



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

March 21, 2018

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY 17-25

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Montgomery / Stott, Off-Site Sign
2. **Permit Number:** Use Permit UP 17-06, DR 17-07, Arch. Review
3. **Lead Agency Name and Address:**
County of Lake
Community Development Department
Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person and Phone Number:** Eric Porter, Associate Planner (707) 263-2221
5. **Project Location:**
2325 E. Highway 20
Nice, CA 95493

APN: 004-055-37
6. **Project Sponsor's Name and Address:**
Larry and Frances Montgomery
2202 Diane Way
Lakeport, CA 95453
7. **General Plan Designation:** Service Commercial
8. **Zoning:** C3-DR
9. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

The applicant is proposing to construct an off-site, double sided, 300 ft² per side advertising billboard sign adjacent to Highway 20 within the unincorporated community of Nice. The parcel has been vacant, and there are no imminent plans to develop the property that the County is aware of. The sign would not affect the usage of the site for commercial development, however the small size of the site (0.193 acres / 8000+ s.f.) will likely make development of the site with a commercial use challenging. The sign is in substantial conformance with Section 21-45.22 of the Zoning Ordinance however final approval is contingent upon the sign complying with the Caltrans Outdoor Advertising Act and the Planning Commission's approval of the site which is within Lake County's jurisdiction. The proposed off-site sign will have indirect downcast lighting mounted on the top of the sign, and an overall height of 22 feet which is allowed through the approval of a major use permit.

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

This project is located within Special Study Area 2 of the Upper Lake – Nice Area Plan. The property is zoned C3 Service Commercial. The property is surrounded by similarly-zoned land to the northwest, southeast and south. The west side of the property abuts Highway 20. Across Highway 20 to the west is land zoned Open Space

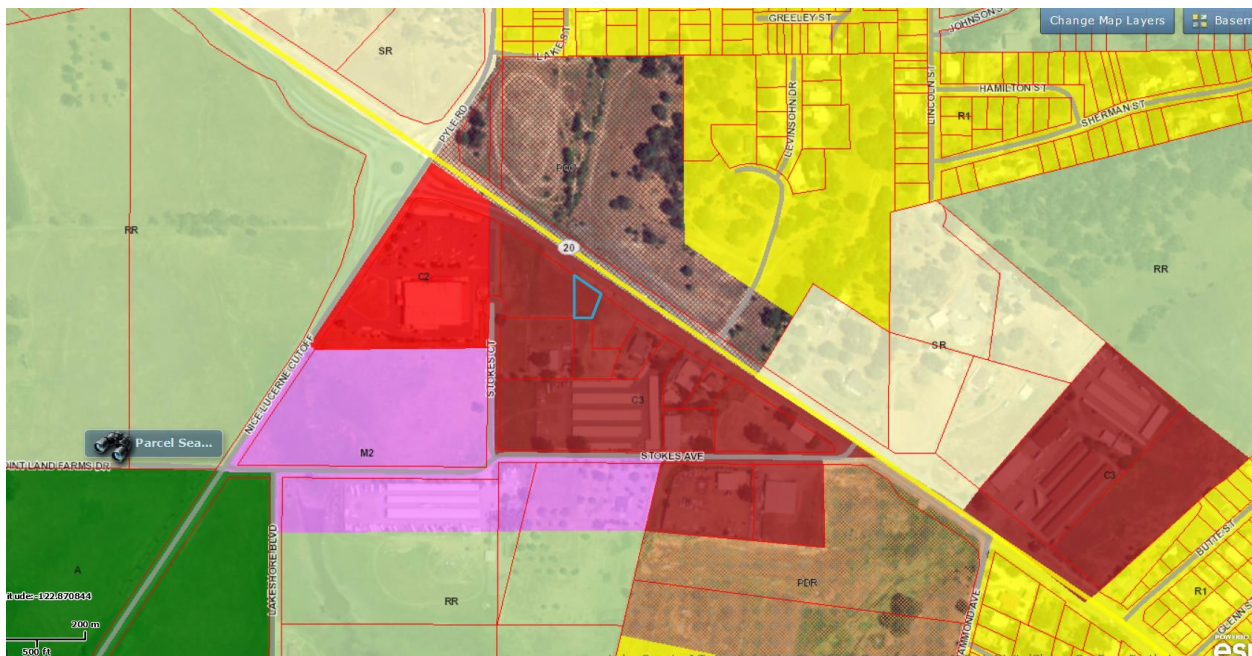
(undeveloped), and C1 commercial, which contains an existing / non-conforming dwelling. The property immediately northeast of Highway 20 and the subject site is zoned PDC. All lots immediately adjacent to the subject site are undeveloped.

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

**State of California Department of Transportation (Caltrans)
County of Lake Community Development Department Building & Safety Division**



Vicinity Map of Montgomery, IS 17-25, UP 17-06, DR 17-07



Zoning Map of Subject Site and Vicinity

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study prepared by:

Eric Porter, Associate Planner

SIGNATURE

Date:_____

Robert Massarelli, 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

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
<i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		Any development in the County's Planned Development Commercial District is subject to County review. Landscape, lighting, and size will be provided in a manner that will facilitate the enhancement of aesthetic qualities. The proposed sign is also subject to the review and approval of the California Department of Transportation.	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		Highway 20 in this location is a locally designated Scenic Corridor. The development as proposed is not inconsistent with the surrounding area, which is presently undeveloped but is intended for high intensity commercial development.	1, 2, 3, 4, 5, 6
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		The area in the vicinity of the project area is primarily used for businesses consistent with commercial zoning districts. The proposed sign will have a minimal impact to view sheds and will be consistent with other development visible within the view shed.	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project proposes indirect (downcast) lighting. Section 45.22(d) of the Lake County Zoning Ordinance states that off-site outdoor advertising signs shall be non-illuminated or illuminated by indirect lighting. Indirect lighting is defined as the illumination of a sign by a light source that is not a component part of the sign, such as spotlights.	1, 2, 3, 4, 5, 6
II. AGRICULTURE AND FORESTRY RESOURCES						
<i>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.</i>						
<i>Would the project:</i>						
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?				X	The project area is designated as urban and built-up lands. Agricultural uses in this zoning district would not be compatible with the existing zoning, which is Commercial on the south side of Highway 20, and Planned Development – Commercial on the north side of Highway 20. To this extent the proposed sign is consistent with the Commercial zoning districts.	8, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	See response to II.a.	2, 3, 4, 5, 8, 9, 10
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))?				X	See response to II.a.	2, 3, 4, 5, 8, 9, 10
d) Result in the loss of forest				X	No loss of forest land or conversion of forest land would result from this	12, 16, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
land or conversion of forest land to non-forest use?					sign being approved.	
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?				X	See response to II.a.	2, 3, 4, 5, 8, 9, 10, 12, 16, 29
III. AIR QUALITY						
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i>						
<i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	No apparent conflict would occur.	4, 5, 10, 11
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	No apparent adverse impact would occur.	4, 5, 10, 11
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X	No apparent increase in pollutants would occur.	4, 5, 10, 11
d) Expose sensitive receptors to substantial pollutant concentrations?				X	See section III.b above.	4, 5, 10, 11
e) Create objectionable odors affecting a substantial number of people?				X	This project will not generate any significant odors.	4, 5, 10
IV. BIOLOGICAL RESOURCES						
<i>Would the project:</i>						
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?				X	No. There are no mapped sensitive, endangered or otherwise threatened species on or near this site.	4, 5, 6, 13, 14, 15, 16, 17
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?				X	No adverse effect on any riparian habitat.	4, 5, 6, 13, 14, 15, 16, 17, 18, 19, 20
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	The U.S. Fish and Wildlife Service, National Wetlands Inventory does not identify wetlands associated with this project area.	4, 5, 6, 14, 15, 16, 17, 18, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?				X	The project will not interfere with any migratory pattern of fish or wildlife or impede upon any identified wildlife corridors.	4, 5, 6, 14, 15, 16, 17, 18, 19, 20
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The site is vacant and devoid of vegetation. No loss of vegetation would occur by this action.	1, 2, 3, 4, 5, 46, 47
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?				X	The project does not conflict with any federal, state or local habitat related plan.	1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, 18, 19, 20
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X		This project was routed to Sonoma State's Cultural Resources Department and to 6 Indian Tribes within Lake County on July 20, 2017 for evaluation and comment. None of the agencies notified have indicated that there are any significant cultural resources on this site.	1, 2, 3, 4, 5, 6, 7, 21
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		Use Permit conditions typically require that if resources are encountered, that work be halted and a qualified professional monitor all site work.	1, 2, 3, 4, 5, 6, 7, 21
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		The scope and location of the project is not expected to impact geologic features. If paleontological resources are encountered, the applicant shall be required to provide site monitoring through the Native American Tribes.	1, 2, 3, 4, 5, 6, 7, 21
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		In the remote possibility that human remains are discovered, the applicant will be required to halt construction and provide appropriate on site monitoring by coordinating with local Native American Tribes. See section V.b above.	1, 2, 3, 4, 5, 6, 7, 21
VI. GEOLOGY AND SOILS <i>Would the project::</i>						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction?			X		No identified Alquist-Priolo earthquake faults have been identified for this project area. No other known active or inactive faults exist as part of this project area. No strong seismic ground shaking is associated with this project area. This site has varying slopes ranging from 0 to 10%. A majority of the site is flat with no documented history of liquefaction.	1, 2, 3, 4, 5, 22, 23, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
iv) Landslides?					No unusual landslide risk exists, however the northern portion of the property is categorized as having unstable soil according to County GIS data.	
b) Result in substantial soil erosion or the loss of topsoil?			X		The minimal affected area will not result in soil erosion.	1, 2, 3, 4, 5, 6, 8, 12
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?			X		See the response to VI.a.iii above.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		Soils located on this site are categorized as 244 and have a moderate to high shrink / swell characteristic. Given the small footprint of the sign and the method of anchoring the sign to the ground combined with the vacant / small site, it is highly improbable that there will be any risk to life or property.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	Not applicable; no septic systems are needed for this project.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 42, 43
VII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	The placement of a sign at this location will not produce measurable greenhouse gasses.	1, 2, 3, 4, 5, 11, 19
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This proposed project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.	1, 2, 3, 4, 5, 11, 19
VIII. HAZARDS AND HAZARDOUS MATERIALS B <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	No hazardous materials are involved with this proposal.	1, 2, 3, 4, 5, 6, 26, 27
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?				X	No hazardous materials are involved with this proposal.	1, 2, 3, 4, 5, 6, 26, 27
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The project is not located within a quarter-mile of any school and no hazardous materials are proposed as a part of this project.	1, 2, 3, 4, 5, 6, 26, 27
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				X	This is not a hazardous materials site.	1, 2, 3, 4, 5, 6, 26, 27

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
environment?						
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	The project area is not located near an airport or landing strip.	1, 2, 3, 4, 5, 6, 26, 27, 28
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	The project area is not located near a private landing strip.	1, 2, 3, 4, 5, 6, 26, 27, 28
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The billboard sign will be placed in a location so as to not affect on- or off-site emergency responses.	1, 2, 3, 4, 5, 6, 26, 27
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X		This sign will not increase residential exposure to wildland fire hazards.	1, 2, 3, 4, 5, 6, 26, 27, 29
IX. HYDROLOGY AND WATER QUALITY						
<i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?				X	Not applicable; the small footprint of the sign will not affect water discharge on this site.	1, 2, 3, 4, 5, 6, 30, 31, 32, 33
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X	Not applicable; the sign has no effect on groundwater usage.	1, 2, 3, 4, 5, 6, 30, 31, 32, 33
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-site or off-site?			X		The drainage pattern of the site will not be affected by the small footprint of the proposed sign.	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?			X		Because of the small area that will be affected, neither the rate nor amount of surface runoff is expected to be impacted.	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33, 34
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water			X		The installation of a billboard sign on this site will have a very minimal impact on the existing storm water drainage pattern and will not substantially increase sources of polluted runoff.	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
drainage systems or provide substantial additional sources of polluted runoff?						42
f) Otherwise substantially degrade water quality?				X	No impacts to water quality are expected from this project.	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33, 42
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	Not applicable; the sign has no impact on housing.	1, 2, 3, 4, 5, 6, 32, 33, 34
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	Project area is not located within a 100-year flood zone.	1, 2, 3, 4, 5, 6, 32, 33, 34
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	Not applicable; the site is not located in a dam failure inundation zone.	1, 2, 3, 4, 5, 6, 32, 33, 34, 47
j) Inundation by seiche, tsunami, or mudflow?			X		The project area is not located in an area designated for risk of seiche inundation. Mudflows could only occur if extensive and unusual soil saturation occurred.	1, 2, 3, 4, 5, 6, 32, 33, 34, 47
X. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?			X		A new sign on this site will not divide a community.	1, 2, 3, 4, 5, 6
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		The sign is consistent with the County's vision for this area, which is intended for high intensity commercial development. The proposed billboard sign is also subject to the review and approval of the California Department of Transportation (CalTrans).	1, 2, 3, 4, 5, 6
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	No habitat conservation plan or natural community conservation plan exists for this project area.	1, 2, 3, 4, 5, 6
XI. MINERAL RESOURCES <i>Would the project:</i>						
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?				X	Lake County Aggregate Resource Management Plan does not identify a source of minerals at this site.	1, 2, 3, 4, 5, 6, 35
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?				X	Lake County Aggregate Resource Management Plan does not identify a source of minerals at this site.	1, 2, 3, 4, 5, 6, 35
XI. NOISE <i>Would the project result in:</i>						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other			X		Any construction associated with this project will be subject to applicable performance standards as outlined in the Lake County Code and be subject to requirements designated by the required Building Permits.	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
agencies?						
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?				X	Project is not expected to create unusual vibration.	1, 2, 3, 4, 5, 6
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		No unusual noise is proposed by the project.	1, 2, 3, 4, 5, 6
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		There may be some noise that occurs during the construction of the proposed billboard sign. Any construction would meet the requirements of the California Building Code that applies, including hours of construction.	1, 2, 3, 4, 5, 6
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 expose people residing or working in the project area to excessive noise levels?				X	Not applicable; the site is not located within two miles of a public airport.	1, 2, 3, 4, 5, 6, 28
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	Not applicable; the site is not located near a private airstrip.	1, 2, 3, 4, 5, 6, 28
XIII. POPIULATION AND HOUSING						
<i>Would the project:</i>						
a) Induce substantial 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)?				X	The project involves a billboard sign and therefore would not induce population growth.	1, 2, 3, 4, 5, 6
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing displacement would occur due to this project.	1, 2, 3, 4, 5, 6
c) Displace substantial numbers of people, necessitating the construction of replacement?				X	No displacement of people would occur due to this project.	1, 2, 3, 4, 5, 6
XIV. PUBLIC SERVICES						
<i>Would the project:</i>						
a) Would the project 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:			X		Special Districts has commented that there is an 8" sewer main line along the eastern portion of the site. The developer must contact USA (Underground Service Alert) at phone number 811 at least 48 hours prior to installing the sign so that the sewer line can be located in the field by LACOSAN staff.	1, 2, 3, 4, 5, 6
b) Fire Protection?					Not Applicable.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Police Protection? Schools? Parks? Other Public Facilities?						
XV. RECREATION <i>Would the project:</i>						
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?				X	Not applicable.	1, 2, 3, 4, 5, 6
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	Not applicable.	1, 2, 3, 4, 5, 6
XVI. TRANSPORTATION / TRAFFIC <i>Would the project:</i>						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X		The sign will generate a few annual trips for sign maintenance.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X	No changes in traffic are anticipated.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X	The site is not near an airport.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	Caltrans requires that outdoor advertising signs be located no closer than 500 feet to any intersection. The proposed billboard location is approximately 4,500 feet from the nearest intersection to the west.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
e) Result in inadequate emergency access?				X	The project will not impact emergency access or access to nearby areas.	1, 2, 3, 4, 5, 6, 26, 36, 37, 38, 39, 40, 41
f) Result in inadequate parking capacity?				X	The proposed signage location does not reduce the existing parking capacities.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	This project will not contribute to increases in traffic and will not create pedestrian or bicycle hazards. There is no effect whatsoever to bicycle or bus usage.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRIBAL CULTURAL RESOURCES						
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:						
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), or			X		The project was routed to Sonoma State's Cultural Resources department on August 2 nd , 2017. The Department indicated that there were no significant cultural resources known on the site. However if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)].	1, 2, 3, 4, 5, 6, 7, 16, 21
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. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		See prior response.	1, 2, 3, 4, 5, 6, 7, 16, 21
XVIII. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	Not applicable; no wastewater is generated from this project.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	Not applicable; no water or wastewater is generated by this project.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	Not applicable; no water is needed for this project.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
d) 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?				X	Not applicable; no wastewater is generated by this project.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	Not applicable; no solid waste is generated by this project.	1, 2, 3, 4, 5, 6, 48
f) Comply with federal, state, and local statutes and regulations related to solid waste?				X	See prior response.	1, 2, 3, 4, 5, 6, 48
XIX. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species,			X		The project is proposed to be located on an undeveloped small commercially zoned lot. It is expected that this project will have a less than significant impact to the environment.	1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?						21
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)?			X		The impact of this project has a potentially significant impact on the viewshed within a Scenic Highway Corridor. The Planning Commission must decide whether the sign is in the spirit of the Nice-Upper Lakes Area Plan.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		The impact of environmental effects from this project are minimal.	ALL

Source List

1. Lake County General Plan
2. Cobb, Kelseyville, Lakeport, Lower Lake Middletown, Rivas, Shoreline Communities, Upper Lake-Nice Area Plans
3. Lake County Zoning Ordinance
4. Site Visit, 3-15-2018.
5. Community Development Department Application, UP 17-10
6. U.S.G.S. Topographic Maps
7. California Historical Resources Information System
8. U.S.D.A. Lake County Soil Survey
9. Lake County Important Farmland 2000 map, California Department of Conservation Farmland Mapping and Monitoring Program
10. Lake County Agricultural Commissioner
11. Lake County Air Quality Management District
12. U.S.D.A. Natural Resources Conservation Service
13. Lake County Serpentine Soil mapping
14. California Natural Diversity Database
15. Site Specific Wetland Delineation
16. Site Specific Biological Resources Survey.
17. California Department of Fish and Game 07/26/2017
18. U.S. Army Corps of Engineers
19. U.S. Fish and Wildlife Service National Wetlands Inventory
20. Water Resources Division, Lake County Department of Public Works wetlands mapping
21. Site Specific Historical Resources Survey conducted 1989.
22. Official Alquist Priolo Earthquake Fault Zone maps for Lake County
23. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
24. 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

25. Landslides and Geology along Cache Creek between Clear Lake and Capay Valley, Lake, Colusa and Yolo Counties, California, Landslide Hazard Identification Map No. 19, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-30, 1990
26. Lake County Emergency Management Plan
27. Lake County Hazardous Waste Management Plan, adopted 1989
28. Lake County Airport Land Use Compatibility Plan, adopted 1992
29. California Department of Forestry and Fire Protection, fire hazard mapping
30. National Pollution Discharge Elimination System (NPDES)
31. Hydrologic Studies completed
32. Site Specific Drainage Plans
33. Lake County Drainage master plan for Middletown/Lakeport
34. FEMA Flood Hazard Maps
35. Lake County Aggregate Resource Management Plan
36. Lake County Department of Public Works, Roads Division
37. California Department of Transportation (Letter dated 7-13-2017)
38. Lake County Bicycle Plan
39. Lake County Transit for Bus Routes
40. Site Specific Traffic Study
41. Kelseyville Fire Protection District
42. California Regional Water Quality Control Board
43. Lake County Environmental Health Division
44. Lake County Special Districts Reply email dated 7-12-2017
45. Site Specific Capacity Analysis
46. Lake County Grading Ordinance
47. Lake County Natural Hazard database
48. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996