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

November 4, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (PL-25-37)

1. Project Title:	Edwards Residence
2. Permit Numbers:	Rezone and General Plan Amendment PL-25-37 Initial Study
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse, 3rd Floor, 255 North Forbes Street Lakeport, CA 95453
4. Contact Person:	Max Stockton, Associate Planner (707) 263-2221
5. Project Location(s):	2881 Eastlake Drive, Kelseyville APN: 044-221-14
6. Applicant Name & Address:	Allen Edwards P.O. Box 1062 Lincoln, Ca. 95648
7. General Plan Designation (Existing):	"Cl" Local Commercial
8. Zoning (Existing):	"C1-DR" Local Commercial District, Development Review
9. Supervisor District:	District 5
10. Flood Zone:	Lake County Unincorporated Area
11. Slope:	The property has an average cross slope of 10%
12. Fire Hazard Severity Zone:	Kelseyville Fire Protection District: Very High Risk
13. Earthquake Fault Zone:	Konocti Bay Fault Zone
14. Parcel Size:	+0.28 Acres

Description of Project:

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.

General Plan Amendment Request:

Parcel Number	Current General Plan Designation	Proposed General Plan Designation
044-122-14	CI Local Commercial	LDR Low Density Residential

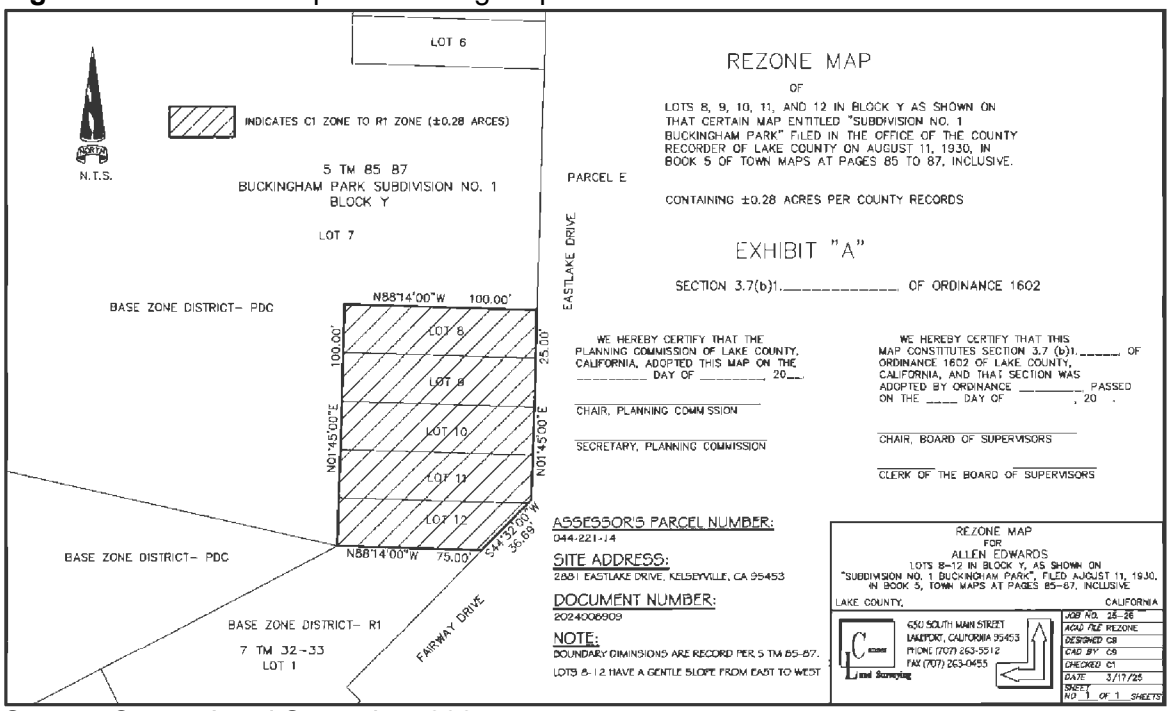
Rezone Request:

Parcel Number	Current Zoning Designation	Proposed Zoning Designation
044-122-14	C1-DR Local Commercial, Development Review	R1-RD-B3 (20,000 sf, 75') Single-Family Residential, Residential Design, Special Lot Size

Figure 1: Surrounding Zoning Map

Source: Lake County GIS Website, 2026

Figure 2: Site Plan/ Proposed Zoning Map



Source: Conser Land Surveying, 2025

15. Environmental Setting and Existing Conditions:

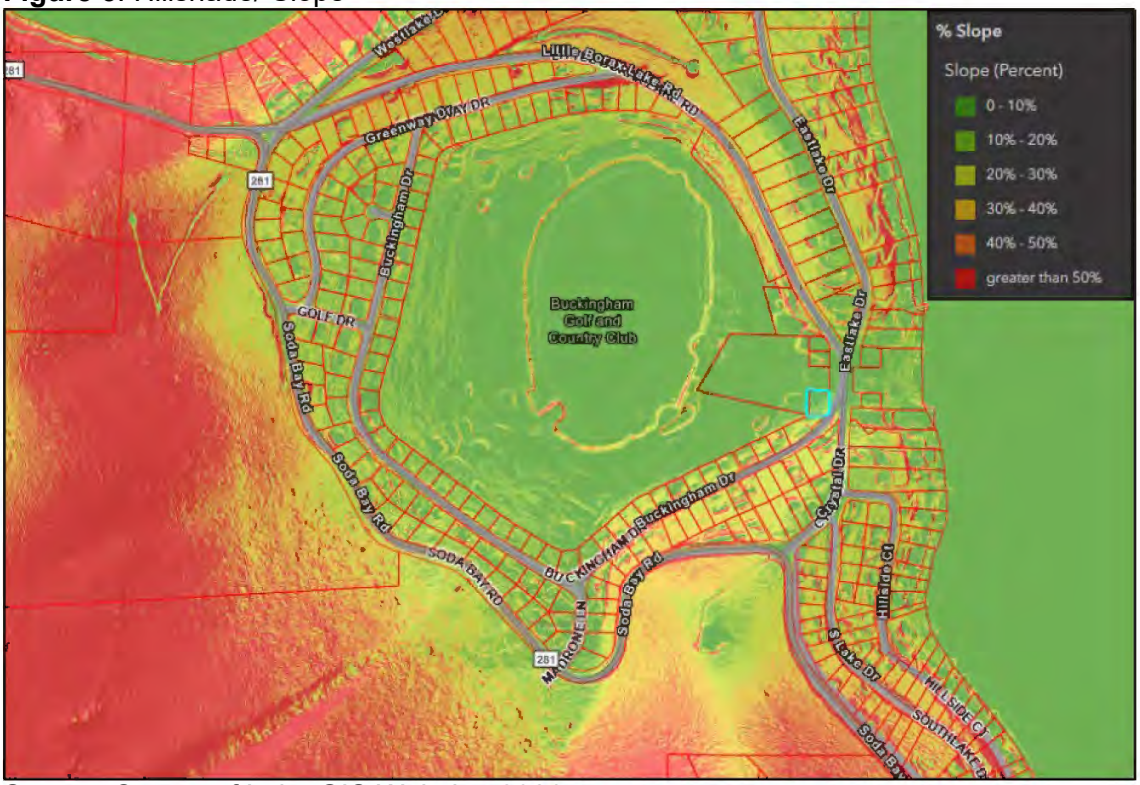
The proposed Edwards Residence Rezone and General Plan Amendment Project is located at 2881 Eastlake Drive, Kelseyville (APN: 044-221-14), approximately 4.25 miles northeast of downtown Kelseyville. The proposed Project is located in the Rivieras Area Plan boundary.

The surrounding land uses are primarily zoned Single-family Residential. The property consists of gradual slope to the northwest with a few trees around the perimeter. There are two freshwater emergent wetlands the border the property, across the current golf course that surrounds Little Borax Lake, approximately 282 feet west of the property line.

The location and its surroundings mostly comprise a residential neighborhood with single-family dwellings and a golf course. The vegetation on the site is grass with a hand full of trees.

The site is accessed from Buckingham Drive, a County maintained road. There are no existing structures on the property, but a perimeter fence is present.

Figure 3: Hillshade/ Slope



Source: County of Lake GIS Website, 2026

Figure 4: Aerial View

Source: County of Lake GIS Website, 2026

16. Surrounding Land Uses and Setting:
    - North: “PDC-DR” Planned Development Commercial, Design Review: Golf Course
    - East: “R1-C1-RD-DR-FF-WW-B3 (20,000 sf, 75')” Single-family Residential, Local Commercial, Residential Design, Design Review, Floodway Fringe, Waterway, Special Lot Size and Density Combination: Developed with Buckingham Water District, Buckingham Homeowners Association and clubhouse
    - South: “R1-RD-B3 (20,000 sf, 75')” Single-family Residential, Residential Design, Special Lot Size and Density Combination: Mostly developed with residences
    - West: “PDC-DR” Planned Development Commercial, Design Review: Golf Course

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

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

    Lake County Air Quality Management District
    Lake County Assessor
    Lake County Building Safety Division
    Lake County Department of Environmental Health
    Lake County Department of Public Works
    Lake County Sheriff Department
    Buckingham Home Owners Association
    Buckingham Park Water District
    Kelseyville Fire Protection District
    California Department of Fish & Wildlife (CDFW)
    California Department of Forestry & Fire Protection (CALFIRE)
    California Department of Transportation (CALTRANS)
    California Historical Resources Information System (CHRIS)
    Pacific Gas and Electric (PG&E)

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

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

    Notification of the project and offering consultation under AB-52 was sent 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 on September 2, 2025. Middletown Rancheria responded acknowledging that the project is not within their territory. The County has not received any other Tribal comments.

Notification of the project and offering consultation under SB-18 was sent to 31 Tribes registered with the Native American Heritage Commission by email with read receipts and by certified mail for Habematolel Pomo of Upper Lake, Koi Nation, Yokayo Tribe, Pinoleville Pomo Nation, Noyo River Indian Community, Kletsel Deha Band of Winton Indians, Grindstone Rancheria of Wintun-Wailaki, Manchester Band of Pomo Indians, and Cachil Dehe Band of Wintun Indians on August 5, 2026. As of November 3, 2026, staff did not receive any requests for consultation.

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:
Max Stockton, Associate Planner

Max Stockton Date: November 4, 2026
SIGNATURE

Susan parker, Interim Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant

to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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) 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?	☐	☐	☒	☐
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a) The parcel is currently zoned for local commercial, and the applicant wishes to zone this property that overlooks a golf course to residential. The property is not within a scenic corridor or blocking an adverse scenic vista

No Impact.

b) There are no scenic resources, rock outcroppings, or historic buildings on or near the project site. Furthermore, California State Route 281 (Soda Bay Road) is not an officially designated State Scenic Highway under the Caltrans Scenic Highway Mapping System. Locally, the project parcel sits approximately 720 feet north of Soda Bay Road and lacks a County 'Scenic Corridor' (SC) combining zoning designation. Therefore, the project will not damage resources within a state scenic highway, and no impact will occur.

No Impact

c) Given that the area is primarily residential, changing the zoning from commercial to residential would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. A single-family dwelling is anticipated on the property when approved. The proposed use would not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area with potential views of Little Borax Lake.

Less Than Significant

d) The proposed project is limited to a Rezone and General Plan Amendment to accommodate a future single-family dwelling. The introduction of a new home will generate minimal residential nighttime lighting and daytime glare, consistent with the existing rural residential character of the surrounding neighborhood. Furthermore, any future residential development on the parcel is legally required to comply with Section 21-41.8 (Glare) of the Lake County Zoning Ordinance, which mandates that all forms of glare and high-intensity lighting be controlled to prevent impacts on adjacent properties and public roadways. Therefore, the project will not create a substantial new source of light or glare, and impacts will be less than significant.

Less Than Significant

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 Conversation Farmland Mapping and Monitoring Program the Project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and falls within the classification of Urban and Built-Up Land with a golf course surrounded by urban development.

   No Impact

b) The closest Agricultural land is over one-half mile to the North of this property; therefore, the use is not conflicting with any agricultural use or Williamson Act Contract.

   No Impact

c) The Project site is currently zoned C1-DR: Local Commercial and Design Review. The site has remained a vacant property of grass and a few trees. The property is not located with any timberland, forest land, or timberland production zoning.

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

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

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

Because no portion of land located on the Project site is zoned for forestland or timberland, the project has no potential to impact timber production. The Project does not propose a zone change that would impact forest land, timberland, or timberland zoned for Timberland Production. No impact would occur.

No Impact

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

No Impact

e) Lands surrounding the Project site include privately-owned residential homes and a golf course. Properties across the street include the water district and the Homeowners Association, all of which are zoned single-family residential or local commercial. Given the absence of farmland or forest land on the project site and the developed character of surrounding lands, the proposed project would have no potential to convert farmland to non-agricultural use or forest land to non-forest use. No impact would occur.

No Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 and 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. The proposed project consists solely of a Rezone and General Plan Amendment to accommodate future residential use. No physical development is approved under this action. While a single-family dwelling is reasonably foreseeable on the site and would require only a ministerial building permit, the construction and operation of a single residential unit falls well below standard thresholds of significance for air quality emissions. Furthermore, future construction will be required to comply with standard local and regional regulations, including the Lake County Air Quality Management District's rules regarding fugitive dust control (e.g., watering active grading areas) and particulate matter.

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

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

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

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

   Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles during construction of a residentially zoned property. Best management practices will be required with a building permit to construct a future dwelling.

   Less than Significant Impact

b) Lake County has adopted Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and greenhouse gas impacts. Development of the single-family dwelling would incur temporary fugitive dust impacts during construction and at the time of building permit application, the applicant would be required to get Air Quality approval.

The project proposal did not include a traffic analysis because the single-family dwelling falls well under the allowable 110 trips per day to trigger any type of traffic analysis.

Less than Significant Impact

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

The rezone to single-family residential from local commercial would not significantly pollute the property within a single-family residential subdivision from the current local commercial zoning designation, development of the single-family dwelling has potential to incur temporary fugitive dust. Construction would require the applicant to contact air quality for approval and instruction to minimize or control the dust. Temporary traffic during construction of the single-family dwelling falls below the 110 trips per day trigger and requirement of a traffic analysis under CEQA.

Less than Significant Impact

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

No Impact

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

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 wetlands, 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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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) The proposed project consists of a Rezone and General Plan Amendment from Local Commercial (C1) to single-family residential (R1). While the legislative action itself does not authorize ground disturbance, the foreseeable indirect effect of this approval is the future construction of one single-family dwelling (SFD). The change to R1 zoning strictly limits the future development and use of the property to low-intensity residential character, permanently removing the potential for more intensive commercial operations, heavy vehicle traffic, or extended operational hours on the site

Less than Significant Impact

b) The project requests a Rezone from commercial to residential use, to facilitate the future development of a Single-Family Dwelling (SFD). The parcel is currently vacant and undeveloped. No riparian habitat, sensitive natural communities, or habitat for special status aquatic or riparian species appear present on this site, so the proposed rezoning, general plan amendment, and potential future single-family dwelling would not have a substantial adverse effect on riparian habitat or other sensitive natural communities.

Less Than Significant Impact

c) The applicant would be subject to all applicable building permits after this permit is approved, but there are no mapped wetlands on the site therefore, this project would not directly impact any wetlands.

Less Than Significant Impact

d) The project site is currently vacant and undeveloped, situated adjacent to a localized water source. Because wildlife species are naturally attracted to water features for foraging, hydration, and local movement, it is reasonable to expect that native resident species (such as local avifauna and small-to-medium mammals) utilize the general vicinity as a localized travel pathway or foraging area. However, the proposed project consists of a legislative Rezone from commercial to residential to allow for one future Single-Family Dwelling (SFD). This change does not constitute a substantial disruption to regional migratory corridors or wildlife nursery sites. While individual animals may alter their localized paths slightly to bypass a future residential structure, the project will not block an established migratory corridor or substantially interfere with the movement of native fish or wildlife species. Therefore, impacts to wildlife movement and nursery sites are less than significant.

Less Than Significant Impact

e) The site is primarily covered in grasses with two oak trees and two redwood trees bordering the property. No trees are proposed to be removed. A Rezone and General Plan Amendment do not constitute a biological study as the applicant is not requesting to modify the land at this time. A building permit will be required for a single-family dwelling. No conflict with local biological protection policies is anticipated and no trees are proposed to be removed.

No Impact

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

No Impact

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §14064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §14064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion:

a) A Cultural Resources Report (CRR) for the proposed Project was completed by Dr. John Parker, Wolf Creek Archaeology, to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on February 2, 2026, and the Native American Heritage Commission (NAHC) and the same request was sent to the Elem Tribal Historic Preservation Officer, yet no respond to Dr. Parkers email request to of review of the Sacred Lands File (SLF) had been received at time of this reports submission. Finally, Dr. Parker conducted a pedestrian survey within the Project Area on February 2, 2026.

   The CHRIS records search indicates that four prehistoric sites have been recorded within one mile of the project area. None of these sites were situated on or near the parcel inspected.

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

   Less than Significant Impact

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

   Less than Significant Impact

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

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

Less than Significant Impact

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 resource, during construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion:

a) The proposed Rezone from commercial to residential to accommodate a future Single-Family Dwelling (SFD) will result in long-term operations, any future residential structure is legally mandated to comply with the stringent efficiency standards of the California Energy Code (Title 24, Part 6) and CALGreen, which require high-efficiency appliances, strict insulation rules, and solar capabilities. Because compliance with these state energy regulations is mandatory, and a single residential footprint replaces the potentially higher energy demands of a commercial build-out, the project will not cause a wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant.

Less than Significant Impact

b) The proposed single-family dwelling is required to be energy efficient with title 24 and solar requirements, so the home would not obstruct state or local plans for renewable energy or energy efficiency.

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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special. Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion:

a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk

is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)
According to the USGS US Quaternary Faults map available on the USGS GIS Portal, there is a Late Quaternary, well constrained fault that is located south of the parcel. The last estimated rupture for these faults was between 700,000 to 1,600,000 years ago. According to the State of California, Department of Conservation, California Earthquake Hazards Zone Map there are no known Alquist-Priolo Earthquake Faults located on the Project site, however the site is within an area affected by strong seismic activity.

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

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

Less Than Significant Impact

b) Minimal grading is proposed for this project, as it is for one single-family dwelling after the General Plan Amendment with a Rezone. If grading is necessary for residential development, it would be for footings, and septic system and use erosion control measures in accordance with the County's grading regulations found in County Code Chapter 30, at the time that ground disturbance occurs at a future date. Septic installation is exempted from the grading permit requirement.

Less than Significant Impact

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

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

221- Sodabay loam, 5 to 15% slopes and 222- Sodabay loam, 15 to 30% slopes.
This map unit is on a low slope. Vegetation is mainly grass/ weeds. Elevation is 1,335 feet. The average annual precipitation is 20.28 inches, the average annual air temperature is 45 to 70 degrees Fahrenheit. The Sodabay unit consists of deep well drained soils formed in material weathered from volcanic ash, dacite and pyroclastic tuff and breccia.

Grading is not proposed in this project, as it is limited to a single-family dwelling, General Plan Amendment and a Rezone. If grading is necessary for residential development, it would be for footings, and septic system and use erosion control measures in accordance with the County's grading regulations found in County Code Chapter 30, at the time that ground disturbance occurs at a future date. Septic installation is exempted from permitting under Chapter 30 of the Lake County Zoning Ordinance.

Less than Significant Impact

d) The Uniform Building Code is a set of rules that specify standards for structures. A single-family dwelling is proposed, and any future construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site-specific study.

Less than Significant Impact

e) The areas surrounding this site have existing single-family dwellings with existing septic systems in use. The applicant is proposing a single family home on the same type of soil as the neighbors whom installed septic systems, and Environmental Health did not provide any opposition to this request.

No Impact

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

No 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion:

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

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

The Rezone and General Plan Amendment to Single-Family Residential will not result in significant greenhouse gas (GHG) emissions. Construction of a single-family residence involves minimal, temporary emissions, and operation will generate approximately four vehicle trips per day—substantially below established significance thresholds. Long-term GHG impacts will be less than significant.

Less than Significant Impact

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

No Impact

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion:

a) This Rezone and General Plan Amendment are proposed for the development of a single-family dwelling. There are no routine transport, use, or disposal of hazardous materials proposed, as those are not common elements consistent with development a single-family dwelling on the project parcel.

No Impact

b) The development of a single-family dwelling does not 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.

No Impact

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

No Impact

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

No Impact

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

No Impact

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

No Impact

g) The Project site is located in a very high fire hazard severity zone. The project does propose development, of a single-family dwelling on a ±0.28-acre parcel and would be subject to all applicable California Building Code regulations.

The applicant would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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) This project is proposal of a Rezone and General Plan Amendment, and no water source or use is proposed; however, when a single-family dwelling is built, the dwelling would be connected to the local water agency. Therefore, there isn't any potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater.

No Impact

b) This project is to Rezone a commercial property to a single-family residential zoning, where the applicant would like to build a single-family dwelling in the future. The Buckingham Park Water District would be the metered source of municipal water for a future residence at this location. Therefore, over drafting the ground water supply and recharge would not be affected.

No impact

c) The project consists of a General Plan Amendment and a Rezone with intent to construct a single-family dwelling in the future.

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

A single-family dwelling is the proposed use following Rezone and General Plan Amendment. There would be no substantial erosion or siltation with the development or use.

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

This project is to Rezone a commercial property to a single-family residential zoning, where the applicant would like to build a single-family dwelling in the future. The property has a slope from the road toward the lake and golf course. This request to rezone the property would not have any change on the property and the future proposed single-family dwelling could reduce the rate or amount of surface runoff. This application does not propose a substantial increase.

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

The property is currently undeveloped. There is a golf course, West of the parcel, in the direction of water flow with a lake beyond the golf course. Development is not proposed with this request of Rezone and General Plan Amendment. The purpose of the request is for the property owner to construct a single-family dwelling. The applicant is eligible to tie into the existing infrastructure of public water. Each property is required to have its own septic system. A single-family residence is not expected to be a substantial addition to polluted runoff.

iv) Impede or redirect flood flows?

This property is not within a floodplain and the property does not have any signs of excessive water flow. A rezone or general plan amendment would not impede or redirect flood flows. If a single-family dwelling is applied for in the future, drainage and flooding will be evaluated, but no, this application will not impede or redirect flood flow.

Less Than Significant Impact

d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is designated to be in Flood Zone X – areas determined to be outside the 0.2% annual chance (500-year) floodplain.

No Impact

e) The Project would be connected to the Buckingham Park Water District, so it would not cause an obstruction of water quality control nor would it conflict with sustainable groundwater management plan, as those elements are conserved by the Water District.

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a) The proposed Rezone and General Plan Amendment would not divide an established community. The area is characterized by residential uses, a golf course and utility services. The project, as proposed, is consistent with neighboring uses and character.

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

No Impact

b) The General Plan Land Use Zone and Zoning District designation currently assigned to the Project site is Community Commercial (C1) Design Review (DR); meanwhile, adjacent parcels are designated Single-Family Residential (R1) Residential Design Combining (RD) Special Lot Size and Density Combining (B3 (20,000 sf, 75')) The desired designation Lake County General Plan and Zoning exist adjacent to the project parcel. This project would blend with surrounding uses seamlessly without environmental impact.

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

No Impact

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

No Impact

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

Discussion:

a) The proposed project is for a Rezone and General Plan Amendment for the purpose is developing a single-family dwelling. There would be noise from construction, yet those levels of noise tend to be in compliance with standards established in the local general plan or noise standards of Article 41 of the Lake County Zoning Ordinance, or applicable standards of other agencies.

Less than Significant Impact

b) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines or truck routes. The applicant intends to construct a single-family dwelling in the future, not included within this proposal. Therefore, the Project would not create any exposure to substantial ground-borne vibration or noise.

No Impact

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

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a) The Project reclassifies a 0.28-acre parcel to accommodate one single-family dwelling within an existing, fully developed residential subdivision. The addition of one residence will not directly or indirectly induce substantial population growth or exceed local infrastructure capacities. Impacts would be **less than significant**..

Less than Significant Impact

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

No Impact

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: 1) Fire Protection? 2) Police Protection? 3) Schools? 4) Parks? 5) Other Public Facilities?	☐	☐	☒	☐

Discussion:

1) Fire Protection
The Kelseyville Fire Protection District provides fire protection services to the proposed Project area. The proposed Project would be served by the Kelseyville Fire Protection Station in downtown Kelseyville; an existing station located approximately 8.2 roadway miles from the Project site. Since this is an existing neighborhood, this single-family dwelling minimally increases the demand of resources from the Fire Protection District. Current building codes require all new stick-built homes to have sprinkler systems installed for an additional fire protection measure. Mitigation fees for the fire district will be collected during the building permit application stage.

2) Police Protection
The Project site falls under the jurisdiction of the Lake County Sheriff's Office and provides law enforcement service to the site. Implementation of the proposed project could increase service calls for this new residence. It is anticipated that project implementation would not require any new law enforcement facilities or the alteration of existing facilities to maintain acceptable performance objectives.

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

4) Parks

The proposed Project could increase the use of existing public park facilities but is not anticipated to require the modification of existing parks or modification of new park facilities offsite. No impacts are expected.

5) Other Public Facilities
The Project does not require the extension of any public infrastructure, such as roads, water, or sewer systems, as those facilities and utilities are already in place.

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?	☐	☐	☒	☐
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) For the Rezone and General Plan Amendment, the applicant proposes to add a single-family dwelling, following approval. Minimal impacts are likely to impact the existing neighborhood and regional parks as this applicant relocates to the area, yet the conversion from local commercial to single-family residential, in a mostly residential neighborhood, for the purposes of a retirement home would have less than substantial physical deterioration acceleration.

Less than Significant 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	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?	☐	☐	☒	☐
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒
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) Mt. Konocti Golf and Country Club Subdivision already exist; therefore, a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities have already been addressed to accommodate similar uses. The Rezone and General Plan Amendment with the inclusion of a retirement residence would not have any conflicts with the existing transportation plan.

Less than Significant Impact

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

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

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

The proposed Rezone and General Plan Amendment would not have a significant impact.

Less than Significant Impact

c) The proposed project is for a Rezone and General Plan Amendment to change the zoning and land use designation to residential use, for the purpose of constructing a single-family dwelling for the purpose of retirement once the property is rezoned. The Rezone and General Plan Amendment with a proposed single-family dwelling would not have any conflicts with the existing transportation plan. This project would not increase the trips per day, and therefore it is not expected for the Project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.

   The applicant intends to construct a single residence for the purpose of retirement; as this 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 propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

   No Impact

e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the County's adopted emergency response plan.

   No Impact

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

Discussion:

a) A Cultural Resources Report (CRR) for the proposed Project was completed by Dr. John Parker, Wolf Creek Archaeology, to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on February 2, 2026, and the Native American Heritage Commission (NAHC) and the same request was sent to the Elem Tribal Historic Preservation Officer, yet no respond to Dr. Parkers email request to of review of the Sacred Lands File (SLF) had been received at time of this reports submission. Finally, Dr. Parker conducted a pedestrian survey within the Project Area on February 2, 2026.

   The CHRIS records search indicates that four prehistoric sites had been recorded within one mile of the project area. None of these sites were situated on or near the parcel inspected.

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

Less than Significant Impact

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

Less than Significant Impact

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a) The Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The site would be serviced by local utilities and is currently vacant. The applicant intends to construct a single-family dwelling post-approval. The single-family dwelling will be required to connect to existing municipal facilities and utilities.

No Impact

b) The Mt. Konocti Golf and Country Club Subdivision already exists and is supported by the Buckingham Park Water District that supports the subdivision. There is sufficient water to meet the needs of the proposed single-family dwelling. Buckingham Park Water District responded to staffs request for review on March 11, 2026.

No Impact

c) All homes within this subdivision have individual septic systems. The development of a single-family dwelling on this property would require a septic system, and the septic system would not impact surrounding residences.

Less than Significant Impact

d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs of a single-family dwelling. The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant Impact

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

Less than Significant Impact

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion:

a) The proposed Rezone and General Plan Amendment to accommodate a future Single-Family Dwelling (SFD) will not alter, narrow, or physically obstruct any public evacuation corridors or emergency response routes. The project site is integrated into the County's established "Know Your Zone" evacuation system and is governed by the Lake County Emergency Operations Plan (EOP).

   The addition of a single residential unit will not generate enough traffic to substantially disrupt regional evacuation capacity. Furthermore, any future construction on the parcel is legally mandated to comply with standard California Fire Code and Lake County development regulations regarding driveway width, emergency vehicle turnaround space, and defensible space clearing. Because compliance with these existing safety standards is mandatory, the project will not impair an adopted emergency plan. Impacts are less than significant.

   Less Than Significant Impact

b) Prevailing winds can carry embers during a wildfire, but future construction will be built to modern fire safety codes to keep risk low for a stick-built single-family home, state law will require interior fire sprinklers, along with Chapter 7A home hardening features such as ember-resistant vents and fire-retardant building materials.

   Project site is situated in a very high-risk fire hazard severity zone. The overall parcel has a low slope; the Project site and access to the project site are relatively flat. The ability to fight fires is not to be affected by this project. Standard property line setbacks create defensible space around the house. These built-in protection will keep wildfire and wind-driven fire impacts **less than significant**.

Less Than Significant Impact

c) The Project would not exacerbate fire risk through the installation of maintenance of associated infrastructure. Any new stick builds in California are required to have Fire Sprinklers installed in them for fire suppression, as well as requiring setbacks and home hardening at the building permit stage. The proposed Project already has existing vegetation clearance with the inclusion of low grasses, minimal trees and adjacent subdivision road infrastructure.

Less Than Significant Impact

d) There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by the Project parcel. The Project site slopes down and away from structures and is not steep.

No Impact

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion:

a) The proposed project is for a General Plan Amendment and a Rezone with a single-family dwelling. The area is surrounded by other residences and a golf course, so another residence would not substantially degrade quality of the environment, habitats of fish and wildlife, or eliminate plants or animals.

Less than Significant Impact

b) As discussed throughout this Initial Study Checklist, implementation of the Project has minimal potential to result in effects to the environment that are individually limited, or cumulatively considerable, even with the inclusion of an additional single-family dwelling in the established subdivision.

Less than Significant Impact

c) There is no foreseeable harm to human beings from the proposed project as the only development proposed is for a single-family dwelling post-approval of this Rezone and General Plan Amendment project. The development in the area had undergone environmental analysis to ensure there were no negative impacts on the land or people.

Less than Significant Impact

Source List

1. Lake County General Plan (2008)
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Rivieras Area Plan
5. Edwards Residence – Rezone and General Plan Amendment.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(*https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Cultural Resources Assessment for the Rezone and General Plan Amendment at 2881 East Lake Drive, Kelseyville, CA, prepared by Wolf Creek Archeology, February 2026.
14. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
15. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
18. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990

19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection - Fire Hazard Mapping
23. National Pollution Discharge Elimination System (NPDES)
24. FEMA Flood Hazard Maps
25. Lake County Aggregate Resource Management Plan
26. Lake County Bicycle Plan
27. Lake County Transit for Bus Routes
28. Lake County Environmental Health Division
29. Lake County Grading Ordinance
30. Lake County Natural Hazard database
31. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
32. Lake County Water Resources
33. Lake County Waste Management Department
34. California Department of Transportation (Caltrans)
35. Lake County Air Quality Management District website
36. Cal Fire Protection District
37. Site Visit – January 26, 2026
38. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
39. Hazardous Waste and Substances Sites List,
40. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
41. Lake County Groundwater Management Plan, March 31st, 2006.
42. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
43. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)