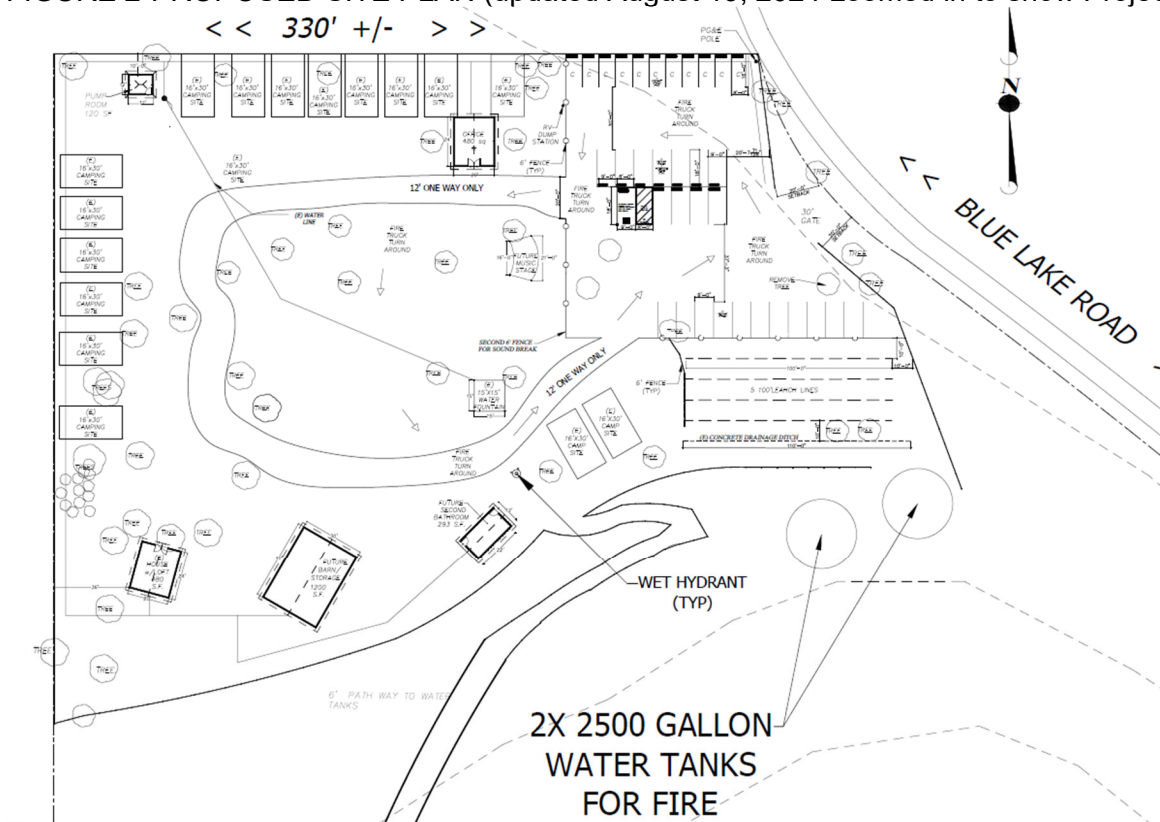
- North: "CR" Resort Commercial and "RL" Rural Lands zoned properties. The 3.19-acre Resort Commercially zoned lot contains a small resort and is developed. The lot zoned Rural Lands is undeveloped and is about 88 acres in size.
- South: Rural Lands ("RL") and Suburban Reserve ("SR") zoned properties.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

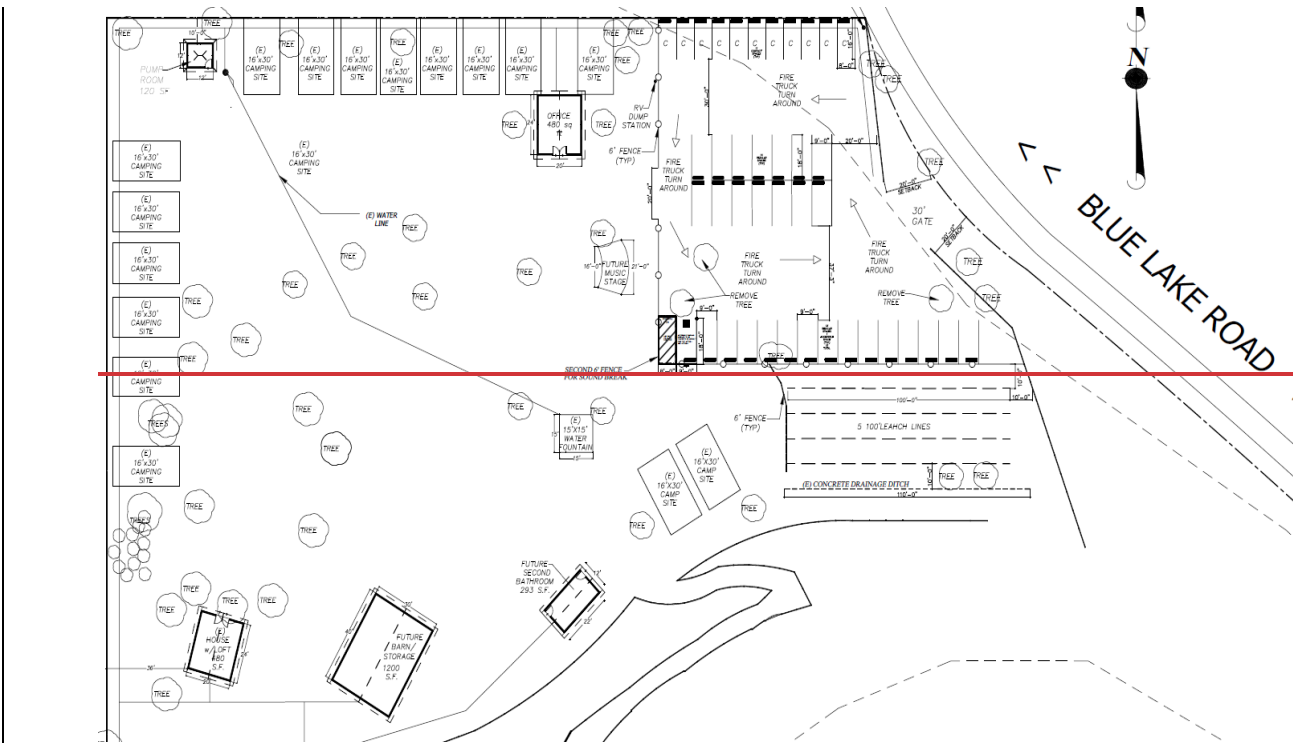
FIGURE 1-VICINITY MAP



Source: Lake County GIS Mapping, 2024

FIGURE 2-PROPOSED SITE PLAN (updated August 19, 2024-zoomed in to show Project area)





Source: Application materials, submitted 3/14/24

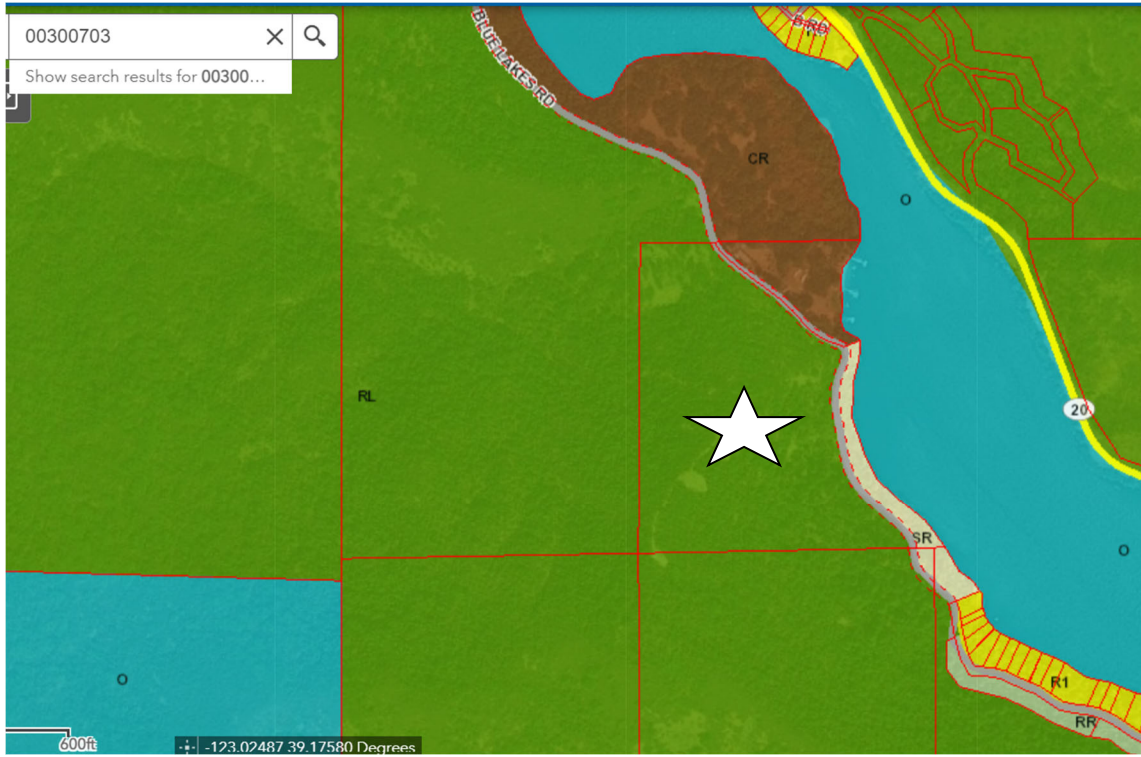
FIGURE 3- EXISTING VIEW OF SITE (looking northeast towards entrance and proposed parking lot)



FIGURE 4-EXISTING VIEW OF SITE (looking south)



FIGURE 5 - ZONING OF SITE AND SURROUNDING PROPERTIES



Source: Lake County GIS Mapping, 2023

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

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

- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Agricultural Commissioner
- Lake County Sheriff Department
- Northshore Fire Protection District
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Pesticides Regulations
- California Department of Public Health
- California Department of Consumer Affairs
- California Department of Housing and Community Development (HCD)
- California Department of Fish & Wildlife (CDFW)
- California Department of Forestry & Fire Protection (CALFIRE)
- California Department of Transportation (CALTRANS)

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

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

Notification of the Project was sent to local tribes on December 30, 2022. On February 21, 2023, the Habematolel Pomo of Upper Lake Tribe provided a letter requesting consultation. Consultation occurred and was concluded on March 14, 2023. Additionally, notice of this recirculation was provided to the Habematolel Pomo of Upper Lake Tribe and other local culturally affiliated tribes on March 29, 2024.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

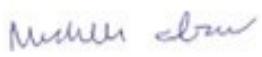
The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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



SIGNATURE

Date: September 16, 2024

Mireya G. Turner, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Except as provided in Public Resource Code Section 21099, would the Project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 9, 48
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9

Discussion:

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

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

The portion of the site that would be developed with the Project contains some Oeak trees but is flat and previously disturbed; the remainder of the parcel has significant tree coverage and varies in slope. The Project proposes removal of one Oak tree to accommodate a fire truck turnaround within the proposed parking area, in accordance with 4290 requirements. All other remaining trees on-site will be preserved. No trees are proposed for removal. The Project site cannot be seen from Highway 20 due to the topography and distance from the highway. The site is also difficult to see from Blue Lakes Road due to the 6' tall solid wood fence enclosing the Project.

The portion of the site to be developed is flat (less than 10%); the ridge portion of the site, visible from Blue Lake and Blue Lakes Road, is located well beyond the campground development site. Lastly, the Project site is not located on the lake-side of the roadway so it would not obstruct views of the lake, which is a local scenic vista. For these reasons, the proposed Project would not impact scenic vistas.

Less than Significant Impact.

- b) See above discussion. The site contains no rock outcroppings or historic buildings. The Project proposes removal of one Oak tree to accommodate a fire truck turnaround within the proposed parking area, in accordance with 4290 requirements. The site cannot be seen from Highway 20, the nearest designated scenic highway. ~~No trees are proposed to be removed, with the exception of brush and tree limbing for fire safety.~~

Less than Significant Impact.

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

Less than Significant Impact.

- d) The Project has some potential to have light or glare impacts on persons enjoying a day or nighttime view in this area. All buildings will be required to have downcast exterior lighting (if any lighting is proposed). Other outdoor lighting will be required to be downcast and comply with darksky.org recommendations for outdoor lighting. This is enforced through standard Conditions of Approval that will be adopted with the use permit, if approved.

Less than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13

Discussion:

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

- a) The property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. Per the farmland Mapping and Monitoring Program for Lake County, the site contains Grazing Land and Other Land only, signifying low-quality soil for agriculture. Additionally, the site has not been utilized for agricultural uses. Therefore, this proposed Project would not convert farmland that is high quality farmland to a non-agricultural use.

No Impact.

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

No Impact.

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

No Impact.

- d) The Project site and surrounding properties do not contain timber harvested land or "TPZ"-zoned properties.

No Impact.

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

No Impact.

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under and applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

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

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

standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards.

The site is relatively flat and disturbed. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the Project area or Project vicinity. Minimal grading is required for the proposed buildings, campsites, and parking lot/access ways. However, the applicant is required to adhere to all LCAQMD regulations related to dust and air quality during construction. These requirements are incorporated into standard conditions of approval for the Project.

Less than Significant Impact.

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

Once operational, the biggest source of emissions would result from vehicle trips associated with special events. ~~3540~~ vehicles are allowed to be on-site at any one time, resulting in a total of ~~80-70~~ daily trips. The remaining guests will be shuttled to the site via a local shuttle service; it is anticipated that three or four shuttles (holding 30 people each) would be utilized for events (8 trips total) and three employees would result in 6 trips total. This equates to ~~894~~ daily trips total for each event. However, impacts are not expected to result in significant impacts to air quality, as one special event would occur every week for the seven-month operational period (April through October), ~~as~~ noted in the Transportation section of this Initial Study, the Project is considered a "small" Project for the purposes of calculating vehicle miles traveled (VMT) and would result in less than significant impacts to VMT, air quality and greenhouse gas emissions.

Less than Significant Impact.

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

Less than Significant Impact.

- d) See discussion (c) above.

Less than Significant Impact.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6

Discussion:

- a) On May 8, 2023, the applicant submitted a Biological Resources Assessment (BA) prepared by NCRM, Inc., and dated May 2, 2022 (the actual date should be May 2, 2023). It was noted that the Project area consists of extremely sparse oak woodland with a large, circular patch of non-native grass in the center of proposed development. The BA included a list of species that have the potential to occur within the Project area (see Appendix B of the BA) and surveyed the area for those species. The biological site survey was conducted on April 7, 2023, by NCRM Botanist and Biologists. An additional in-season botanical survey was completed on June 21, 2024, and incorporated into the BA. As summarized below, the BA yielded negative results for listed plant and animal species. Mitigation Measure BIO-1 has been revised to ensure that pre-construction surveys are completed in the event that additional clearing is proposed in the future. ~~However, an additional botanical survey and preconstruction surveys are required as mitigation (see below for more information).~~

Amphibians and Reptiles

No amphibians were documented during the survey, and no permanent water sources exist within the property to support the western pond turtle (*Emys marmorata*), foothill yellow-legged frog (*Rana boylei*), or the red-bellied newt (*Taricha rivularis*). While the seasonal ditch may provide marginal habitat during the rainy season, it is dry most of the year. The stream off the north side of the property contains potential habitat for foothill yellow-legged frogs; however, it is not expected to be impacted by the proposed development. Impacts to amphibians and reptiles are not anticipated, no further surveys or mitigation measures are warranted, unless additional clearing is proposed in the future (see Mitigation Measure BIO-1).

Birds

Only the osprey has a moderate probability of being found on the site. Some of the habitat components meeting the species requirements are present but due to the lack of large nesting trees and human presence, this bird is unlikely to nest on the site. Additionally, no nests were documented in or near the Project area during the biological survey; however, numerous migratory birds and birds of prey were observed (see Section 4.4.1). Because no nests were observed and no potential nesting sites will be impacted by the Project, no further surveys or mitigation measures are warranted, unless additional clearing is proposed in the future (see Mitigation Measure BIO-1).

Insects

No obscure or western bumble bees were observed during surveys. As the development will be in an area dominated by non-native grasses and forbs, substantial loss of foraging habitat is unlikely. No further surveys or mitigation measures are warranted, unless additional clearing is proposed in the future (see Mitigation Measure BIO-1).

Fish

No permanent water sources are present for any of the four fish species listed in Appendix B of the BA. No further surveys or mitigation measures are warranted, unless additional clearing is proposed in the future (see Mitigation Measure BIO-1).

Mammals

Very little habitat was observed on site for the five special-status mammal species listed in Appendix B of the BA. While there is some possibility that the porcupine or the badger may prefer the adjacent woodland, it is unlikely that the proposed, unless additional clearing is proposed in the future (see Mitigation Measure BIO-1).

Plants

~~No special status and sensitive plants were found during the survey. However, the~~ timing of the original (2023) survey took place early in the blooming season, following an extensive, cold, and wet winter; therefore, most of the grasses and forbs that may occur on site were unidentifiable. Therefore, the report notes that six species need to be surveyed for during their blooming period (typically in the month of June): *Carex comosa*, *Erythranthe nudata*, *Hemizonia congesta* subsp. *calyculata*, *Horkelia bolanderi*, *Monardella viridis*, and *Viburnum ellipticum*. ~~Most of the proposed development activities will occur in areas where non-native grasses are present or areas where a natural vegetation regime has already been disturbed. Project work is not expected to result in detrimental impacts on any special-status species or communities. However, as noted in Mitigation Measure BIO-1, a second blooming period survey will need to be conducted prior to ground disturbance and operation.~~

A second in-season botanical survey was conducted on June 18, 2024. As discussed within the BA, no special-status and sensitive plants were found during the surveys. Out of the 33 special status plant species included in the scoping list in Appendix A, one species (Small-flowered calycadenia (*Calycadenia micrantha*)) was determined to have a “high” probability of existing within the project area, and the following three were thought to have a “moderate” probability of occurring: Grassland suncup (*Camissonia lacustris*); Bristly sedge (*Carex comosa*); and Koch's cord moss (*Entosthodon kochii*, ENKO). Given that the project area to be developed lacks existing habitat or avoids noted habitat for Grassland suncup and Bristly sedge, the BA determined that the Project would not adversely affect these species and no mitigation is suggested. Regarding ENKO, the BA notes that the species (and habitat) was likely present prior to clearing activities that occurred onsite; however, none is currently present within the development area of the Project. Regardless, Mitigation Measure BIO-1 has been revised to ensure that pre-construction surveys are completed if any additional clearing is proposed in the future.

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

BIO-1: If additional vegetation removal or ground disturbance is proposed, pre-construction surveys for nesting birds, sensitive plants and animals shall be required no sooner than seven days prior to the clearing. An additional botanical survey for the following six species shall be completed during the blooming season (typically occurring in the month of June): *Carex comosa*, *Erythranthe nudata*, *Hemizonia congesta* subsp. *calyculata*, *Horkelia bolanderi*, *Monardella viridis*, and *Viburnum ellipticum*. The survey shall be completed by a qualified Biologist prior to ground disturbance activities occurring ~~and prior to operation~~, and shall be provided to the Community Development Department. If species are located within the Project site, the area shall be flagged and avoided.

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

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

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

Less Than Significant Impact.

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

Implementation of the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Less than Significant Impact.

- e) The Project proposes removal of one Oak tree to accommodate a fire truck turnaround within the proposed parking area, in accordance with 4290 requirements. All other remaining trees on-site will be preserved, with the exception of limbing some trees. Although some dead trees and limbing may occur for fire safety, no tree removal is proposed by this Project. The County of Lake General Plan Policy OSC-1.13 states the County shall support the conservation and management of oak woodland communities and their habitats, and Resolution Number 95-211 was adopted as a Management Policy for Oak Woodlands in Lake County, whereas the County of Lake aims to monitor oak woodland resources, pursue education of the public, federal, state and local agencies on the importance of oak woodlands, promote incentive programs that foster the maintenance and improvement of oak woodlands, and through federal, state, and local agency land management programs, foster oak woodlands on their respective lands within the county. Additionally, according to the Lake County General Plan Chapter 9.1 Biological Resources, "The County should ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government."

While one Oak tree is proposed for removal to accommodate 4290 fire access requirements, the Project has been designed to avoid and preserve all other remaining existing trees. Implementation of the Project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Less than Significant Impact.

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

No Impact.

V. CULTURAL RESOURCES

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

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 11, 14c, 15 |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------|

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 11, 14, 15 |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 11, 14, 15 |

Discussion:

- a) A Cultural Resources Assessment (CRA) for the proposed Project was completed by Wolf Creek Archaeological Services to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was also completed by the Northwest Information Center (NWIC). Additionally, Wolf Creek Archaeology conducted a pedestrian survey within the Project Area in July 2022. The method of site survey involved soil samples using 3 to 5 meter transects, which resulted in the discovery of several isolated small artifacts, suggesting household and recreation-oriented activities that took place by western settlers, primarily during the late 1800's. No tribal cultural resources were discovered during the survey. The CRA concludes that although isolated artifacts can sometimes indicate historic activities in an area and provide a time period for when those activities took place, these materials are not considered "significant" cultural resources as defined in the Public Resources Code.

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

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

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

CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100' of the find(s). A professional Archaeologist certified by the Registry of Professional Archaeologists (RPA) shall be notified to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified Archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

CUL-2: Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

- b) A California Historical Resources Information System (CHRIS) records search was completed by Wolf Creek Archaeological Services to help determine if the Project might affect archaeological resources. The record search found that there are no known or mapped significant archaeological resources on the Project area of the site. However, Mitigation Measures CUL-1 and CUL-2 are added in the event of unanticipated discoveries.

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

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

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted and the Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. Mandatory compliance with these requirements and implementation of Mitigation Measures CUL-1 and CUL-2, as well as TCR-1 and TCR-2 would ensure that potential impacts associated with the accidental discovery of human remains would be less than significant.

Less than Significant Impacts with Mitigation Measures CUL-1, CUL-2.

VI. ENERGY

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

Discussion:

- a) Onsite electricity will be supplied by on-grid power with a backup generator in case of a power outage. The overall energy demands of the Project will be minimal at full Project build-out. It is anticipated that up to two (2) 200-amp services will be needed at buildout. In summer 2023, PG&E upgraded service to the site to 400 amps, which is adequate to serve the Project. All construction is required to adhere to Title 24 energy efficiency regulations, which provide minimum energy standards and reduction measures for appliances, water, heating and cooling equipment, lighting, building insulation, etc. as a part of the Building Permit process.

Less Than Significant Impact.

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

Less Than Significant Impact.

VII. GEOLOGY AND SOILS

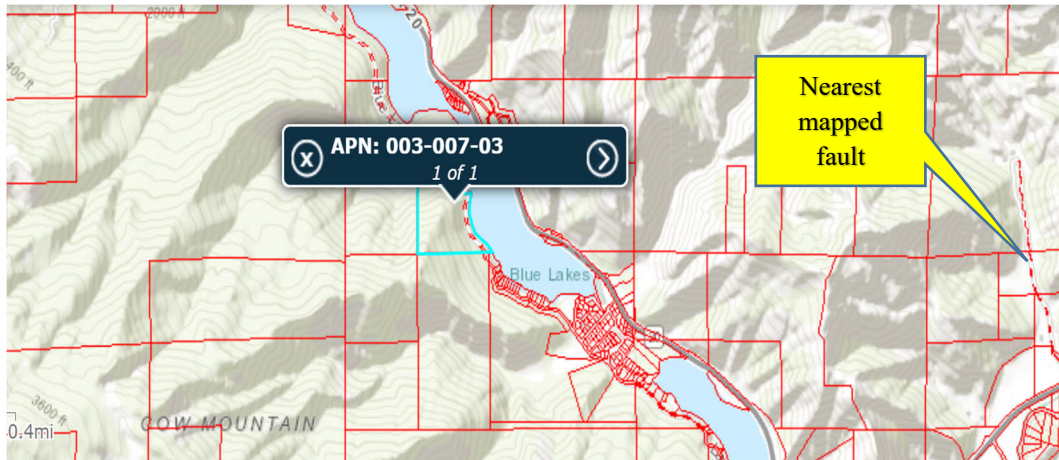
	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 18, 19
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 19, 21, 24, 25, 30
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 9, 18, 21
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 7, 39

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2, 4, 5, 7, 13, 39 |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 5, 14, 15 |

Discussion:

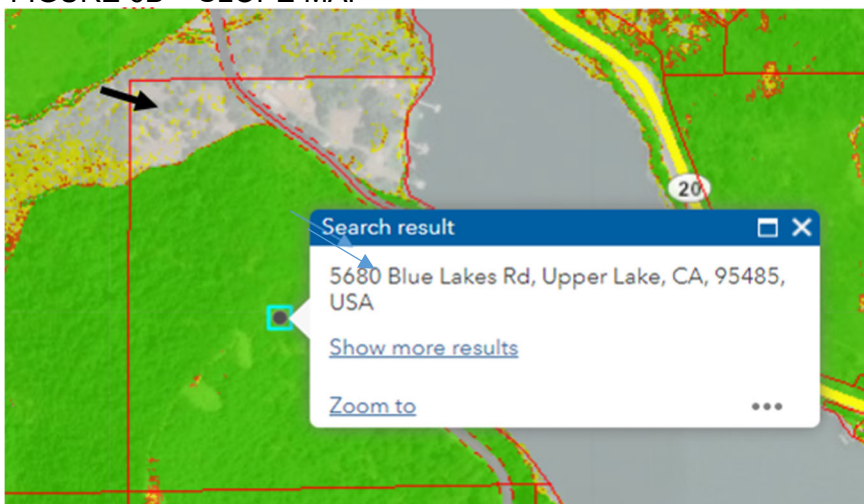
- a) Lake County is in a seismically active area of California. The primary geologic unit or soil type where the proposed Project site is situated is Type 173-Maymen-Hopland-Etsel association, 30 to 50% slope (depicted in green in Figure 6B). This soil unit has moderate permeability and is shallow and somewhat excessively drained. As discussed below, the site and immediate surrounding area does not contain mapped faults, and the Project is located on a flat portion of the property.

FIGURE 6A – MAPPED FAULTS IN THE PROJECT SITE VICINITY



Source: Lake County GIS Mapping

FIGURE 6B – SLOPE MAP



Source: Lake County GIS Mapping

Earthquake Faults (i)

According to the USGS Earthquake Faults map (Figure 6), there is an earthquake fault two (2) miles east of the subject site. There are no mapped faults located on the Project site, and no rupture of a known earthquake fault is anticipated.

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

Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards.

Landslides (iv)

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

Less Than Significant Impact.

- b) No major grading is proposed for the Project. Ground disturbing activities would include minimal vegetation clearing, leveling the soil to prepare for building pads, and the importation of some gravel for the parking area and interior driveway. The Project is anticipated to need to move less than 50 cubic yards of earth and as such, would not require a grading permit. However, a Grading Permit will be required for maintenance or repair of the existing path/access that was created to access the water tanks and illegal cultivation on the ridge.

Less Than Significant Impact.

- c) The primary geologic unit or soil type where the proposed Project site is situated is Type 173-Maymen-Hopland-Etsel association, 30 to 50% slope. This soil unit has moderate permeability and is shallow and somewhat excessively drained. This unit is used primarily for wildlife habitat and as a watershed. The unit is also used for timber production, although no timber production is existing or proposed. The soil unit is not known to be unstable. The Project would be developed within the relatively flat portion of the site, as depicted in beige/grey above in Figure 6B.

Less Than Significant Impact.

- d) Expansive soils possess a "shrink-swell" characteristic, cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Camping and use activities proposed in the Project would occur on one type of soil: Type 173 which does not have expansive soil characteristics. All proposed structures over 120 sf would also require a building permit to ensure compliance with all safety standards.

Less Than Significant Impact.

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

Less Than Significant Impact.

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

Less than Significant Impact.

VIII. GREENHOUSE GAS EMISSIONS

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

Discussion:

- a) The state of California has adopted various administrative initiatives and legislation relating to climate change, many of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of Projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and because the Project is considered “small scale”, meaning that it does not include new large buildings or components requiring significant construction that would result in increased GHGs, the below qualitative analysis is appropriate.

The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD does not have thresholds of significance for Project-related impacts and uses its regulations to reduce impact to air quality and GHG.

The use and idling of construction equipment and worker trips could result in GHG emissions from exhaust and dust during construction, while the use of electricity, water

consumption, solid waste disposal and vehicle trips could result in GHG emissions during operation. It is anticipated that construction would occur off and on over a 24-month period in two phases (phase 1 would be 6-12 months and phase 2 would be 12-24 months for the proposed barn). During construction potential effects from GHG generation during construction would be short-term and temporary. Construction will also be completed in accordance with Title 24 and other regulations pertaining to the reducing of emissions.

Once operational, the biggest source of emissions would result from vehicle trips associated with special events. ~~3540~~ vehicles are allowed to be on-site at any one time, resulting in a total of ~~780~~ daily trips. The remaining guests will be shuttled to the site via a local shuttle service; it is anticipated that three or four shuttles (holding 30 people each) would be utilized for events (8 trips total) and three employees would result in 6 trips total. This equates to ~~894~~ daily trips total for each event. However, impacts are not expected to result in significant impacts to GHG, as one special event would occur every week for the seven-month operational period (April through October), as noted in the Transportation section of this Initial Study, the Project is considered a “small” Project for the purposes of calculating vehicle miles traveled (VMT) and would result in less than significant impacts to VMT, air quality and greenhouse gas emissions.

Less than Significant Impact.

- b) For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:
- The Lake County General Plan
 - The Lake County Air Quality Management District
 - AB 32 Climate Change Scoping Plan

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

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases.

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

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

Less than Significant Impact.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 35, 37
a) Materials associated with the proposed Project will consist mainly of fuel and oil for construction equipment, as well as property maintenance once operational and cleaning supplies. The applicant has not stated that any highly toxic or flammable materials will be stored on site.					

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

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, will be stored and covered in containers deemed appropriate by the Certified Unified Program Agency. A spill containment and cleanup kit will be kept on site in the unlikely event of a spill. All employees would be trained to properly use all equipment. Proposed site activities would not generate any additional hazardous waste. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in accordance with applicable local, state, and federal regulations.

Less Than Significant Impact

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

The Project site does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during construction is minimal. The site preparation would require some construction equipment and would last for about two to four weeks for each development phase. Construction of the larger facilities such as the barn and office are anticipated to take between 6 and 24 months to complete overall. Equipment staging shall occur on previously disturbed areas on site.

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

Less than Significant Impact.

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

No Impact.

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

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

No Impact.

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

No Impact.

- f) The Lake County Sheriff's Office of Emergency Services (OES) is the lead agency for local emergency management efforts for the County of Lake and the Lake County Op Area. Lake OES is responsible for coordinating mitigation, planning, preparedness, and response efforts for disasters or large-scale incidents occurring in the unincorporated areas of Lake County. The County of Lake does not currently have an adopted evacuation plan. However, the County of Lake is currently in the process of updating its comprehensive General Plan (2008), including the Safety Element which requires an evacuation assessment and plan to be developed.

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

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

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

Blue Lakes Station 91, located at 5200 W. Highway 20, is the closest fire station to the Project site and staffed by the Northshore Fire Protection District. Access to the Project site is from Blue Lakes Road, a narrow County road which is not in compliance with California Public Resources Code §4290. The Project is required to update the access driveway and interior access to 4290 standards. The proposed 12-ft, one way internal circulation loop and parking area ~~within the Project site~~ also provides an emergency vehicle turnaround for fire trucks. The Project is restricted to 40-35 vehicles at any one time and will utilize a local shuttle service for additional guests. No parking shall be allowed on Blue Lakes Road and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency.

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

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

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

- a) The Project site is an area mapped as having a very high fire risk. The Project has been reviewed by CALFIRE, the Northshore Fire Protection District, the County's Building Division, and the Department of Public Works; the applicant is required to adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction will comply with current State of California Building Code construction standards. To construct the proposed structures, the applicant will be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements. The Project proposes to utilize the existing two (2) 2,500-gallon water tanks. Additional water tanks for fire suppression, or other measures, may be required at the Building Permit stage, particularly for Phase II of development. Lastly, Mitigation Measures WILD-1 through WILD-7 would reduce impacts to less than significant. Refer to the discussion and analysis in discussion (f) above for more information.

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

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on-site or off-site;					
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or					
iv) Impede or redirect flood flows?					
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29

Discussion:

- a) Generally speaking, potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. The Project area is adjacent to Blue Lake and has direct access to Blue Lakes Road. However, no identified watercourses exist within the Project area proposed for development. While a seasonally wet ditch was observed at the bottom of the north-facing hillside, it is dry most of the year, and the Project would avoid it.

The Project will not require the movement of more than 50 cubic yards of earth or gravel, which will minimize the potential impacts associated with site preparation for the use. However, soil disturbance from Project implementation could increase erosion and sedimentation. The applicant is required to adhere to erosion control and stormwater measures in accordance with the County Code and Grading Ordinance (Chapter 30).

Less Than Significant Impact.

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

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

Less Than Significant Impact.

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

Due to the pre-disturbed and generally flat character of the site, and the small footprint of the improvements proposed when compared to the overall 26 acre parcel, the Project will not result in substantial erosion or siltation on-site or off-site; will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; will not create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff; and will not impede or redirect flood flows. The applicant is required to adhere to erosion control and stormwater measures in accordance with the County Code and Grading Ordinance (Chapter 30).

Less than Significant Impact.

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

Less than Significant Impact.

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

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

Less Than Significant Impact.

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The Project site consists of over 27 acres of undeveloped land in the Upper Lake – Nice Planning Area. The closest community growth boundary accessible by road is Upper Lake, which is approximately 6 miles to the east of the site. The Project does not include the construction of new roads or other linear features that would result in physical division of an established community.

No Impact.

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

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

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

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

Less than Significant Impact.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26

Discussion:

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

No Impact.

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

No Impact.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13

Discussion:

a) Noise related to a campground and special events typically occurs either during construction, or as the result of campers or special event attendees talking; live music (which is limited to hours of 7:00 a.m. to 10:00 p.m. in the County’s Zoning Ordinance), and vehicles coming and going from the site. Construction noise is considered temporary and will be further mitigated through limiting hours of construction.

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

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

FIGURE 7- NOISE MONITORING LOCATIONS



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

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

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

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

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

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

Less than Significant Impact with Mitigation Measures NOI-1 through NOI-10 incorporated:

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

NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 50 dBA between the hours of 10:00 p.m. to 7:00 a.m. for residential uses located on commercial property, as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) measured at the property lines.

NOI-3: Prior to any special events occurring, the applicant shall install a minimum 6’ tall solid fence for noise attenuation and suppression as shown on the site plan, dated August 19, 2024. -received on Nov. 7, 2023.

NOI-4: ~~The special event sound reinforcement system shall~~ All amplified music shall be turned off no later than ~~be operable only until~~ 9:45 p.m. during Rancho Novoa special events.

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

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

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

NOI-8: Noise measurements shall be made at the specified test position of 90 feet west of the face of the speakers. The volume of sound shall be adjusted until the average L_{eq} is 63 dB(A) after the specified sound source and type are playing. All data shall be recorded and stored by the meter. The Applicant shall keep records of each event and the measured levels to provide to the Community Development Department upon request.

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

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

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

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

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

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

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

No Impact.

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

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

Discussion:

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

Less than significant.

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

No Impact.

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the Project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37
1) Fire Protection?					
2) Police Protection?					
3) Schools?					

- 4) Parks?
- 5) Other Public Facilities?

Discussion:

1) Fire Protection

The Northshore Fire Protection District provides fire protection services to the proposed Project area. Large residential, industrial or commercial developments are typically associated with resulting in the need for additional fire protection services or facilities. Development of the proposed Project would impact fire protection services in the event of an emergency, but not during day-to-day operation, as the events will be seasonal and limited in frequency. To aid in offsetting potential demand for fire protection services, the proposed Project is required to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with State and local fire codes, as well as private water supply reserves for emergency fire use; defensible space around each building, and compliance with Public Resource Code (PRC) 4290 and 4291 for the interior driveway. With these measures in place, the Project would have a less than significant impact on fire protection. While the Project may result in the need for additional fire protection services, it would not result in the need for additional fire facilities, the construction of which could cause significant environmental impacts. See Wildfire and Hazards and Hazardous Materials sections of this Initial Study for more information.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Department, and is in a remote area not easily reached by law enforcement the event of an emergency. However, development of the proposed Project would impact police protection services during day-to-day operation, as the events will be seasonal and limited in frequency. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. While the Project may result in the need for additional police protection services, it would not result in the need for additional facilities, the construction of which could cause significant environmental impacts. Impacts would be less than significant.

3) Schools

The Project site is located within the Upper Lake Unified School District. Because the Project does not propose new residential units or other components that would result in a large amount of people coming to the area, the proposed Project would not increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. No impacts are expected.

4) Parks

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

5) Other Public Facilities

The Project would not result in the need for additional public service or facilities.

Less than Significant Impact.

XVI. RECREATION

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

Discussion:

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

Less Than Significant Impact.

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

Less Than Significant Impact.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use Project, would the Project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation Project, would the Project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

- | | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|-----------------------------------|
| d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 9, 20, 22, 27, 28, 35 |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 9, 20, 22, 27, 28, 35 |

Discussion:

a) Roadway Analysis

The Project is located approximately six (6) roadway miles northwest of Upper Lake. Vehicles traveling to the site will use Blue Lakes Road located east of the Project site. Blue Lakes Road is a narrow, paved one-lane County road at this location, approximately 12 to 15 feet wide, and connects to Highway 20 via a direct connection one mile north of the site, and via indirect connections through Irvine Avenue and Midlake Road, approximately 0.80-mile south of the site. Highway 20 is a state highway that is maintained by Caltrans. As previously noted, ~~40-35~~ vehicles are allowed to be on-site at any one time, resulting in a total of ~~780~~ daily trips. The remaining guests will be shuttled to the site via a local shuttle service; it is anticipated that three or four shuttles (holding 30 people each) would be utilized for events (8 trips total) and three employees would result in 6 trips total. This equates to ~~894~~ daily trips total for each event, which are anticipated to occur once a week from April through October.

The proposed Project does not propose any changes to Blue Lakes Road and will upgrade the driveway to current fire standards. No parking shall be allowed on Blue Lakes Road to ensure the road is kept clear; and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency. The Project is also required to update the access driveway and interior access to 4290 standards. ~~The project proposes a 12-foot, one-way internal circulation loop, as well as The a~~ parking area ~~within the Project site also provides ample space~~ (200ft x 300ft) for an emergency vehicle turnaround. When compared to existing conditions, the Project would not result in a substantial alteration to the design or capacity of any public road. Mitigation Measures WILD-2, WILD-3, WILD-5 and WILD-~~6~~ include requirements related to regular and emergency access.

Transportation Plans and Policies

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

Transit Analysis

There is no public transit available to the site.

Bicycle Lane and Pedestrian Path Analysis

There are no pedestrian or bicycle facilities on Blue Lakes Road. The proposed Project does not conflict with any existing program plan, ordinance or policy addressing bicycle and/or pedestrian issues, including Chapter 6 of the General Plan.

Less than Significant Impact.

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

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

As noted above in discussion (a), the Project shall limit the amount of vehicles to ~~40-35~~ at any one time. The Project would result in ~~894~~ daily trips during events, which are anticipated to be limited to one event per week, from April through October. As such, the proposed Project would not generate or attract more than 110 trips per day, and therefore it is not expected for the Project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.

Less than Significant Impact with Implementation of Mitigation Measures Mitigation Measures WILD-2, WILD-3, WILD-5 and WILD-6.

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

No Impact.

- d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. See discussion in subsections (a), (b) and (e). Mitigation Measures WILD-2, WILD-3, WILD-5 and WILD-6 include requirements related to adequate regular and emergency access.

Less than Significant Impact with Implementation of Mitigation Measures Mitigation Measures WILD-2, WILD-3, WILD-5 and WILD-6.

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

The Project would not alter or reconfigure Blue Lakes Rd. but is required to update the access driveway and interior access to 4290 standards. The project proposes a 12-ft, one-way internal circulation loop, as well as a parking area within the Project site also that provides an emergency vehicle turnaround for fire trucks. The Project is restricted to ~~40~~ 35 vehicles at any one time and will utilize a local shuttle service for additional guests. No parking shall be allowed on Blue Lakes Road and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency.

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

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

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

XVIII. TRIBAL CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

1, 3, 4, 5, 11, 14, 15

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? 1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resources Assessment (CRA) for the proposed Project was completed by Wolf Creek Archaeological Services on July 14, 2022, to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was undertaken by the surveying archaeologist and yielded no results for the subject site. The CRA concludes that no resources listed or eligible for listing as defined in Public Resources Code section 5020.1(k) were found. Although isolated artifacts can sometimes indicate historic activities in an area and provide a time period for when those activities took place, these materials are not considered "significant" cultural resources as defined in the Public Resources Code.

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

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

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

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

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

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

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

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

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

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the Project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22, 31
c) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 35, 36

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

Discussion:

- a) The Project site is currently served by water, wastewater and electric utilities. Staff reached out to PG&E on December 30, 2022, to discuss whether Project would adversely impact their infrastructure. On January 5, 2023, staff received a notice from PG&E indicating that this Project would not adversely impact PG&E's infrastructure. In the summer of 2023, the site was upgraded to 400 amps, which is adequate to serve the Project.

As discussed below, expansion of water and septic services may be needed to serve future Phases of the Project. However, the additional facilities would be subject to all building and environmental health permits.

Less than Significant Impact.

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

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

Less than Significant Impact.

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

Less than Significant Impact.

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

Less than Significant.

XX.	WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 23, 25,
28, 29 |
| b) Would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 23, 25,
28, 29 |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6 |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,
6, 21, 23,
32 |

Discussion:

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

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

Access to the Project site is from Blue Lakes Road, a narrow County road which is not in compliance with California Public Resources Code §4290. Currently, in the event of an emergency, vehicles use Blue Lakes Road to get to Highway 20. If needed, the Sheriff's Office, as well as other fire and law enforcement personnel assist with evacuation, while Caltrans and California Highway Patrol (CHP) conduct traffic control. During operation of the Project, access for emergency vehicles via Blue Lakes Road and connecting roadways will remain the same as the existing access unless the County upgrades or alters the road at some point. The County Department of Public Works has indicated that they may at some point request that Blue Lakes Road become a one-way road; however, a specific time frame for such has not been identified and that request is not a part of the proposed Project. The Project is restricted to ~~3540~~ vehicles at any one time and will utilize a local shuttle service for additional guests to limit the number of vehicles on Blue Lakes Road. No parking shall be allowed on Blue Lakes Road to ensure the road is kept clear; and the Project is required to post evacuation notices, directing traffic one direction from the site in the event of an emergency. The Project is also required to update the access driveway and interior access to 4290 standards. The project proposes a 12-ft, one-way internal circulation loop, as well as ~~The a~~ parking area ~~within the Project site also provides ample space~~ (200ft x 300ft) ~~for that can be utilized for~~ an emergency vehicle turnaround. When compared to existing conditions, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Mitigation Measures WILD-1 through WILD-7 include requirements related to access, evacuation, construction and operation of the Project to mitigate wildfire impacts.

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

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

WILD-2: Prior to public use, the applicant shall coordinate with the Department of Public Works to place 'Emergency Transportation Route' signage at the entrance of the property between the driveway and Blue Lakes Road to inform people evacuating the site of which direction they would need to evacuate. ~~Parking along Blue Lakes Road shall be prohibited.~~

WILD-3: Events are restricted to ~~3540~~ vehicles (including shuttles) at any one time, and Parking along Blue Lakes Road shall be prohibited.

WILD-4: Prior to public use of any building, the applicant shall create a 100' area of defensible space around each structure. At the discretion of the Fire Marshal / Building Official, this may involve limbing trees to a height of 8' from the ground rather than tree removal. Chapparal and other fuels shall be removed prior to occupancy of any building.

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

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

- b. Turn-around on site for emergency vehicles;
- c. 15' (or more) overhead clearance;
- d. Defensible space around each building;
- e. Completion of the restroom building with ADA accommodations;
- f. Completion of the parking lot with ADA accommodations; and
- g. Water storage for fire suppression. The need for fire hydrants and additional water storage shall be determined at the time of inspection. Water tank materials shall be limited to steel, wood, concrete, coated fabrics, and fiberglass-reinforced plastic tanks, and shall be kept full at all times.

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

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

- b) The Project site is located on a site that has a very high risk for wildfire. Much of the parcel is considerably sloped, despite the Project site and access to the Project site being relatively flat and clear of vegetation. Construction will not take place during a red flag warning day, and all construction is required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements. An inspection of the site will be required prior to occupancy for compliance with PRC §4290 (and other fire safety codes). The site contains two 2,500-gallon water tanks and additional capacity may be needed in accordance with fire safety regulations. Additionally, the existing driveway will be upgraded to fire safety standards. Once operational, special events will be limited to 40 cars at any one time. The campsites will only be available to guests of events and will prohibit campfires during red flag warnings. These requirements have been included as conditions of approval and are memorialized in Mitigation Measures WIL-1 through WILD-7.

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

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

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

Less than Significant Impact.

- d) The stability of the soil on the relatively flat sections where the Project parcel is located has not shown signs of sliding or other types of instability. Steeper sections of the parcel are heavily vegetated and remain stable. As discussed above, impacts to wildfire from construction and operation of the Project may be mitigated to a less than significant level with adherence to existing fire and building codes, as well as implementation of Mitigation Measures WILD-1 through WILD-7.

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

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

Discussion:

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

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

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

Less than Significant with Mitigation Measures Incorporated.

- b) Cumulative impacts are generally considered in analyses of Air Quality, Biological Resources, Cultural Resources, Noise, and Traffic. Potentially significant impacts from the Project have been identified for Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future Projects could cumulatively contribute to significant effects on the environment.

However, implementation of and compliance with mitigation measures identified in each section of the Initial Study, as well as adherence to all local and state regulations and Project conditions of approval would avoid or reduce potential impacts to less than significant levels; and would not result in any cumulatively considerable environmental impacts.

Less than Significant with Mitigation Measures Incorporated.

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

Less than Significant with Mitigation Measures Incorporated.

19. Attachments

1. Site Plans and Project Description, [dated August 19, 2024](#)
2. Biological Resources Assessment, [dated June -21, 2024](#)
3. Noise Impact Study, [dated October 29, 2023](#)

20. Sources

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake – Nice Area Plan
5. Rancho Novoa Application – Major Use Permit, [last updated August 19, 2024](#).
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment, prepared by NCRM Inc., dated May 2, 2022; [and updated June 21, 2024](#)
14. Cultural Resources Assessment, prepared by Wolf Creek Archaeological Services, dated July 14, 2022.

15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open – File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. CALFIRE Fire Protection District
38. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
39. Hazardous Waste and Substances Sites List,
40. State Water Resources Control Board (SWRCB). The Sacramento River Basin and the San Joaquin River Basin Plan, 2019
41. Lake County Groundwater Management Plan, March 31st, 2006.
42. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
43. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
44. Federal Aviation Administration (FAA), Fundamentals of Noise and Sound
https://www.faa.gov/regulations_policies/policy_guidance/noise/basics.
45. Lake Area Planning Council, Regional Plans- Lake County Blueprint 2030; Lake County Active Transportation Plan (2016); Lake Transit Authority Bus Passenger Facilities Plan (2019); Regional Bikeway Plan (2011); and Regional Transportation improvement Program (2024). Accessed online at:
<https://www.lakeapc.org/library/plans/>
46. Genasys Protect (Formerly Zone Haven), Evacuation management platform
<https://app.zonehaven.com/>
47. California Department of Transportation (CALTRANS) California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

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

ATTACHMENTS- Included in Planning Commission Staff Report. Removed from Initial Study to reduce redundancy.