Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PL-25-37, Edwards Residence

Lead Agency: Lake County Planning Division — Contact Person: Max Stockton

Mailing Address: 255 N. Forbes Street — Phone: 707-263-2221

City: Lakeport, CA — Zip: 95453 — County: Lake

Project Location: County: Lake — City/Nearest Community: Kelseyville

Cross Streets: 2881 Eastlake Drive — Zip Code: 95451

Longitude/Latitude (degrees, minutes and seconds): 39 ° 00 2.29 " N / 122 ° 45 ' 8.43 " W Total Acres: 1627

Assessor's Parcel No.: 044-221-14 — Section: ____ Twp.: ____ Range: ____ Base: ____

Within 2 Miles: State Hwy #: ____ — Waterways: Little Borax Lake, Clear Lake

Airports: ____ — Railways: ____ — Schools: ____

Document Type:

CEQA: ☐ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
■ Neg Dec (Prior SCH No.) ____ ☐ Draft EIS ☐ Other: ____
☐ Mit Neg Dec Other: ____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ■ Rezone ☐ Annexation
■ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ____

Development Type:

■ Residential: Units 1 Acres .28
☐ Office: Sq.ft. ____ Acres ____ Employees ____ ☐ Transportation: Type ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____ ☐ Mining: Mineral ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____ ☐ Power: Type ____ MW ____
☐ Educational: ____ ☐ Waste Treatment: Type ____ MGD ____
☐ Recreational: ____ ☐ Hazardous Waste: Type ____
☐ Water Facilities: Type ____ MGD ____ ☐ Other: ____

Project Issues Discussed in Document:

■ Aesthetic/Visual ☐ Fiscal ■ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ■ Water Quality
■ Air Quality ■ Forest Land/Fire Hazard ■ Septic Systems ☐ Water Supply/Groundwater
■ Archeological/Historical ■ Geologic/Seismic ☐ Sewer Capacity ■ Wetland/Riparian
■ Biological Resources ☐ Minerals ■ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ■ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ■ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ■ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Vacant. Zoning: "C!-DR", Local Commercial. GL: Local Commercial

Project Description: *(please use a separate page if necessary)*

The applicant, Allen Edwards has submitted a request for a Rezone and General Plan Amendment to convert the current local commercial "C1" zoning of his property to single family residential "R1" zoning. The applicant aims to retire soon and would like to modify this relatively flat property for the development of a single-family dwelling for his retirement home. The current C1 zoning designation does not allow the requested use. The General Plan designation will be required to change to Low Density Residential, and the mapping for the General Plan and Zoning boundary locations would change, should the request be granted.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District # 1		Public Utilities Commission
	Caltrans Division of Aeronautics		Regional WQCB #
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
	Fish & Game Region #		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 4, 2026 Ending Date December 15, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Lake County Planning Dept
Address: 255 N. Forbes Street
City/State/Zip: Lakeport, CA 95453
Contact: Max Stockton
Phone: 707-263-2221

Applicant: Allen Edwards
Address: P.O. Box 1062
City/State/Zip: Lincoln, CA 95648
Phone: 916-616-6373

Signature of Lead Agency Representative: _____ **Date:** 11.4.2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.