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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Huttopia Six Sigma Glamping Project

Lead Agency: County of Lake

Contact Name: Mark Roberts, Principal Planner

Email: mark.roberts@lakecountyca.gov Phone Number: (707) 263-2221

Project Location: 13372 Spruce Grove Road, Lower Lake, CA 95457 Lake County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant is requesting approval of a Major Use Permit to allow for the development of facilities associated with a glamping destination, including 129 lodging units, employee housing, central facilities, swimming pool, on-site water and sewer, and other support facilities. Huttopia develops and operates glamping destinations with an emphasis on a low impact, light development footprint that preserves the native setting and puts guests in direct contact with nature.
The proposed 164.3-acre Huttopia Parcel is currently undeveloped, except for existing gravel and dirt roads and dirt trails. Although the project site is undeveloped, the Six Sigma Ranch and Winery property has existing residences, wells, onsite wastewater treatment systems (septic), wine tasting room, accessory structures, vineyards, and other agricultural uses. The proposed project includes an LLA to change the lot lines and create three contiguous parcels. The purpose is to create a distinct lease parcel, approximately 164.3 acres, as required by the lease agreement between Huttopia Six Sigma, LLC and the Six Sigma Ranch and Winery (referred to herein as the “Huttopia Parcel” or “project site”). See attached Project Description for more information.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has the potential to have impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Wildfire. However, with implementation of the Mitigation measures identified in the Initial Study, all impacts would be reduced to Less Than Significant. See attached Mitigation monitoring and Reporting Program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

Lake County Air Quality Management District
Lake County Environmental Health
South Lake County Fire Protection District
California Department of Forestry and Fire Protection (CAL FIRE)
Central Valley Regional Water Quality Control Board
State Water Resources Control Board
California Department of Fish and Wildlife (CDFW)
California Department of Housing and Community Development (HCD) – Note that the proposed project is a Special Occupancy Park and falls under the jurisdiction of HCD who would be providing grading and building permits
U.S. Army Corps of Engineers
Middletown Rancheria of Pomo Indians