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

December 04, 2025

# CALIFORNIA ENVIRONMENTAL QUALITY ACT
# ENVIRONMENTAL CHECKLIST FORM
# INITIAL STUDY (PL-25-16, UP 25-02, IS 25-02)

| | |
|---|---|
| ATTACHMENTS: | 1. Project Plans<br>2. Tree Summary, Report, and Planting Plan |
| 1. Project Name: | MOA PV System |
| 2. Permit Numbers: | Major Use Permit PL-25-16 & UP 25-02<br>Initial Study IS 25-02<br>Complex Grading Permit |
| 3. Lead Agency Name and Address: | County of Lake<br>Community Development Department<br>Courthouse, 3rd Floor, 255 North Forbes Street<br>Lakeport, CA 95453 |
| 4. Contact Person: | Pablo Guerrero, Assistant Planner<br>(707) 263-2221 |
| 5. Project Location(s): | 12040 Siegler Springs North Rd., Middletown, CA<br>APN: 115-017-01 and 115-017-02 |
| 6. Applicant Name & Address: | John Colon<br>PO Box 314<br>Cobb, California 95426 |
| 7. Property Owner & Address | The Divine Avataric Holy Domains of Adidam Ruchiradam<br>12040 Seigler Springs North Rd.<br>Middletown, CA, 95461 |
| 8. General Plan Designation: | Resort Commercial |
| 9. Zoning: | PDC-DR – Planned Development Commercial; Design Review |
| 10. Supervisor District: | District 5 |
| 11. Flood Zone: | "D": Areas of undetermined, but possible, flood hazard risk |
| 12. Slope: | The proposed site is primally with moderate sloped areas, ranging overall from 10 to 30 percent. |
| 13. Fire Hazard Severity Zone: | California State Responsibility Area (CAL FIRE):<br>Very High Risk |

14. Earthquake Fault Zone: None

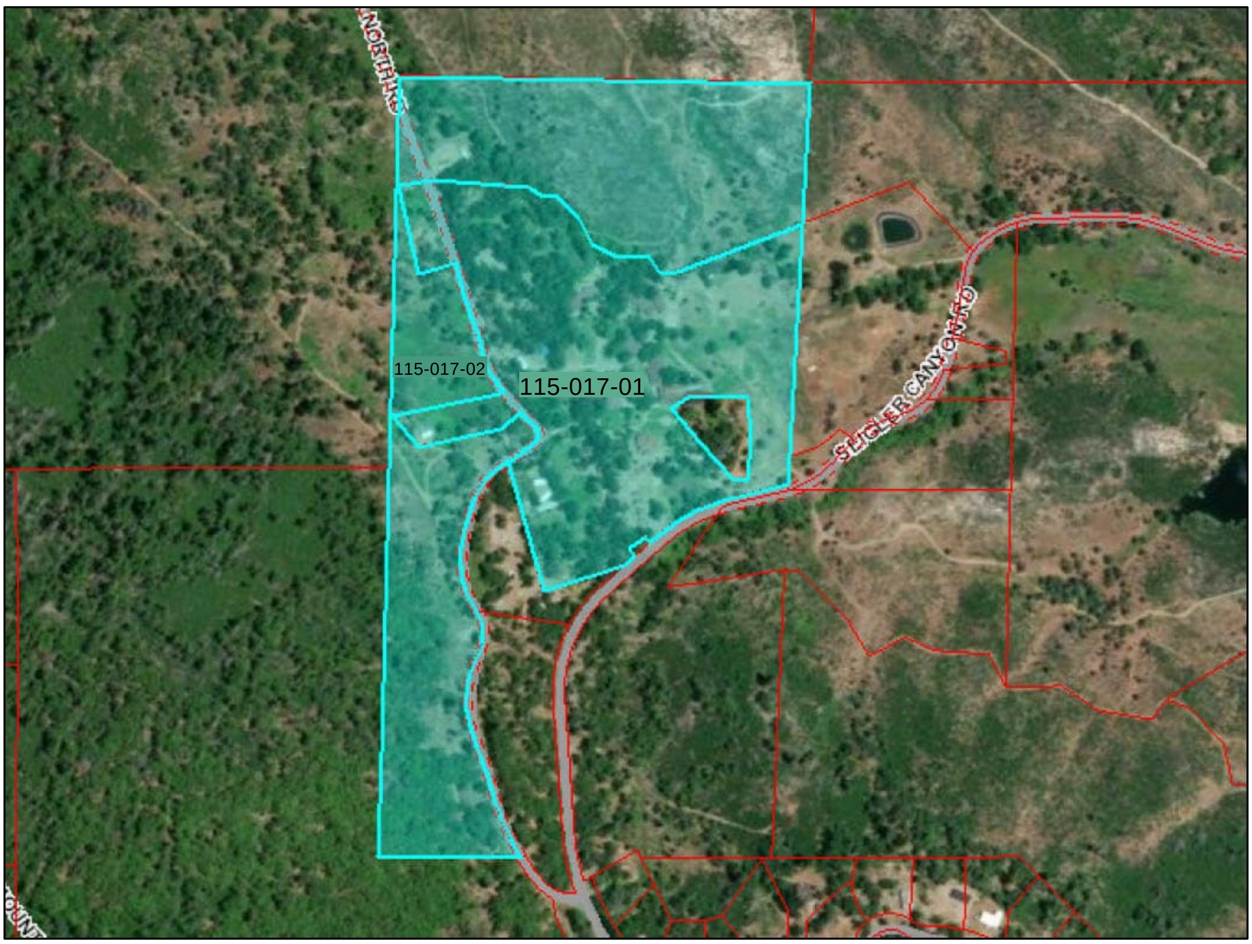
15. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area

16. Parcel(s) Size: 53.44 Total Acres

17. Description of project:

The applicant, John Colon, is requesting discretionary approval from Lake County for a Major Use Permit (PL-25-16) and Complex Grading Permit for the installation of a 300-kilowatt solar photovoltaic (PV) system on Assessor's Parcel Number 115-017-01, covering approximately 1.44 acres of the clustered 53.44-acre properties. The solar installation is designed to power existing structures listed in the Project Plans (Attachment 1) within the Divine Avataric Holy Domains of Adidam Ruchiradam.

Figure 1. Vicinity Map




Source: Lake County GIS, 2025

18. Project Components

Solar Array Systems:

- 12 solar arrays, each measuring 81 feet 9 inches x 17 feet
- Maximum height of 8 feet 4 inches

- Total solar panel area: 16,677 square feet
- Total system capacity: 300 kilowatts

Infrastructure Improvements:

- 12-inch-wide electrical conduit trench (31 inches deep, 138 cubic yards) crossing onto parcel 115-017-02
- New 12-foot-wide access road (489 feet long, 4 inches deep) requiring 109 cubic yards of road base
- 14-inch culvert under driveway encroachment for seasonal creek flow
- Installation of Cherokee Stronghold NW10 Road Stabilization Fabric

Materials and Grading:

- 258 cubic yards of white gravel for reflective surfaces under arrays
- 75 cubic yards of imported sand for conduit ditches
- Export of 173 cubic yards of soil to Quakenbush facility in Clearlake

Vegetation and Tree Removal:

The project proposes removal of 69 trees within 1.44-acre solar installation area. The project includes a comprehensive Tree Replacement Plan. The applicant proposes to plant 345 replacement native saplings on approximately 2.91 acres of the neighboring parcel (APN115-015-03) held under the same ownership. Lake County requires a 3:1 ratio, which is 207 trees to be planted. The trees identified for removal are as follows:

- 54 Valley Oak (Quercus lobata)
- 4 Blue Oak (Quercus douglasii)
- 1 Ponderosa Pine (Pinus ponderosa)
- 10 Foothill Pine (Pinus sabiniana)

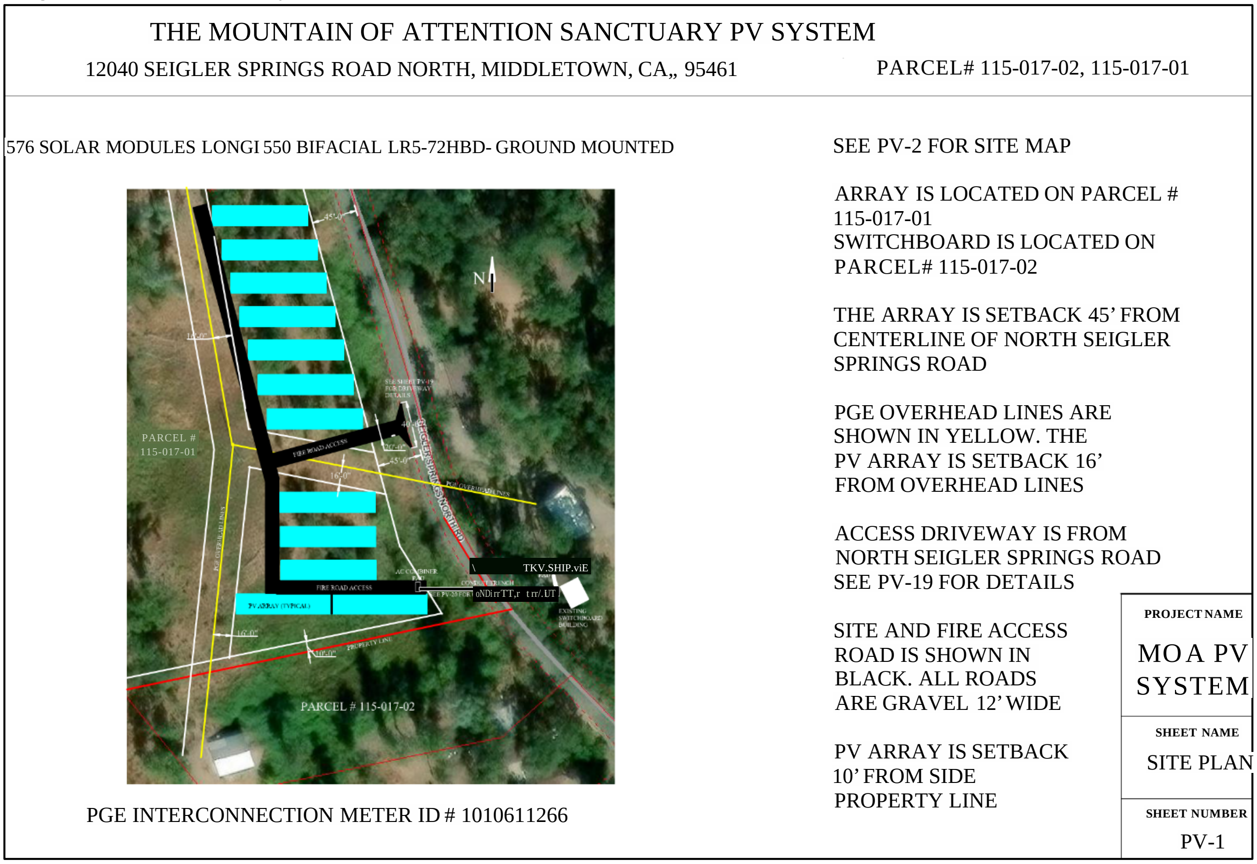
Water Features Protection:

- Installation of two straw waddles 10 feet apart running continuously along the solar array site
- Best management practices for seasonal creek above North Seigler Springs Road, noted in the Project Plans (Attachment 1)
- Waddles positioned below construction site (east side) and above North Seigler Springs Road

Water Supply:

Construction water supply from existing well located on 12040 North Seigler Springs Road (Mountain of Attention Water Well Permit SWCRB # CA 1700527).

Figure 2. MOA PV System Site Plan




Source: Applicant, 2025

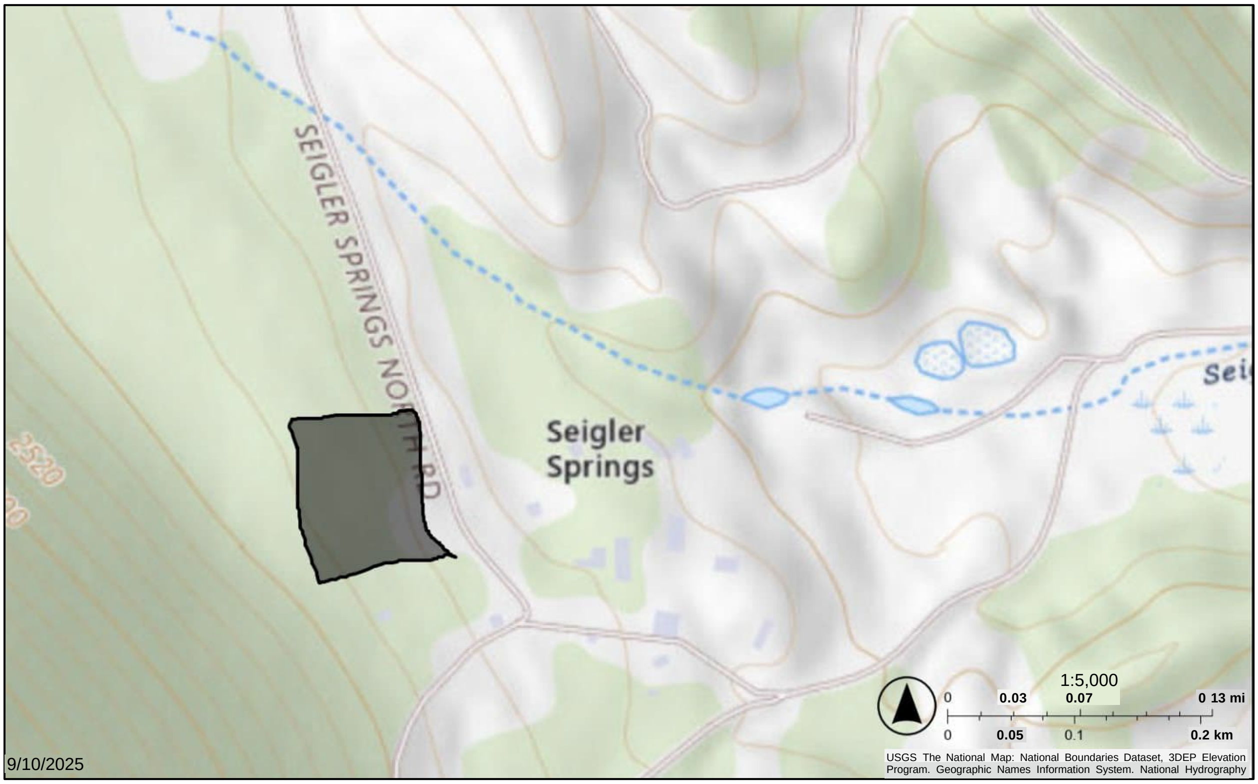
19. Environmental Setting and Existing Conditions:

Topography ranges from mild to extreme sloping. The project site primary ranges from 0% to 30% cross slope.

Topography and Soils

- Type 126: Collayomi complex, 50-75% slopes, severe erosion hazard rating
- Type 127: Collayomi-Aiken-Whispering complex, 5-30% slopes, moderate erosion hazard rating
- Type 142: Henneke-Montara-Rock outcrop complex, 15-30% slopes, severe erosion hazard rating, contains serpentine soils

Figure 3. USGS Topography and Drainage




Source: USGS, 2025

20. Project location:

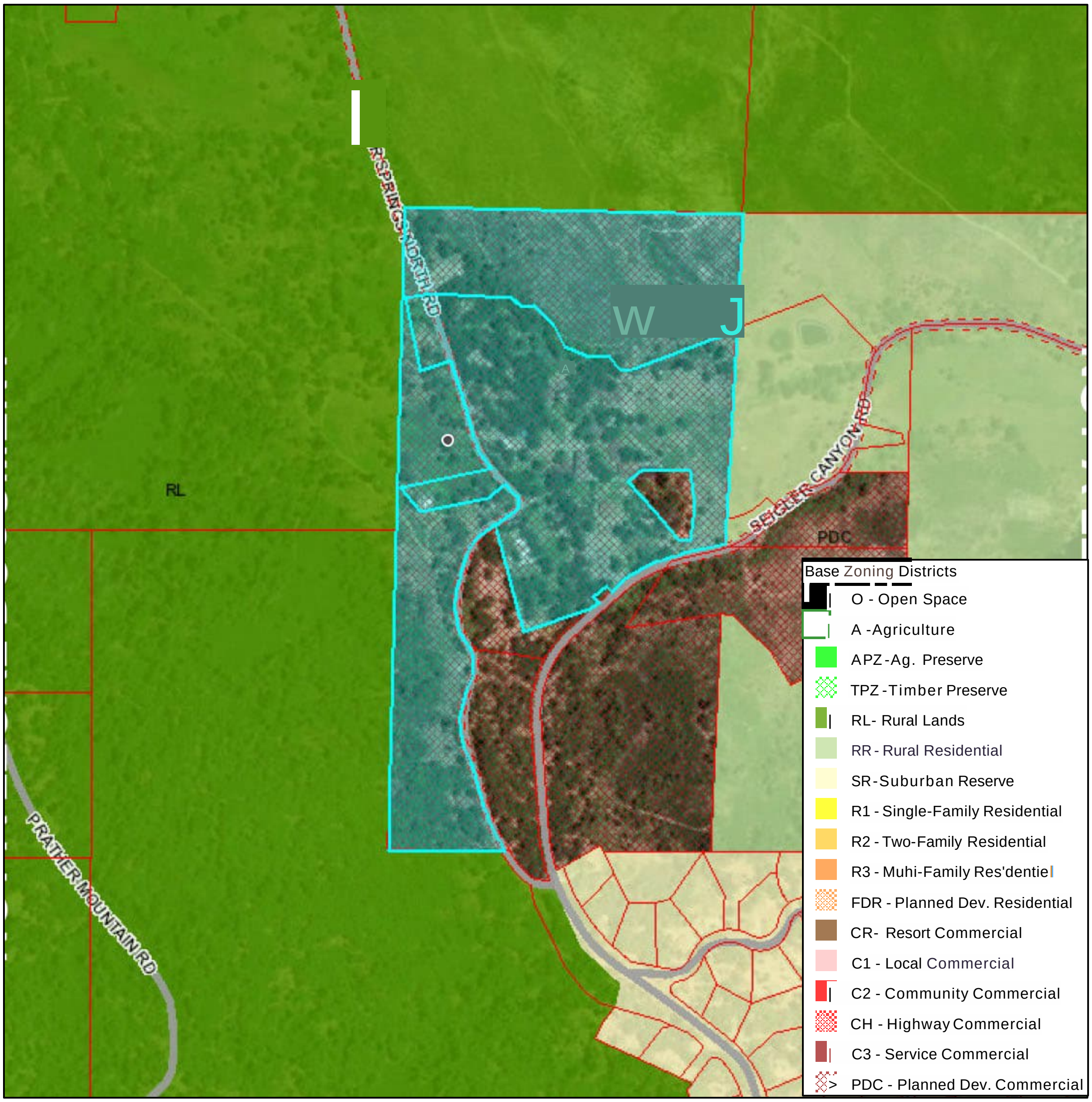
The project site is located in the Cobb Mountain Planning Area, situated on an undeveloped hillside within pine forest/oak woodland habitat. The historic use of the property was a resort. It is accessible via county-maintained Seigler Springs North Road. The proposed solar project is located at 12040 Seigler Springs North Road (APN 115-017-01 & 115-017-02), (Section 24, Township 12N, Range 8W, Mount Diablo Base and Meridian).

21. Surrounding Land Uses:

As the parcel for the proposed project is over five (5) acres in size, neighboring parcels that fall within a 725-foot buffer would be notified of the project. Nearby parcels include:

- North: “RL” Rural Lands; open undeveloped area.
- South: “SR” Suburban Residential; single family dwellings.
- East: “RR” Rural Residential; open undeveloped area.
- West: “RL” Rural Lands; open undeveloped area.

Figure 4. Lake County Base Zoning District




Source: Lake County GIS, 2025

22. 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 Cobb Mountain 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 Building Division
Lake County Resource Planning
Lake County Assessor-Recorder
Lake County Special Districts
Lake County Department of Public Works, Surveyor and Roads
Northwest Information Center
Pacific Gas and Electric Company
Lake County Air Quality Management District
California Department of Fish & Wildlife (CDFW)
California State Lands Commissions.
California Department of Forestry & Fire Protection (CALFIRE)
South Lake County Fire Protection District

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

    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.

    Douglas Prather of Prather Archaeology prepared an archaeological report for the project. Prather conducted a comprehensive literature review in May 2025, followed by a field survey on May 19, 2025. Based on the survey findings, the archaeologist determined that solar array construction operations would not impact any significant archaeological resources.

    Lake County Planning Division sent an AB 52 notice to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Habematolel Pomo of Upper Lake, Yocha Dehe Wintun Nation, and Middletown Rancheria on June 05, 2025. The Habematolel Pomo of Upper Lake Tribe, the Big Valley Rancheria, and the Yocha Dehe Wintun Nation submitted letters indicating that this project was not within their tribal ancestral areas and deferred to the Middletown Rancheria. The Middletown Rancheria submitted a formal request for a Tribal Consultation via email on July 28, 2025. Tribal Consultation was held on October 02, 2025, and was concluded on December 03, 2025.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

| | | |
|---|---|---|
| ☒ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☒ Agriculture & Forestry Resources | ☐ Hazards & Hazardous Materials | ☐ Recreation |

| | | | | | |
|---|---|---|---|---|---|
| ☐ | Air Quality | ☒ | Hydrology / Water Quality | ☐ | Transportation |
| ☒ | Biological Resources | ☐ | Land Use / Planning | ☒ | Tribal Cultural Resources |
| ☒ | Cultural Resources | ☐ | Mineral Resources | ☐ | Utilities / Service Systems |
| ☐ | Energy | ☒ | Noise | ☒ | Wildfire |
| ☒ | Geology / Soils | ☐ | Population / Housing | ☒ | Mandatory Findings of Significance |

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

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Pablo Guerrero, Assistant Planner

Date: December 04, 2025

SIGNATURE

Mireya G. Turner
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 |
|---|---|---|---|---|
| Except as provided in Public Resource Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☒ | ☐ | ☐ |
| c) In nonurbanized areas, 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? | ☐ | ☐ | X | ☐ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | X | ☐ |

Discussion:

a) The project site is located within the Cobb Mountain Planning Area at 12040 Seigler Springs North Road, Middletown. The 300-kilowatt solar photovoltaic system would be installed on approximately 1.44 acres of an existing 53.44-acre property within pine forest/oak woodland habitat. The solar arrays would have a maximum height of 8 feet 4 inches and would be situated on an undeveloped hillside that is not prominently visible from major public vantage points.

The project site's location within existing oak woodland and pine forest vegetation provides a natural screening vegetative buffer from the north and south of the project area. The relatively low profile of the solar arrays (maximum 8 feet 4 inches) and their placement within the existing topographic setting would minimize visual impacts on scenic vistas. The site is not located on a prominent ridgeline or other highly visible topographic feature that would substantially affect scenic views.

Less than Significant Impact

b) The project would require the removal of 69 trees within the 1.44-acre solar installation area, including 54 Valley Oak (Quercus lobata), 4 Blue Oak (Quercus douglasii), 1 Ponderosa Pine (Pinus ponderosa), and 10 Foothill Pine (Pinus sabiniana). These trees constitute scenic resources within the pine forest/oak woodland habitat.

The project includes a comprehensive Tree Replacement Plan, where the applicant proposes to plant 345 replacement native saplings on approximately 2.91 acres of the neighboring parcel (APN 115-015-03) held under the same ownership. This mitigation would restore and increase the scenic forest resources over time on the adjacent parcel.

There are no officially designated state scenic highways in the immediate project vicinity according to the California Department of Transportation's records. No rock outcroppings or historic buildings listed on the California Register of Historical Resources are present on the site, though Boone Springs is noted in Lake County's historical property files.

Less than Significant Impact with Mitigation Measure AES-1 incorporated:

AES-1: Tree Replacement Plan - The applicant shall plant a minimum of 207 native saplings on approximately 2.91 acres of parcel 115-015-03, which is a minimum 3:1 replacement ratio for the 69 trees removed. Replacement plantings shall consist of appropriate native species matching the existing oak woodland and pine forest habitat. The applicant shall follow the specifications outlined in the Tree Summary, Report, and Planting Plan (Attachment 2). A monitoring and maintenance program shall be established to ensure successful establishment of replacement trees with a survival rate for at least 50% for bare root trees and 90% for those in 5-gallon pots after five years of monitoring. If the success rates are not met, replacement trees shall be installed and monitored for the following five years.

c) The project is located in a nonurbanized area within the Cobb Mountain Planning Area. The site consists of undeveloped hillsides within pine forest/oak woodland habitat. The proposed solar installation involves 12 arrays totaling 16,677 square feet, which represents a relatively small portion of the overall 53.44-acre property.

The solar arrays would be designed with a low profile (maximum height 8 feet 4 inches) and would be partially screened by remaining vegetation and existing topography. The project includes measures to minimize visual impacts, including the use of 258 cubic yards of white gravel for reflective surfaces under arrays to reduce glare.

The visual character of the area would remain predominantly rural and forested, with the solar installation representing a compatible renewable energy use that does not significantly alter the overall visual character of the surrounding landscape.

Figure 5: Site Visit (view from the street to proposed project site)

Source: County of Lake, Community Development Department

Less than Significant Impact

d) The proposed solar photovoltaic system has the potential to create glare from the solar panels during daylight hours. However, modern solar panels are designed with anti-reflective coatings to minimize glare and maximize energy absorption. The project includes 258 cubic yards of white gravel for reflective surfaces under the arrays, which would help diffuse any potential glare.

The project does not propose any significant exterior lighting as it is an unmanned solar facility. Any minimal security or maintenance lighting would be designed to minimize impacts on nighttime views. The rural location and existing vegetation screening would help minimize any light or glare impacts on surrounding properties or public areas.

Less than Significant Impact

## II. AGRICULTURE AND FORESTRY RESOURCES

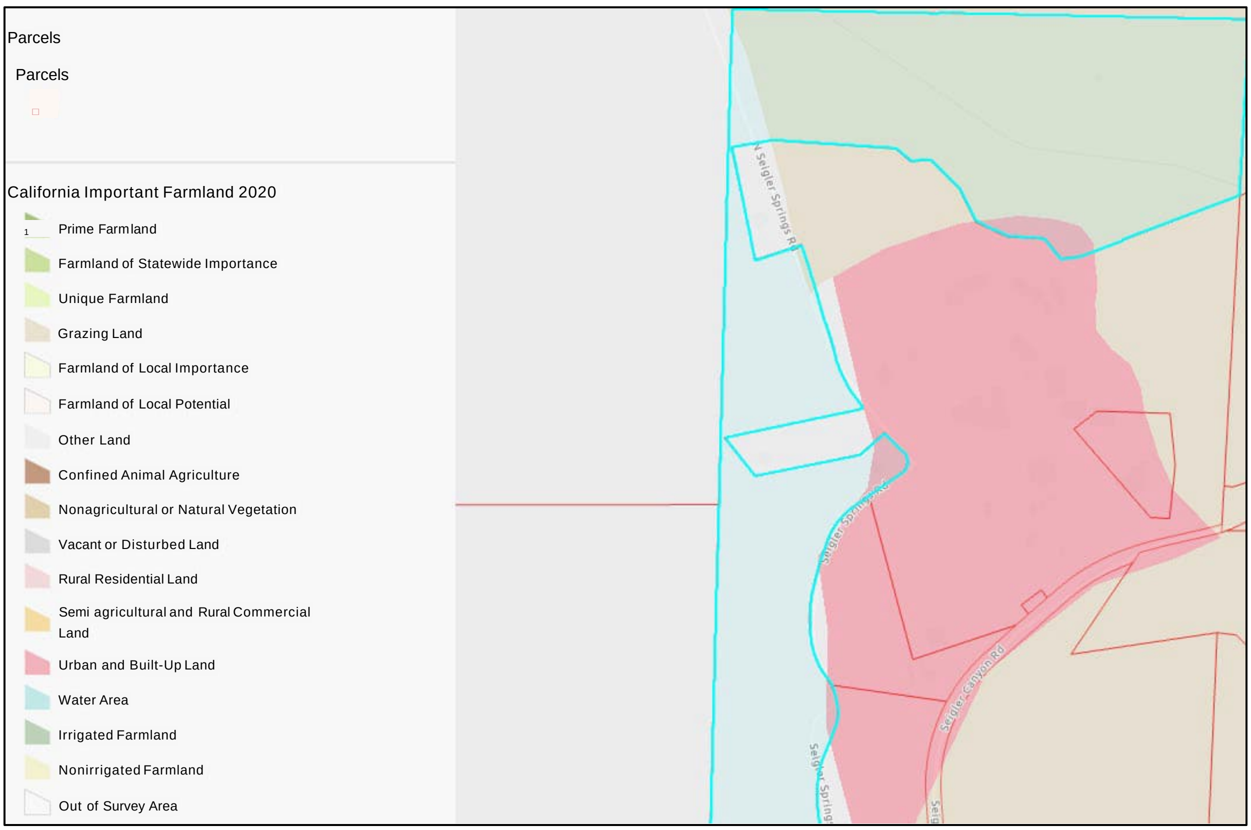
| | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural 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. 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? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| 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))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | X | ☐ | ☐ |
| 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 |

Discussion:

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

a) According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site at 12040 Seigler Springs North Road is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is located within pine forest/oak woodland habitat on an undeveloped hillside and does not contain agricultural soils suitable for farming.

Figure 6: Farmland Mapping Monitoring Program Map




Source: California Department of Conservation Important Farmland Finder

The soil types present on the project site include Collayomi complex with severe erosion hazard ratings and Henneke-Montara-Rock outcrop complex containing serpentine soils, which are not conducive to agricultural production. The proposed 300-kilowatt solar photovoltaic system would be installed on 1.44 acres of the 53.44-acre property and would not convert any designated farmland on the property to non-agricultural use.

No Impact

b) Under The project site is zoned PDC (Planned Development Commercial District) with a DR (Design Review Combining District) overlay and has a General Plan designation of Resort Commercial (CR). This zoning designation is not agricultural in nature and does not conflict with agricultural zoning or land use designations.

The project site is not under a Williamson Act contract, and no agricultural operations currently exist on the property. The solar installation is designed to power existing structures within the "Divine Avataric Holy Domains of Adidam Ruchiradam" and is consistent with the commercial zoning designation. The project would not interfere with any agricultural zoning or contracts.

No Impact

c) The project site is currently zoned PDC-DR (Planned Development Commercial with Design Review combining district) and is not zoned as forest land, timberland, or timberland production. Public Resources Code §12220(g) defines "forest land" as land that can support 10% native tree cover, and while the site contains oak woodland and pine forest habitat, it is not zoned for forest land protection or timber production purposes.

The project does not propose any zone changes that would affect forest land or timberland zoning. The commercial zoning designation allows for the proposed solar energy facility with appropriate permitting. The project is consistent with existing zoning and does not require rezoning of any forest lands.

No Impact

d) The project site contains pine forest/oak woodland habitat and would remove 69 trees, including 54 Valley Oak, 4 Blue Oak, 1 Ponderosa Pine, and 10 Foothill Pine. While not zoned as forest land, the removal of these trees represents a conversion of forested area to non-forest use within the 1.44-acre solar installation area.

However, the project includes a comprehensive mitigation plan to replace the removed trees at a 3:1 ratio to be planted on approximately 2.91 acres of the neighboring parcel 115-015-03. This mitigation would result in a net gain of forest resources and would restore forest habitat in the area over time.

Less than Significant Impact with Mitigation Measure AG-1 incorporated:

<u>AG-1:</u> Same mitigation measure under AES-1: Tree Replacement Plan

e) The project involves the installation of solar panels, electrical infrastructure, and an access road on a 53.44-acre property. The surrounding area consists of similar undeveloped properties within the Cobb Mountain Planning Area, with no designated farmland in the immediate vicinity.

The project would not induce other development or changes in the area that would result in conversion of farmland or forest land. The solar installation is a compatible use with the existing rural character of the area and would not create pressure for additional development that could affect agricultural or forest resources. The project's renewable energy purpose supports environmental conservation goals.

No Impact

| III. AIR QUALITY | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

Discussion:

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

a) The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The Lake County Air Basin is in attainment with both state and federal air quality standards for all criteria pollutants.

   Due to the fact that the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards. The proposed 300-kilowatt solar photovoltaic system is a renewable energy project that supports air quality goals by generating clean electricity without ongoing air emissions.

The project involves minimal construction activities limited to installation of solar panels, electrical conduit trenching, and construction of a short access road. These temporary construction activities would not conflict with or obstruct LCAQMD regulations. The operational phase of the solar facility produces no air emissions and supports regional air quality improvement goals by displacing fossil fuel-generated electricity.

No Impact

b) The Lake County Air Basin is designated as being in attainment for all state and federal air quality standards for criteria pollutants including carbon monoxide (CO), sulfur dioxide (SO2), nitrogen oxides (NOx), ozone (O3), particulate matter (PM10 and PM2.5), volatile organic compounds (VOC), reactive organic gases (ROG), and lead (Pb).

Construction of the solar facility would involve temporary, minimal emissions from construction equipment during installation of the 12 solar arrays, trenching for electrical conduits, and construction of the 489-foot access road. These activities would occur over a relatively short timeframe and would not generate significant quantities of criteria pollutants.

Once operational, the solar photovoltaic system produces electricity without any air emissions, combustion, or ongoing pollutant generation. The project would result in a net improvement to regional air quality by displacing fossil fuel-generated electricity from the grid.

No Impact

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

The project site is located in a rural area within the Cobb Mountain Planning Area on undeveloped hillside property. The nearest sensitive receptors would be any existing residences in the vicinity, but the temporary construction activities would be minimal and short-term in nature. The nearest residency is over 1,500 feet away, which is the suburban residential shown in Figure 5.

The operational solar facility produces no air emissions, noise, or other pollutants that could affect sensitive receptors. No demolition or renovation activities are proposed that would cause asbestos exposure, and the project does not involve handling of hazardous materials during operation.

No Impact

d) The project may generate temporary dust during construction activities, including site preparation, trenching for electrical conduits (138 cubic yards), and construction of the access road with importation of 109 cubic yards of road base material. However, these construction activities are limited in scope and duration.

Standard construction practices would minimize dust generation, including watering of disturbed areas during dry conditions with a water truck or similar methodology and best management practices of covering soil stockpiles. The project involves the export of only 173 cubic yards of soil to Quackenbush Mountain Resource at 16520 Davis St, Clearlake, minimizing on-site soil disturbance.

The operational solar facility generates no odors, dust, or other emissions. The project is located in a rural area with low population density, and any temporary construction impacts would not adversely affect a substantial number of people. The installation of Cherokee Stronghold NW10 Road Stabilization Fabric would help control erosion and minimize ongoing dust generation, shown in Project Plans (Attachment 1).

No Impact

| IV. BIOLOGICAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | X | ☐ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| 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 | ☐ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | X | ☐ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) A biological resources assessment was conducted by Clear Lake Environmental Research Center (CLERC) as part of the Mountain of Attention Forest Health Grant Project, which included the area proposed for solar installation. The botanical surveys conducted identified 202 plant species within the treatment areas. Seven special status plant species were detected within the broader treatment areas, including Konocti Manzanita, Bent-flowered Fiddleneck, Three Fingered Morning Glory, Serpentine Collomia, Bare Monkeyflower, Hayfield Tarweed, and Two-Carpellate Western Flax. However, the biologist specifically confirmed that no sensitive species were detected within the proposed solar array location.

   The project site contains pine forest/oak woodland habitat that was impacted by the 2015 Valley Fire, with most trees showing varying degrees of fire damage and being in Fair to Poor condition according to the arborist report. The California Natural Diversity Database (CNDDB) query identified 25 plants and 10 animals as special status species for consideration, but site-specific surveys confirmed none occur within the solar installation area.

   For wildlife, habitat assessments identified potential for six bat species to occur in the project area, but none were observed during formal surveys. The project includes standard mitigation measures for pre-construction surveys to avoid impacts on any special status species that might be present.

   Less than Significant Impact with Mitigation Measure BIO-1 incorporated:

   <u>BIO-1:</u> Pre-construction Wildlife Survey - Prior to any tree removal and if these activities occur during the nesting season (usually March to September), a qualified biologist shall conduct pre-construction surveys for special status species including nesting birds and bats. Surveys shall be conducted within 500 feet of proposed construction areas during appropriate seasons. If any special status species are detected, construction shall be delayed, and the California Department of Fish and Wildlife shall be consulted to develop appropriate avoidance measures.

   Additionally, tree removal operations shall comply with Lake County Municipal Code Article 30 and follow the specifications outlined in the Tree Summary, Report, and Planting Plan (Attachment 2).

b) The biological assessment identified a seasonal creek above North Seigler Springs Road that would be protected from construction runoff. However, this seasonal watercourse does not contain riparian vegetation and was not flowing at the time of biological surveys. The project design includes protective measures with two straw waddles positioned 10 feet apart running continuously along the solar array site to prevent construction runoff from reaching the seasonal creek.

   No riparian habitat or other sensitive natural communities were identified within the project area. The site consists of fire-damaged pine forest/oak woodland habitat that does not constitute a sensitive natural community requiring special protection under state or federal regulations.

No Impact

c) The biological resources assessment confirmed that no wetlands, vernal pools, or other jurisdictional waters occur within the project site. The seasonal creek identified above North Seigler Springs Road is an ephemeral drainage that does not support wetland vegetation or characteristics. The project would not result in direct removal, filling, or hydrological interruption of any protected wetlands.

No Impact

d) The biological assessment determined that no specific mapped wildlife corridors exist within or near the project area. However, there is a seasonal creek north of the project site, where runoff from the creek does runs along Seigler Springs North Road. The project includes installation of a 14-inch culvert under the driveway encroachment to maintain unimpeded flow and wildlife passage.

The solar installation would not create unpassable barriers to wildlife movement, and the low-profile design (maximum 8 feet 4 inches height) would not significantly impede wildlife movement patterns. The culvert installation ensures continued connectivity for any aquatic species that may utilize the seasonal drainage during wet periods.

Less than Significant Impact with Mitigation Measure BIO-2 incorporated:

<u>BIO-2:</u> Wildlife Movement Protection and Stream Alteration - The applicant shall obtain a Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) prior to any work within or affecting the seasonal creek, including installation of the 14-inch culvert under the driveway encroachment. The culvert shall be designed and installed in compliance with CDFW requirements to maintain natural flow patterns and provide adequate passage for wildlife movement. The applicant shall remain in compliance with all conditions of the Lake or Streambed Alteration Agreement throughout project construction and operation. The culvert shall be monitored during the first year of operation to ensure proper function and wildlife passage.

e) In the Lake County Zoning Ordinance, Section 30-14 requires documentation of trees 5 inches in diameter and greater that are proposed for removal. The project complies with this requirement through the comprehensive tree assessment conducted by Pacific Tree Care, which documented all 69 trees proposed for removal.

The project implements a tree replacement program that proposes replacing 69 removed trees with a minimum of 207 native saplings (3:1 ratio) to be planted on neighboring parcel 115-015-03. This demonstrates compliance with county policies supporting oak woodland conservation per General Plan Policy OSC-1.13 (Management of Oak Woodland Communities).

The tree replacement plan includes appropriate native species selection, professional installation standards, monitoring requirements, and success rate targets (mentioned in AES-1), ensuring consistency with local biological resource protection policies.

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 with Mitigation Measure BIO-3 incorporated:

BIO-3: Tree Replacement Plan

The Applicant shall ensure all tree planting is conducted professionally by providing necessary personnel, equipment, tools, tree stock, materials, and supervision during installation. Replacement saplings shall be planted at a minimum of 3:1 ratio, totaling 207 newly planted trees on the neighboring parcel (APN 115-015-03). All tree stock must meet ANSI Z60.1 standards for adequate branching, root ball size, health, structure, and root flare depth. Native saplings shall be provided in 5-gallon containers; alternatively, traditional reforestation bareroot saplings may be substituted at a 6:1 replacement ratio. Replacement species may include native oak, fir, pine, and maple, with the inclusion of other smaller native species.

Tree installations shall conform to ANSI A300 standards, including appropriate planting hole dimensions, proper backfilling practices, accurate root flare height relative to site grade, adequate trunk straightness, sufficient watering at installation, and appropriate mulch application. Soil shall be removed as necessary to achieve proper root flare level. Each tree shall receive a 2-inch layer of arbor mulch (approximately 1 cubic foot per tree) installed no closer than 2 inches from the trunk. All trees shall be protected with a 48-inch tall, 18-inch diameter woven wire hoop staked securely to protect them during development. If traditional reforestation bareroot trees are installed, irrigation and wire hoop installation are not required. However, a 4-foot tall stake with a flag shall be used to identify each tree's location for monitoring purposes.

Quarterly inventory and monitoring shall be conducted for five years following planting to ensure minimum success rates are achieved. The target success rate is 50% for bareroot trees and 90% for containerized trees. If success rates are not met, replacement trees shall be installed and monitored for an additional five years.

f) No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans have been adopted for the project area. Lake County does not have an adopted HCP or NCCP that would apply to this location.

The project site is not within any designated critical habitat areas or covered by regional conservation planning documents that would create conflicts with the proposed solar installation.

No Impact

| V. CULTURAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |

| | | | | | |
|---|---|---|---|---|---|
| b) | Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? | ☐ | X | ☐ | ☐ |
| c) | Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | X | ☐ | ☐ |

Discussion:

a) An Archaeological survey for the proposed solar project was completed by Prather Archaeology to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on June 20, 2025, and the Native American Heritage Commission (NAHC) returned results of the Sacred Lands File (SLF) search on May 05, 2025. Natural Investigations sent project information letters to the tribes affiliated with the project area on the same date. Finally, Natural Investigations conducted an intensive pedestrian survey within the project Area on December 4, 2019.

The CHRIS records search indicates that one prior study has been conducted within the project area, and one additional report has been completed outside the project area but within a 0.25-mile radius. No cultural resources have been previously recorded within the project Area, though four resources have been recorded within 0.25 miles. The SLF search returned positive results for Native American cultural resources within the project vicinity. The NAHC provided a list of five tribes to be contacted for more information on these resources. Prather Archaeology sent out notification of the project and received no responses from the tribes listed by the NAHC. No cultural resources of any kind were identified during the field survey.

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

The Lead Agency, Lake County, sent out notification of the project and offering consultation under AB-52 was sent on June 05, 2025 to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation. The Middletown Rancheria submitted a formal request for a Tribal Consultation via email on July 28, 2025. Tribal Consultation was held on October 02, 2025, and was concluded on December 03, 2025.

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 in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist 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, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such findings.

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

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

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

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

Less than Significant Impacts with Mitigation Measure CUL-1 and CUL-2

| VI. ENERGY | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) The solar array is located on the east side of Seigler Springs North Road, with a conduit trench crossing the road to connect to a transformer pad and an existing switchboard building. The array would generate electricity to serve the structures within the Divine Avataric Holy Domains of Adidam Ruchiradam.

No Impact

The project would provide renewable, clean energy from the solar array and is consistent with the Lake County General Plan and California state energy efficiency regulations.

No Impact

| VII. GEOLOGY AND SOILS | Potentially Significant Impact | Less Than Significant With Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:<br>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.<br>ii) Strong seismic ground shaking?<br>iii) Seismic-related ground failure, including liquefaction?<br>iv) Landslides? | ☐ | ☐ | ☒ | ☐ |

| | | | | | |
|---|---|---|---|---|---|
| b) | Result in substantial soil erosion or the loss of topsoil? | ☐ | X | ☐ | ☐ |
| 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 | ☐ | ☐ |
| 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? | ☐ | ☐ | X | ☐ |
| 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? | ☐ | ☐ | X | ☐ |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |

Discussion:

a) According to the Lake County GIS Portal, there is an earthquake fault zone approximately half a mile northwest of the project site. However, no known earthquake faults are located on or directly beneath the project site itself. The project does not fall within an Alquist-Priolo Earthquake Fault Zone, and there is no potential for surface fault rupture at the project location.

i) The solar photovoltaic system consists of low-profile structures (maximum 8 feet 4 inches height) that do not involve human occupancy, reducing risk exposure from potential seismic events.

ii) The project site is located in a seismically active region of California and would experience moderate to severe ground shaking during major seismic events. However, this risk is not substantially different from other similar properties in the region. The proposed solar installation involves minimal structures that would be designed and installed according to current seismic safety construction standards. The solar arrays are relatively lightweight and flexible systems that are generally resilient to seismic ground motion.

iii) The project site is located on hillside terrain with well-drained soils including Collayomi complex and Henneke-Montara-Rock outcrop complex. These soil conditions, combined with the sloped topography, are not conducive to liquefaction, which typically occurs in saturated, loose sandy soils in flat areas near water bodies.

iv) The project site contains soil types with steep slopes (50-75% slopes in some areas) and severe erosion hazard ratings. However, the solar installation area is located on relatively stable terrain within the 1.44-acre development footprint. The California Department of Conservation's Division of Mines and Geology landslide hazard maps indicate the area has moderate landslide susceptibility. The project includes installation of Cherokee Stronghold NW10 Road Stabilization Fabric and protective measures such as straw waddles to minimize erosion and slope instability risks.

Less Than Significant Impact

b) The project involves ground disturbance including trenching for electrical conduits (138 cubic yards), construction of an access road (109 cubic yards of road base), and installation of solar arrays. The construction of the driveway would implement a 14-inch culvert to maintain proper drainage. The project would export 173 cubic yards of soil to Quackenbush Mountain Resource at 16520 Davis St, Clearlake. Additionally, the applicant proposes tree removal and installation of a culvert, which triggers a Complex Grading Permit and a Lake and Streambed Alteration Agreement from CDFW.

The site contains soils with severe erosion hazard ratings, including Collayomi complex (50-75% slopes) and Henneke-Montara-Rock outcrop complex (15-30% slopes). However, the project includes comprehensive erosion control measures including straw waddles, road stabilization fabric, and protective measures for the seasonal creek. The project would apply and must be approved for a grading permit and encroachment permit prior to any ground disturbance.

Less Than Significant Impact with Mitigation Measures BIO-2, GEO-1, GEO-2, and GEO-3 incorporated:

<u>GEO-1:</u> A Complex Grading Permit shall be required from the Community Development Department. All grading, including excavation, filling, vegetation clearing, or other disturbances of the soil related activities, shall be in accordance with the County's Grading Ordinance (Chapter 30 of the Lake County Municipal Code). Grading shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director, as specified in the Grading Ordinance. The Community Development Director has allowed this project to take place during the time frame above with a grading permit and best management practices displayed in Attachment 1.

<u>GEO-2:</u> The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

<u>GEO-3:</u> The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

c) The project site contains multiple soil types including Collayomi complex with severe erosion hazard ratings and slopes of 50-75%. The Henneke-Montara-Rock outcrop complex contains serpentine soils, though these are located northeast of the project site and are not mapped within the solar installation area. The soil type where the proposed project site is situated is Type 127: Collayomi-Aiken-Whispering complex, where it contains 5-30% slopes with moderate erosion hazard ratings.

While the underlying soils have steep slope characteristics, the actual solar installation area represents a footprint of 1.44 acres with minimal structural loading from lightweight solar panels. The project does not involve deep excavation or heavy structures that would significantly alter slope stability.

Less Than Significant Impacts with Mitigation Measures GEO-1 and GEO-2 incorporated

d) The soil types present on the project site include Collayomi complex and Henneke-Montara-Rock outcrop complex, which contain varying amounts of clay content. While these soils may have some shrink-swell potential, the solar installation involves minimal foundations and lightweight structures that are not susceptible to significant damage from soil expansion.

The solar panel mounting systems are typically designed to accommodate minor ground movement and do not require deep foundations that would be significantly affected by expansive soils.

Less Than Significant Impact

e) The project does not propose any structures requiring septic systems or wastewater disposal. The solar photovoltaic installation is an unmanned facility that does not generate wastewater. Water supply for construction is provided by the existing well on the property (Mountain of Attention Water Well Permit Number SWCRB # CA 1700527).

Less Than Significant Impact

f) The project site does not contain any known unique paleontological resources or geologic features. The site consists of typical hillside terrain with oak woodland and pine forest habitat that was previously impacted by the 2015 Valley Fire.

Ground disturbance for the project is limited to shallow excavation for electrical conduits and solar panel footings, which are unlikely to encounter significant paleontological resources. No unique geologic formations such as rare rock outcroppings or fossil-bearing formations are present on the site.

Less than Significant Impact

| VIII. GREENHOUSE GAS EMISSIONS | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

Would the project:

| | | | | |
|---|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | X | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | X | ☐ |

Discussion:

a) The proposed 300-kilowatt solar photovoltaic system would generate clean, renewable electricity without producing operational greenhouse gas emissions. Solar photovoltaic technology converts sunlight directly into electricity through semiconductor cells without combustion or other processes that emit carbon dioxide, methane, or other greenhouse gases.

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 Lake County Air Basin is in attainment for all air pollutants, and LCAQMD has not adopted specific thresholds of significance for greenhouse gas emissions.

Temporary greenhouse gas emissions would occur during the construction phase from construction equipment, vehicles transporting materials, and soil export activities (173 cubic yards to Clearlake). However, these construction emissions would be minimal and short-term, occurring only during the installation period for the 12 solar arrays and associated infrastructure.

Once operational, the solar facility would generate approximately 300 kilowatts of clean electricity, displacing fossil fuel-generated power from the regional grid and resulting in a net reduction of greenhouse gas emissions. The project directly supports California's renewable energy goals and greenhouse gas reduction targets under AB 32 and SB 100.

Less than Significant Impact

b) The project was evaluated against applicable greenhouse gas reduction plans, policies, and regulations including:

- The Lake County General Plan
- The Lake County Air Quality Management District Rules and Regulations
- AB 32 Climate Change Scoping Plan
- SB 100 (100% Clean Electricity by 2045)

The Lake County General Plan Policy HS-3.6 requires regional agency review of development proposals that may affect air quality. The project supports regional air quality improvement by generating clean electricity without ongoing emissions.

The project directly advances AB 32's greenhouse gas reduction goals by adding renewable energy capacity that displaces fossil fuel generation. The 300-kilowatt solar system supports California's mandate under SB 100 to achieve 100% clean electricity by 2045 and the state's carbon neutrality goal by 2045.

The project is consistent with the California Air Resources Board's 2022 Scoping Plan, which identifies renewable energy development as a key strategy for achieving the state's climate goals. Solar photovoltaic installations are specifically encouraged as a critical technology for decarbonizing California's electricity sector.

Lake County has not adopted a local Climate Action Plan, but the project aligns with the county's general plan policies supporting renewable energy development and environmental protection. The project does not conflict with any existing LCAQMD rules or regulations regarding greenhouse gas emissions.

Less than Significant Impact

| IX. HAZARDS AND HAZARDOUS MATERIALS | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | X | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | X | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | X | ☐ |

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐

a) The proposed solar photovoltaic installation involves minimal use of hazardous materials. During construction, small amounts of fuel (gasoline/diesel) would be used to operate construction equipment for installation of the 12 solar arrays, trenching for electrical conduits, and construction of the access road. These activities would occur over a short timeframe and involve standard construction practices.

Operational solar facilities require minimal maintenance and do not involve routine transport, use, or disposal of hazardous materials. Solar panels contain small amounts of materials that could be considered hazardous (such as silver, aluminum, and trace amounts of other metals), but these are encapsulated within the panels and do not pose exposure risks during normal operation.

The project site is located in a rural area with low population density, minimizing potential exposure to the public. Any construction-related hazardous materials would be handled according to standard industry practices and applicable regulations.

Less Than Significant Impact

b) The risk of accidental release of hazardous materials is minimal given the nature of solar installations. Construction equipment could potentially leak hydraulic fluids or fuel, but this risk is temporary and limited to the construction period. Standard construction practices include spill prevention measures and cleanup protocols.

Solar panels are designed to withstand severe weather conditions including hail, high winds, and seismic activity. In the unlikely event of panel damage, the materials pose minimal environmental risk, and damaged panels would be removed and properly recycled through established programs.

The project includes installation of Cherokee Stronghold NW10 Road Stabilization Fabric and protective straw waddles to prevent runoff, which would also help contain any minor spills that might occur during construction.

Less than Significant Impact

c) There are no schools located within one-quarter mile of the project site. The project is located in a rural area within the Cobb Mountain Planning Area, with the nearest educational facilities located more than 1 mile away.

Solar photovoltaic systems do not emit hazardous emissions during operation and do not involve handling of hazardous or acutely hazardous materials during normal operation.

No Impact

d) The project information confirms that the property is not listed in the California Department of Toxic Substances Control "EnviroStor" database, and there are no toxic waste sites or facilities within 1,000 feet of the site. The project site does not appear on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

No Impact

e) The project site is located in a rural area of Lake County and is not within two miles of any public airport or public use airport. The solar installation does not involve structures of sufficient height to create aviation hazards, with maximum panel height of 8 feet 4 inches. Solar installations do not generate excessive noise during operation.

No Impact

f) The project site is accessed via Seigler Springs North Road, which would remain fully accessible during and after project construction. The solar installation covers only 1.44 acres of the 53.44-acre property and would not block or impair any emergency access routes.

The project does not involve construction across public roadways or installation of structures that would interfere with emergency vehicle access. A temporary blockage would occur during road trenching for underground conduit installation. The 489-foot access road and 14-inch culvert installation would be designed to maintain emergency vehicle access.

The project site is located within a Wildland Fire Hazard Area, but the solar installation would not impair emergency response capabilities. The removal of 69 trees and vegetation clearing for the solar arrays would reduce fire fuel loads in the immediate area.

Less than Significant Impact

g) The project site is located within a designated Wildland Fire Hazard Area in Lake County and was previously impacted by the 2015 Valley Fire. The site contains fire-damaged trees that are in Fair to Poor condition according to the arborist assessment.

However, the solar installation would reduce wildfire risk in several ways:

- Removal of fire-damaged trees reduces fuel loads (Attachment 2)
- Vegetation clearing for the 1.44-acre solar installation creates defensible space
- Solar panels and gravel surfaces are non-combustible
- The project includes Cherokee Stronghold NW10 Road Stabilization Fabric that is fire-resistant

The solar facility would be unmanned during operation, reducing human exposure to wildfire risk. The electrical infrastructure would be designed to meet current fire safety codes, and the project includes a 14-inch culvert to maintain water flow for potential firefighting efforts.

Access roads would be maintained to allow emergency vehicle access, and the project does not create any barriers to wildfire suppression efforts.

Less than Significant Impact

## X. HYDROLOGY AND WATER QUALITY

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | X | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | X | ☐ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) result in substantial erosion or siltation on-site or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows? | ☐ | ☒ | ☐ | ☐ |
| d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) The project involves installation of a solar photovoltaic system that would not generate wastewater or involve ongoing discharge of pollutants. Construction activities would be temporary and limited, including trenching for electrical conduits (138 cubic yards), installation of solar arrays, and construction of a 489-foot access road.

The project site contains a seasonal creek above North Seigler Springs Road that would be protected during construction through installation of two straw waddles positioned 10 feet apart running continuously along the solar array site. These protective measures already included in the project scope would prevent construction runoff from reaching the seasonal waterway.

The project includes installation of Cherokee Stronghold NW10 Road Stabilization Fabric to control erosion and runoff, which allows water penetration and flow-through to support underlying gravel stabilization. Construction water supply would be provided by the existing well on the property (Mountain of Attention Water Well Permit Number SWCRB # CA 1700527).

The solar installation would not require ongoing water usage for operations, eliminating potential for operational water quality impacts. Standard construction best management practices would prevent degradation of surface or groundwater quality during the temporary construction phase.

Less Than Significant Impact

b) The project would have minimal impact on groundwater supplies. Construction water needs would be temporary and limited, supplied by the existing well on the property. Once operational, the solar facility requires no ongoing water consumption for electricity generation.

The solar installation covers 1.44 acres of the 53.44-acre property with low-profile panels that do not significantly alter natural precipitation infiltration patterns. The panels are elevated on mounting systems that allow continued water infiltration beneath and around the arrays.

The project includes installation of 258 cubic yards of white gravel for reflective surfaces under arrays, which maintains permeable ground cover that supports continued groundwater recharge. The access road construction involves only four inches of road base material over 489 feet, representing minimal impervious surface area.

The 14-inch culvert installation under the driveway encroachment would improve groundwater management by maintaining natural flow patterns of the seasonal creek and preventing flow restrictions.

Less Than Significant Impact

c) The project includes comprehensive erosion control measures including straw waddles, Cherokee Stronghold NW10 Road Stabilization Fabric, and protection of the seasonal creek. The solar arrays are low-profile structures that do not significantly alter natural drainage patterns.

i) While the parcel contains soils with severe erosion hazard ratings (Collayomi complex, Henneke-Montara-Rock outcrop complex), the project site's soil is 5-30% slopes with moderate erosion hazard ratings. The project's scope involves limited ground disturbance and standard protective measures would prevent substantial erosion or siltation.

ii) The solar installation adds minimal impervious surfaces. Solar panels are elevated on mounting systems allowing continued water infiltration, and the white gravel surfaces under arrays remain permeable. The total impervious surface area is limited to portions of the 489-foot access road.

iii) The project does not connect to stormwater drainage systems and would not generate polluted runoff. The solar facility operates without chemicals, fuels, or other pollutants that could contaminate stormwater. Protective measures ensure construction runoff does not reach the seasonal creek.

iv) The project includes installation of a driveway encroachment that could potentially impede natural flow patterns of the seasonal creek above North Seigler Springs Road. However, the project design includes specific measures to maintain unimpeded flow through installation of a 14-inch culvert. The low-profile solar arrays would not redirect or impede flood flows across the site.

Less than Significant Impact with Mitigation Measure BIO-2 incorporated:

d) The project site is located in Flood Zone "D" (areas where flood hazards are undetermined but possible), not in a designated special flood hazard area. The site is located in an inland, mountainous area with no risk of tsunami or seiche. The project's electrical components would be designed to current electrical codes for weather resistance.

No Impact

e) The project site is located in an area that is not subject to a specific groundwater management plan. The project supports water quality protection through its comprehensive erosion control measures and protection of the seasonal creek. The solar installation would not conflict with Regional Water Quality Control Board plans or policies, as it generates no wastewater and includes protective measures for surface water. The renewable energy generation supports regional environmental goals and does not involve water consumption that would conflict with any water management planning efforts.

No Impact

| XI. LAND USE PLANNING | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | X |
| 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? | ☐ | ☐ | X | ☐ |

Discussion:

a) The project site is located in a rural area within the Cobb Mountain Planning Area on a 53.44-acre undeveloped property. The site is characterized by large parcels of rural, undeveloped land with scattered residential properties at significant distances from each other.

The solar installation covers only 1.44 acres of the property and would not create any physical barriers that would divide communities or neighborhoods. The project does not involve construction of major infrastructure, roadways, or other features that could separate or isolate portions of an established community.

No Impact

b) The project site is zoned PDC (Planned Development Commercial District) with DR (Design Review Combining District) overlay and has a General Plan designation of Resort Commercial (CR). The proposed solar installation is consistent with commercial uses and renewable energy development goals listed within the General Plan.

The DR zoning district is intended to "insure aesthetic compatibility between uses, protect and enhance property values, protect scenic qualities, and promote community character." The solar installation requires a Major Use Permit and Design Review, which is being satisfied through the current permit application process.

The project incorporates low-profile design (maximum 8 feet 4 inches in height), utilizes existing vegetation for screening, and includes tree replacement plan mentioned under section 18 project components. The project provides renewable energy development that decreases regional air pollution and greenhouse gas emissions. The project meets zoning ordinance performance standards and is consistent with Lake County's environmental protection policies.

Less than Significant Impact

| XII. MINERAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) The Lake County General Plan and Aggregate Resource Management Plan do not identify the project site or surrounding area as containing important mineral resources. The project site consists of pine forest/oak woodland habitat on undeveloped hillside terrain that has not been identified for mineral extraction potential.

The California Department of Conservation's geological mapping the generalized rock type for the project parcel as QPc: nonmarine (continental) sedimentary rocks (Pliocene-Pleistocene) - Pliocene and/or Pleistocene sandstone, shale, and gravel deposits; mostly loosely consolidated. The mineral resources would not be displaced, and there would be no impact on the availability of said minerals.

No Impact

b) The project site is not identified in the Lake County General Plan, Cobb Mountain Planning Area documents, or any other local land use plans as a mineral resource recovery site or area of mineral resource importance.

No active or planned mineral extraction operations exist on or near the project site. The area is designated for commercial/resort use rather than resource extraction, and the solar installation is consistent with this land use designation.

No Impact

| XIII. NOISE | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project result in: | | | | |
| a) 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? | ☐ | X | ☐ | ☐ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | X | ☐ |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) The proposed solar photovoltaic installation would generate temporary noise during construction activities including site preparation, trenching for electrical conduits, installation of solar arrays, and construction of the access road. Construction equipment such as excavators, trucks, and other machinery would operate for a limited timeframe during the installation period.

Once operational, solar photovoltaic systems would not produce ongoing noise from electricity generation. Unlike other energy facilities, solar installations have no moving parts, combustion processes, or mechanical equipment that would create permanent noise sources.

According to Lake County General Plan Chapter 8 - Noise standards, Community Noise Equivalent Levels (CNEL) should not exceed 60 dBA during daytime hours (7am-10pm) or 55 dBA during nighttime hours (10pm-7am) when measured at property lines. Given the rural location and temporary nature of construction activities, these standards would not be exceeded with proper construction hour restrictions.

Less than Significant Impact with Mitigation Measure NOI-1 incorporated:

NOI-1: Construction Hours Limitation - All construction activities 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. Back-up beepers shall be adjusted to the lowest allowable levels, where construction level of noise shall not exceed 60 dBA. No construction activities shall occur on federal holidays. This mitigation does not apply to night work.

b) The project would generate minimal groundborne vibration or noise. Construction activities involve standard solar installation techniques including trenching for electrical conduits (31 inches deep), installation of solar panel mounting systems, and grading for the access road.

   The project does not involve pile driving, rock blasting, rock crushing, or other construction activities that typically generate significant groundborne vibration.

   According to the California Department of Transportation's Construction-Induced Vibration Guidance Manual, groundborne vibration from typical construction equipment does not create vibration amplitudes that could cause structural damage when measured at distances greater than 10 feet. The nearest off-site structures are located over .25 miles from the project site.

   Once operational, the solar facility produces no groundborne vibration or noise, as photovoltaic panels have no moving parts or mechanical equipment.

   Less Than Significant Impact

c) The project site is located over 2 miles away from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. Therefore, no impact is anticipated.

   No Impact

## XIV. POPULATION AND HOUSING

| | Potentially Significant Impact | Less Than Significant With Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) The proposed solar photovoltaic installation would not induce population growth in the area. The construction period is limited and would not create permanent employment opportunities that could induce population growth. The project involves installation of an unmanned renewable energy facility that requires minimal ongoing maintenance and no permanent on-site employees.

The project does not propose new homes, businesses, or infrastructure that would attract new residents to the area. The solar facility would serve existing structures within the "Divine Avataric Holy Domains of Adidam Ruchiradam" and would not extend roads or utilities beyond what is needed for the immediate installation.

No Impact

b) No demolition of existing housing is proposed, and the project would not require relocation of any existing residents or housing units. The solar facility is designed to coexist with the existing land uses on the property.

No Impact

## XV. PUBLIC SERVICES

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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:<br>1) Fire Protection?<br>2) Police Protection?<br>3) Schools?<br>4) Parks?<br>5) Other Public Facilities? | ☐ | ☐ | X | ☐ |

Discussion:

1) Fire Protection
The project site is located within a Wildland Fire Hazard Area and is served by the South Lake County fire protection district. The solar installation would remove of 69 fire-damaged trees that are in Fair to Poor condition, vegetation clearing that creates defensible space, and installation of non-combustible solar panels and gravel surfaces.

The project includes access road improvements (489-foot access road and 14-inch culvert) that would maintain emergency vehicle access for fire suppression efforts. The solar facility is unmanned during operation, reducing potential ignition sources and human exposure to fire risk.

2) Police Protection
The project involves installation of an unmanned solar facility that would place minimal demands on police protection services. Solar installations typically do not generate calls for service related to disturbances, traffic, or other issues compared to occupied facilities.

The rural location and proposed fencing around the project site provide protection from unauthorized access. The project does not involve valuable materials or equipment that would create significant theft or vandalism concerns once installed.

3) Schools
The project would not generate any school-age population or create demand for educational services. The unmanned solar facility requires no permanent on-site employees and would not contribute to enrollment in local schools.

4) Parks
The project would not increase demand for park or recreational facilities. The solar installation serves existing on-site uses and would not generate additional recreational demands or require new park facilities.

5) Other Public Facilities
The project would place minimal demands on other public facilities such as libraries, community centers, or administrative services. The unmanned renewable energy facility supports existing on-site uses without generating significant ongoing public service needs.

Less than Significant Impact

| XVI. RECREATION | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | ☐ | ☐ | ☐ | ☒ |

Discussion:

a) There would be no increase in the use of existing neighborhood and regional parks or other recreational facilities, and no impacts are expected.

No Impact

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

No Impact

## XVII. TRANSPORTATION

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

Discussion:

a) The site is accessed via county-maintained Seigler Springs North Road, that is adequate to accommodate construction traffic during the installation phase. The proposed 489-foot access road to the solar installation would be constructed with 109 cubic yards of road base material to provide all-weather access. A grading permit in accordance with Chapter 30 of the Lake County Zoning Ordinance is required. The project includes installation of a 14-inch culvert under the driveway encroachment to maintain proper drainage, which would be in accordance with the California Department of Fish and Wildlife (CDFW) requirements.

Construction traffic would be temporary and limited, involving delivery of solar panels, electrical equipment, and materials (258 cubic yards of white gravel, 75 cubic yards of sand, 109 cubic yards of road base). Export of 173 cubic yards of soil to Quakenbush facility in Clearlake would generate minimal truck trips.

The project does not conflict with Lake County General Plan Chapter 6 - Transportation and Circulation policies. The solar facility is unmanned during operation, generating minimal ongoing traffic (occasional maintenance visits only). The project does not affect transit, bicycle, or pedestrian facilities, as these are not present in the immediate rural area.

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), as follows:

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

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

The estimated trips per day for the proposed project are 2 during the construction period, which would range between 4 to 5 months. Once the project is completed, daily trips would be further reduced, as trips would only occur when maintenance is required.

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

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

No Impact

d) The project does not ultimately create changes to public road alignments, intersections, or other geometric features. A conduit trench would temporarily disturb the county-maintained road to connect the solar array to the subpanel across the street. An encroachment permit issued by Department of Public Works - Roads Division would be obtained, and the road would be restored to its original condition after construction. The 489-foot access road serves as an internal driveway for the solar installation only and does not impact the public roadway system.

The solar facility does not involve incompatible uses such as slow-moving farm equipment or oversized vehicles that would operate on public roads during normal operations. Construction equipment use is temporary, and delivery vehicles would be standard commercial trucks appropriate for rural roadways.

No Impact

e) The project includes construction of a 489-foot access road with appropriate width and surfacing to accommodate emergency vehicles. The 14-inch culvert under the driveway encroachment ensures unimpeded access during all weather conditions.

The project would not alter the physical configuration of Seigler Springs North Road or other public roadways serving the area. Emergency vehicle access to the property and surrounding areas would be maintained and potentially improved through the access road improvements.

The solar installation is located within a Wildland Fire Hazard Area, and the access improvements support emergency response capabilities. The project does not create barriers or obstacles that would impede emergency access or evacuation routes. Internal access roads would be designed to allow emergency vehicle turnaround and maneuvering as needed for fire suppression or other emergency response activities.

Less than Significant Impact

| XVIII. TRIBAL CULTURAL RESOURCES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:

| | | | | |
|---|---|---|---|---|
| i) 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)? | ☐ | ☒ | ☐ | ☐ |
| ii) 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? | ☐ | X | ☐ | ☐ |

Discussion:

a) An archaeological report and field survey for the proposed solar project was completed by Prather Archaeology to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on June 20, 2025, and the Native American Heritage Commission (NAHC) was reached out to for information on May 05, 2025. Prather Archaeology sent project information letters to the Tribes affiliated with the project area on the same date. A verbal reply from Middletown Rancheria to Prather Archaeology was received on May 27, 2025. Prather Archaeology conducted an intensive pedestrian survey within the project area on May 19, 2025.

   The Lead Agency, Lake County, sent out notification of the project and offering consultation under AB-52 was sent on June 05, 2025 to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation. The Middletown Rancheria submitted a formal request for a Tribal Consultation via email on July 28, 2025. Tribal Consultation was held on October 02, 2025. Consultation resulted in a tribal agreement, Consultation concluded on December 03, 2025.

   The CHRIS records search identified thirteen previous studies covering approximately 100% of the broader Seigler Springs Forest Health project area, which includes areas not just within the project site. Within or adjacent to the overall property, five previously recorded Native American archaeological resources (consisting of lithic scatters and one habitation site) and four previously recorded historic-period cultural resources were identified. However, these resources are located outside the 1.44-acre solar installation footprint.

The Northwest Information Center assessment indicated a high possibility of unrecorded Native American archaeological resources and historic-period cultural resources across the broader property. However, the Prather Archaeology survey that was conducted on May 19, 2025, found no cultural or tribal resources of any kind within the specific solar installation area.

The archaeological survey concluded that all areas were examined with intensive scrutiny and no further archaeological study is necessary for the project area. No resources pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 would be affected by the proposed project. However, mitigation measures are recommended, by Prather Archaeology, below to ensure impacts remain less than significant, as the possibility of uncovering human remains or subsurface deposits during ground disturbance in Lake County cannot be entirely eliminated.

Based on the findings of the CHRIS search, field survey, and outreach efforts with Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation, there is no indication that the project would impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. It is possible, that significant artifacts or human remains could be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

Less than Significant with Mitigation Measures with CUL-1 through CUL-2 and TCR-1 through TCR-3

<u>TCR-1:</u> Cultural Resources Discovery Protocol - Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist 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, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

<u>TCR-2:</u> Project Monitoring - All ground disturbing activities shall be monitored by qualified tribal monitor(s). Ground disturbing activities occurring in conjunction with the Project include, but are not limited to, surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work, excavations, and ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the project area. 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 Tribes. 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) (Last visited 3/4/2024. Available at chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://nahc.ca.gov/wp-content/uploads/2019/04/SB-18-Tribal-Consultation-Guidelines.pdf); OR

b. Members of culturally affiliated tribe(s) who:

i. Are culturally affiliated with the project area, as determined by the NAHC; and

ii. Have been vetted by tribal officials of the Culturally Affiliated Tribes as having the desired knowledge, skills, abilities, and experience established by the Culturally Affiliated Tribes.

The duration and timing of TCR monitoring shall begin at the start of ground disturbing activities and end when ground disturbing activities are completed and final, including the treatment and disposition of any discoveries as outlined in MM TCR-1.

All ground disturbing activities shall halt within 100 feet of any cultural resource discovery. All Culturally Affiliated Tribes will be notified of discovery of cultural resources and be provided access to the cultural resource site to allow for identification and further evaluation in determining the cultural resource significance and appropriate treatment or disposition.

There must be at least one tribal monitor present for every separate area containing a TCR discovery that is at least 100 feet apart, unless otherwise agreed upon in writing between the Tribes and Permit Holder.

TCR-3: Tribal Notification - The Project applicant must notify all Culturally Affiliated Tribes at least 45 days prior to commencement of any and all ground disturbance activities on the Project Site. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated tribe(s) must be notified and given an opportunity to inspect, determine the nature of the TCR, and determine the best course of action for avoidance, protection, and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a TCR of value to a tribe, that Tribe will coordinate with the Permit Holder to establish measures by which the Tribe may appropriately protect, treat, and dispose of TCR with dignity, which may include preservation and protection in situ or removal from the Project Site. The Permit Holder will allow the Tribes to facilitate treatment and disposition of the TCR to the extent permitted by law. No destructive or intrusive analysis of nor any photographing, video recording, or similar recording of TCRs shall be permitted by the Permit Holder, except as required by law.

| XIX. UTILITIES | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or | ☐ | ☐ | X | ☐ |

| | | | | | |
|---|---|---|---|---|---|
| | relocation of which could cause significant environmental effects? | | | | |
| b) | Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | X |
| 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? | ☐ | ☐ | X | ☐ |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | X | ☐ |

Discussion:

a) The proposed solar photovoltaic system is designed to generate electricity and would connect to the existing electrical infrastructure serving the property. The project would not require construction of new power generation facilities, as it is under 3-megawatt power.

Construction water would be supplied by the existing well on the property (Mountain of Attraction Water Well Permit Number SWCRB # CA 1700527). No new water supply facilities or expanded water infrastructure would be required.

The project does not generate wastewater and therefore requires no wastewater treatment facilities. Stormwater drainage is managed through on-site measures including straw waddles, Cherokee Stronghold NW10 Road Stabilization Fabric, and the 14-inch culvert installation.

The project does not require natural gas service, as solar photovoltaic systems operate without combustion. No telecommunications facilities expansions are needed for the unmanned solar installation.

Less than Significant Impact

b) The project requires water only during the limited construction phase for dust control and concrete mixing if needed. The existing well on the property (Mountain of Attraction Water SWCRB # CA 1700527) is adequate to supply these temporary construction needs.

Once operational, solar photovoltaic systems require no water for electricity generation. Unlike thermal power plants that require cooling water, or other facilities requiring process water, solar panels generate electricity through direct conversion of sunlight with no water consumption. The project would not impact water supplies during normal, dry, or multiple dry years, as it has essentially zero operational water demand.

No Impact

c) The project does not generate wastewater and does not require connection to wastewater treatment facilities. Solar photovoltaic installations are unmanned facilities that produce electricity without any industrial processes, washing operations, or human occupancy that would generate wastewater.

The project site is not served by a municipal wastewater treatment provider, and no on-site wastewater treatment system is proposed or required for the solar installation.

No Impact

d) The project would generate minimal solid waste during construction, limited to packaging materials from solar panels and electrical equipment. These materials would be recycled where possible and disposed of at appropriate facilities.

Operational solid waste generation would be negligible. Solar facilities are unmanned and require minimal maintenance, generating essentially no ongoing solid waste. Panel replacement occurs infrequently (typically after 25-30 years), and modern solar panels are increasingly recyclable through specialized programs.

Less than Significant Impact

e) The project would comply with all applicable solid waste regulations including:
- California Integrated Waste Management Act (AB 939)
- Mandatory commercial recycling requirements
- Construction and demolition debris recycling requirements
- Lake County solid waste management ordinances

Construction waste would be sorted for recycling. Solar panel packaging and electrical equipment packaging would be handled according to manufacturer take-back programs where available.

The project supports California's waste reduction goals by generating clean electricity that displaces fossil fuel generation, thereby reducing the waste streams associated with conventional power generation.

Less than Significant Impact

| XX. WILDFIRE | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |

| | | | | |
|---|---|---|---|---|
| b) 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? | ☐ | ☐ | X | ☐ |
| 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? | ☐ | X | ☐ | ☐ |
| 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? | ☐ | X | ☐ | ☐ |

Discussion:

a) The project site is located within a designated Wildland Fire Hazard Area in Lake County. The project includes construction of a 489-foot access road with 109 cubic yards of road base material and installation of a 14-inch culvert to maintain all-weather emergency vehicle access.

The access improvements would allow emergency teams to respond by providing reliable vehicle access for fire suppression equipment. The project does not block or alter emergency evacuation routes, and the low-profile solar installation (maximum 8 feet 4 inches height) would not create obstacles to emergency operations.

The project site was previously impacted by the 2015 Valley Fire, and the proposed vegetation management (removal of fire-damaged trees) would improve defensible space and facilitate emergency response access.

Less than Significant Impact

b) The project site contains soil that has 5-30% slopes with moderate erosion hazard ratings. The solar installation would reduce wildfire risk rather than exacerbate it through several mechanisms:

- Removal of fire-damaged trees (noted in the arborist report) in Fair to Poor condition reduces fuel loads and clear space.
- Vegetation clearing for the 1.44-acre installation creates defensible space
- Solar panels and white gravel surfaces are non-combustible materials
- Installation of Cherokee Stronghold NW10 Road Stabilization Fabric provides fire-resistant ground cover

The solar facility is unmanned, eliminating human ignition sources and reducing occupant exposure to wildfire risks. The project does not involve activities or materials that would increase wildfire ignition probability or fire spread rates.

Less than Significant Impact

c) The project requires installation of infrastructure including a 489-foot access road, electrical conduits, and connection to existing electrical infrastructure. While electrical infrastructure can pose fire risks, the project includes appropriate mitigation measures.

The access road improvements and culvert installation allows emergency vehicle access to the project site. The Cherokee Stronghold NW10 Road Stabilization Fabric provides erosion control while maintaining fire-resistant characteristics.

Electrical infrastructure would be installed to current fire safety codes and would include appropriate clearances from vegetation. Underground electrical conduits (12-inch wide, 31 inches deep) minimize fire risk compared to overhead power lines.

Construction activities involving equipment and ground disturbance could temporarily increase fire risk through potential sparks from machinery during dry conditions.

Less than Significant Impact with Mitigation Measure WF-1:

WF-1: Fire Safety During Construction - Construction activities shall not take place during red flag warnings issued by the National Weather Service or local fire department. Equipment operators shall monitor weather conditions including wind speed, temperature, and relative humidity. Grading and vegetation removal activities shall cease during high wind conditions (sustained winds over 15 mph) that could increase fire spread risk. A water source shall be maintained on-site during construction activities.

d) The project site was previously impacted by the 2015 Valley Fire, and existing vegetation has been recovering since that time (noted through site visit). The project site contains moderate slope rates and proposes using gravel to even out the slope once the solar array is planted.

The solar installation covers only 1.44 acres and includes comprehensive erosion control measures including straw waddles, road stabilization fabric, and protection of the seasonal creek. These measures would reduce risks of post-fire runoff and slope instability.

The solar facility is unmanned, minimizing human exposure to post-fire hazards. The project design maintains natural drainage patterns through the 14-inch culvert installation, preventing concentration of flows that could exacerbate post-fire erosion.

The tree replacement program would create long-term slope stability and reduce post-fire erosion risks through establishment of root systems that stabilize soils.

Less than Significant Impact with Mitigation Measure WF-1 incorporated

Less than Significant Impact with Mitigation Measures WF-2 though WF-4:

WF-2: Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent.

WF-3: A Water tender will be present on site during earth work to reduce the risk of wildfire and dust.

WF-4: The applicant shall maintain 100 feet of defensible space around the photovoltaic system.

| XXI. MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | ☐ | X | ☐ | ☐ |
| 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)? | ☐ | ☒ | ☐ | ☐ |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | X | ☐ | ☐ |

Discussion:

a) According to the biological and cultural studies conducted, the proposed solar photovoltaic project does not have the potential to substantially degrade the quality of the environment when mitigation measures are implemented.

Biological surveys by Clear Lake Environmental Research Center (CLERC) confirmed no special status plant or animal species within the 1.44-acre solar installation area. The tree replacement mitigation measure increases the total number of trees with a minimum ratio of 3:1.
No fish habitat, wetlands, riparian areas, or special status species populations would be impacted. The seasonal creek above North Seigler Springs Road would be protected through straw waddles during construction and the 14-inch culvert maintains natural flow patterns.

Archaeological surveys found no cultural resources within the project area, though previous studies identified resources surrounding the project area. Local tribes were contacted, and mitigation measures were implemented.

With implementation of mitigation measures for tree replacement, erosion control, tribal cultural resource protection, and construction protocols, potential impacts on biological and cultural resources would be reduced to less than significant levels.

Less than Significant Impact with Mitigation Measures AES-1, AG-1, BIO-1, BIO-2, BIO-3, CUL-1, CUL-2, CUL-3, GEO-1, GEO-2, GEO-3, NOI-1, TCR-1, TCR-2, TCR-3, WF-1, WF-2, WF-3, and WF-4 incorporated.

b) The proposed solar installation would not result in cumulatively considerable impacts when viewed in connection with past, present, and reasonably foreseeable future projects in the Cobb Mountain Planning Area.

The project supports regional renewable energy goals and provides cumulative environmental benefits by generating 300 kilowatts of clean electricity that displaces fossil fuel generation, reducing regional greenhouse gas emissions and air pollutants. This aligns with California's climate action goals and Lake County's environmental policies.

The tree replacement program provides net positive cumulative impact on forest resources in an area recovering from the 2015 Valley Fire. The project's erosion control measures and seasonal creek protection contribute to cumulative watershed protection efforts.

The small project footprint (1.44 acres of 53.44-acre property) minimizes cumulative land use impacts. The unmanned facility generates minimal traffic (occasional maintenance visits only) and no ongoing water consumption, avoiding cumulative impacts on transportation infrastructure and water resources.

The project does not contribute to cumulative wildfire risk; rather, it reduces local fire hazards through removal of fire-damaged trees and creation of defensible space with non-combustible materials.

Implementation of and compliance with mitigation measures identified throughout this Initial Study would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.

Less than Significant Impact with Mitigation Measures AES-1, AG-1, BIO-1, BIO-2, BIO-3, CUL-1, CUL-2, CUL-3, GEO-1, GEO-2, GEO-3, NOI-1, TCR-1, TCR-2, TCR-3, WF-1, WF-2, WF-3, and WF-4 incorporated.

c) The proposed project would not result in substantial adverse effects on human beings, either directly or indirectly, when mitigation measures are implemented.

The solar facility is unmanned during operation, eliminating ongoing human exposure to potential hazards. The project removes fire-damaged trees in Fair to Poor condition, clearing vegetation that reduces fuel loads, and installing non-combustible solar panels and gravel surfaces in a designated Wildland Fire Hazard Area.

Air quality and greenhouse gas impacts are beneficial rather than adverse, with the solar facility generating clean electricity without emissions. This provides regional public health benefits by displacing fossil fuel generation.

Noise impacts are temporary and limited to the construction period, with mitigation measures restricting construction hours to minimize impacts on nearby residents. Operational noise is negligible.

The project includes comprehensive erosion control measures and seasonal creek protection that prevent water quality degradation, protecting downstream water users. Emergency access is maintained and would be improved through the 489-foot access road and a 14-inch culvert installation that would meet the California Department of Fish and Wildlife (CDFW) requirements.

Cultural resource protections ensure respectful treatment of any inadvertent discoveries of artifacts or human remains. Construction worker safety is addressed through standard protocols and fire safety measures during construction in the wildland fire hazard area.

Implementation of and compliance with mitigation measures identified in Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Noise, Tribal Cultural Resources, and Wildfire sections would ensure impacts on human beings remain less than significant.

Less than Significant Impact with Mitigation Measures AES-1, AG-1, BIO-1, BIO-2, BIO-3, CUL-1, CUL-2, CUL-3, GEO-1, GEO-2, GEO-3 NOI-1, TCR-1, TCR-2, TCR-3, WF-1, WF-2, WF-3, and WF-4 incorporated.

Source List:

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Cobb Mountain Area Plan
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
8. 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)
9. Lake County Serpentine Soil Mapping
10. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
11. U.S. Fish and Wildlife Service National Wetlands Inventory
12. Tree Summary, Report, and Planting Plan prepared by Pacific Tree Care
13. Biological Resources Assessment prepared by Clear Lake Environmental Research Center
14. Cultural Resources Assessment prepared by Prather Archaeology
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 Lake County, from California Department of Conservation
20. California Department of Forestry and Fire Protection - Fire Hazard Mapping
21. FEMA Flood Hazard Maps
22. Lake County Bicycle Plan
23. Lake County Transit for Bus Routes
24. Lake County Environmental Health Division
25. Lake County Grading Ordinance
26. Lake County Natural Hazard database
27. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
28. Lake County Water Resources
29. Lake County Waste Management Department
30. California Department of Transportation (Caltrans)
31. Lake County Air Quality Management District website
32. South Lake Fire Protection District
33. Site Visit – September 29, 2025
34. Lake County Groundwater Management Plan, March 31st, 2006.