



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

Dated: **October 28, 2020**

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-48

1. **Project Title:** Stott Outdoor Advertising
2. **Permit Number:** Major Use Permit, UP 19-30
Design Review, DR 19-06
Initial Study, IS 19-48
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner (707) 263-2221
5. **Project Location(s):** 2450 Stokes Avenue, Nice
APN: 004-055-23
6. **Project Sponsor's Name/Address:** Stott Outdoor Advertising
PO Box 7209
Chico, CA 95927
7. **General Plan Designation:** Service Commercial
8. **Zoning:** "C3-DR"; Service Commercial – Design Review Overlay
9. **Supervisor District:** District Three (3)
10. **Flood Zone:** X
11. **Slope:** Flat
12. **Fire Hazard Severity Zone:** Not mapped; SRA across Highway 20
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** ±1.26 acres

16. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The applicant is seeking a Major Use Permit and Design Review Permit for construction of a new billboard, 22 feet in overall height. Downcast lighting proposed. The billboard will be located ten feet from the property line abutting Highway 20 in Nice, CA. The billboard has two faces; each face is 300 sq. ft. in gross area. The 1.26 acre site is presently partially developed with a small commercial building and a small parking lot. The footprint of the sign is small; less than 10 square feet in disturbed ground will occur. A concrete footing will be poured, and the sign will be mounted to the footing once it is in place.

Construction

According to the applicant, the following is in regards to the site preparation and construction:

- Ground disturbance and structure construction activities will take less than 1 week.

All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Post - Construction

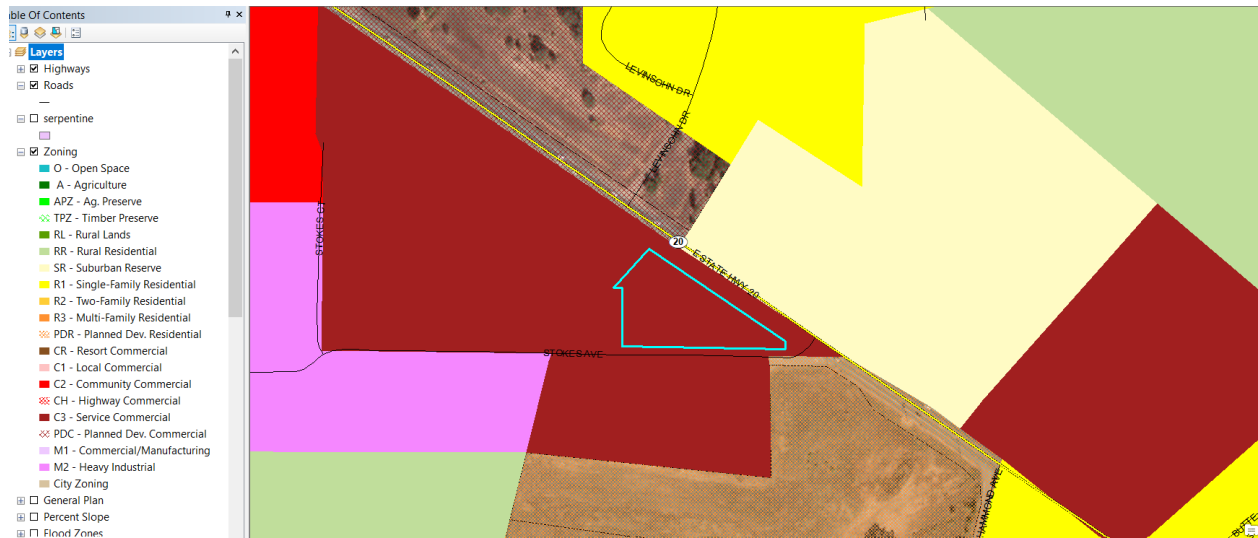
- Estimated trips to the sign – less than two vehicle trips per month for sign maintenance.

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

- North: Suburban Residentially zoned lots, about 1 acre in size and containing dwellings
- South: Commercially zoned lots (C3-DR) with some service commercial development
- East: Mix of Suburban Residential (across Highway 20) and Planned Development Commercial lots that are undeveloped next to the site.
- West: Service Commercial zoned lot containing a mini storage facility.



Aerial Photo of Site and Surrounding Properties



Zoning of Site and Surrounding Properties

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Department of Public Works
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 South Lake County Fire Protection District (CalFire)
 Central Valley Water Resource Control
 California Department of Transportation (CalTrans)

- 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.?** Note: 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. (See Public Resources Code section 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.

All 11 Tribes located in Lake County were notified of this proposal on December 6, 2019. No comments or requests for consultation were received as the result of the AB 52 notice that was sent out to the tribes.

19. Attachments:

1. Project Description, Site Plans, Sign Elevations
2. Biological Letter

3. CEQA Support Documents

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Eric Porter, Associate Planner

SIGNATURE

Date:_____

Scott DeLeon – Interim Community Development Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The site is adjacent to Highway 20, a designated State and Local Scenic Highway. Scenic resources in the area include views of Clear Lake, Mt. Konocti, and other open areas with views of natural resources. Views of these resources from Highway 20 at this location are currently limited due to the existing building on site and in the area, as well as existing trees. The proposed 22' tall sign would be visible from motorists along Highway 20 and adjacent homes. However, it would be located in an area zoned for heavy commercial use and developed with existing commercial uses. In addition, the site is located along a major transportation corridor and there are three large signs billboards within one-half mile of the subject site.</p> <p>The project is located within the Design Review Combining District which is intended to insure aesthetic compatibility between uses, protect and enhance property values, protect scenic qualities, and promote community character through use of community design manuals. Accordingly, the applicant is required to obtain a Design Review permit and also adhere to Article 45 of the Lake County Zoning Ordinance which regulates billboards and signs. Further, the billboard is subject to review and approval of the California Department of Transportation.</p> <p>Although the billboard would be highly visible, it would be shorter than the existing trees and would not block or impede views of scenic resources in the area including the lake or Mt. Konocti. See Visual Representations in Attachment 1.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>There are several trees on the site, however no scenic resources are proposed for removal.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>See discussion I(a) above.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The sign will have downcast lighting mounted at the top of the billboard and shining down on each of the two sign faces. This is consistent with Article 45 (Signs and Billboards) within the County Zoning Ordinance, as well as with the County's darksky.org outdoor lighting requirements, and will not adversely impact the site or surrounding area based on the light fixture type proposed. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p align="center"><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The site is developed with a commercial use and is mapped as 'urban and built-up land'. No Impact	1, 2, 3, 4, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The vicinity contains commercial properties and does not contain any Williamson Act parcels. No Impact	1, 2, 3, 4, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). No Impact	1, 2, 3, 4, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 4, 7, 8, 11, 13
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	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact	1, 2, 3, 4, 7, 8, 11, 13
<p align="center">III. AIR QUALITY</p> <p align="center"><i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		The project has very limited potential for adverse impacts to air quality. The footprint of the sign is small; less than 10 square feet in disturbed ground will occur. The sign will not emit any toxins, and maintenance site visits to the sign will be	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					infrequent, thereby minimizing the potential for auto-related particulates to be released. Less Than Significant Impact	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?				X	The sign will not emit any toxic particulates, and site disturbance is extremely limited. No Impact	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?				X	The sign will not produce any odors or toxic particulates. No Impact	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?				X	The sign will not produce any odors or toxic particulates. No Impact	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		The applicant has submitted a letter prepared by Northwest Biosurvey and dated November 11, 2019 (Attachment 2, which conducted a preliminary analysis of impacts to sensitive species through the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB). The search found that there are potentially up to 13 sensitive species in the quadrangle, however, most of the species listed in the CNDDDB for this quadrangle are endemic to habitats that do not occur on or in the immediate vicinity of the property, such as waterways, waterbodies, and forests. The site is developed with a commercial building and no tree removal is proposed. The footprint of the proposed sign is small – about 10 square feet. Given the size of the site, the existing development, and the location of the site, it is improbable that the sign will have any impact to any sensitive species or have an adverse impact on any biological resources. Less than Significant Impact	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		The site is previously developed with a commercial building. The area contains no mapped riparian resources or other habitats. Less than Significant Impact	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		See discussion IV(a). In addition, the Biological letter prepared for the project stated that there is no evidence of wetlands being present on-site from examination of aerial maps and the soil survey. Less than Significant Impact	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The Biological letter submitted stated that the CNDDDB did not list any plant or wildlife species on or near the site (other than osprey...), and lack of appropriate habitat on the site and the small area of disturbance involved in the project makes it unlikely any sensitive species is present in its sensitive status. Less than Significant Impact	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		This project does not conflict with any local policies or ordinances protecting biological resources. Less than Significant Impact	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are anticipated. No Impact	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X		A Cultural Resources Evaluation was conducted for the subject parcel involved with this proposal by Flaherty Cultural Resource Services, dated March 25, 2020 (omitted for confidentiality). The Study concluded that no significant items or artifacts were observed on the site, but did not rule out the possibility of artifacts being present. The County routinely puts conditions of approval into all land use actions that result in disturbed soil in the event that potentially significant artifacts or items are discovered during ground disturbance. However, since the Study yielded negative results, no mitigation measures pertaining to Cultural Resources have been recommended or added. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		Based on the findings of the Cultural Resources Evaluation it is unlikely that this project will cause a substantial adverse change in the significance of an archeological resource. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			No remains were discovered during the Cultural Resource Evaluation for this site, and according to the author, were unlikely to be discovered. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The applicant states that they will use an on-grid power system as the primary energy source. The sign would require very little energy to power the two lights that would be mounted at the top of the sign, and would point downward illuminating the sign face. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandatory energy reductions for sign lighting within any of the governing documents for Lake County. Less than Significant Impact.	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable. Less Than Significant Impact	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25
b) Result in substantial soil erosion or the loss of topsoil?			X		Minimal grading and/or earth movement will result with this project. The proposed sign will not have any effect on the potential for erosion or the loss of topsoil. Less than Significant Impact	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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		The predominant soil type on the site is type 244-Wappo Variant clay loam, 2 to 8 percent slopes. This map unit has high shrink-swell potential but is not noted as being unstable in the NCRS Soil Report for Lake County. Less Than Significant Impact	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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		The mapped soil on the cultivation portion of the site has high shrink-swell potential. The sign will be anchored into the ground on a concrete footing, and the likelihood of risks to life or property is very low due to the location of the sign (inside a fenced lot), and the method of attachment to the ground (bolted into a concrete footing). Less Than Significant Impact	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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	No septic tanks or disposal of wastewater is proposed. No Impact	1, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		There will be minimal ground disturbances occurring with this project to prepare the site for the sign. A concrete footing will be poured, and the sign will be mounted to the footing once it is in place. Less than Significant Impact	1, 3, 4, 5
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions come from construction activities (vehicles) and in many cases from post-construction activities (vehicles primarily). Construction activities on this site will be limited to minor site preparation, pouring a pad, moving the sign onto the site, and anchoring the sign to the pad. Post construction vehicle trips will be infrequent, as few as one per month at the most. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 36
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The sign will not require the use of any materials that might be hazardous to people. The sign will require occasional cleaning, however this is typically done with the use of a power washer. Less than Significant Impact	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	No hazardous chemicals or substances will be used to establish or maintain this sign. No Impact	1, 3, 4, 5, 10, 13, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	No hazardous emissions are associated with signs. No Impact	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA). No Impact	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. Less Than Significant Impact	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X	The sign will have no impact on local residents' safety in the event of a wildland fire. No Impact	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		There are no water features on the site. The sign will have no effect on water quality, since no toxic substances are associated with the sign, and since the footprint of the sign is extremely small (no changes to runoff patterns are anticipated to occur). Less Than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	The sign will not use water other than potentially for cleaning purposes, and only on an infrequent basis. No Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
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 which would: i) Result in substantial erosion or siltation on- 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 to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood				X	The footprint of the sign is very small, and will not have any impact on drainage patterns on the site. No Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
flows?						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in a flood plain, tsunami or seiche zone. No Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The sign will have no impact on any water quality control plan or sustainable water management plan. No Impact	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. No Impact	1, 3, 4, 5, 6, 35, 37
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		Billboards are a permitted use in the C3 Zoning District subject to review and approval of a major use permit. While there is no maximum height for a billboard, there is a maximum height for the bottom portion of the billboard (12'). The proposed sign complies with this standard with a 'bottom of sign' height of 12 feet proposed. The overall height of the sign is 22 feet proposed. This project is consistent with the Lake County General Plan and the Lake County Zoning Ordinance, Article 45, 'Signs and Billboards.' The Upper Lake-Nice Area Plan, Chapters 3 and appendix B state that 'billboards should be prohibited', however the County has historically allowed billboards in the C3-DR zone with a major use permit approval. Article 53 of the Lake County Zoning Ordinance establishes the regulations for projects within the DR (Design Review) combining district. The Design Review combining district should be applied in community shopping areas, along selected scenic routes, and in other areas where increased or coordinated aesthetic design standards are desirable. The zoning designation should be accompanied by adoption of community design manuals providing criteria for the review of development project. All uses permitted in the base zoning district are allowed in the Design Review combining district upon first securing in each case a design review permit. In the case of this sign, the base will be clad with rock which will help the sign to blend in better with the surrounding commercial development. The sign face cannot be regulated, however the physical characteristics of the composition of the sign are able to be regulated. This sign does not conflict with any design review standards or criteria. Less than Significant Impact	1, 3, 4, 5, 20, 21, 22, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. No Impact	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Upper Lake – Nice Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>						
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		Noises associated with this project will be limited to the brief construction period. Signs typically do not make noise once they are anchored to the ground. Less than Significant Impact	1, 3, 4, 5, 13
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	The project is not expected to create unusual groundborne vibration due to construction, which will be brief and limited to pouring concrete, then anchoring the sign once the concrete footing dries. No Impact	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
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)?				X	The project will not induce population growth. No Impact	1, 3, 4, 5, 37
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No Impact	1, 3, 4, 5, 37
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the				X	The project will have no impact on public services. No Impact	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?						
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 3, 4, 5
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?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact	1, 3, 4, 5
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		The proposed project site is accessed from Stokes Avenue near Highway 20. There are no known capacity issues on either road, and the sign will generate very few trips (estimated to be 12 annual trips for general maintenance following site construction). Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		CEQA chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. Projects in Lake County that produce more than 50 average daily trips (ADT) are looked at more carefully than smaller land use projects such as this one, and projects that generate 200 or more ADT require a traffic impact study. This project will generate about 12 trips per year following construction. Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project will not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2). No Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	No changes to Stokes Avenue or Highway 20 would be needed as the result of this project. No Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Result in inadequate emergency access?				X	As proposed, this project will not adversely impact existing emergency access. No Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES <i>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:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		The site contains no identifiable relics, structures or other items that might otherwise make it a candidate for being listed on the California Register of Historic Places as defined in PRC section 5020.1(k). Less Than Significant Impact	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		Lake County maintains a list of locally significant historic locations. This site is not on the locally significant list for historic places. No adverse tribal comments were received as the result of the AB 52 notice that was sent to all area tribes for this project. Less Than Significant Impact	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
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?			X		No water or wastewater facilities are needed for this sign. The sign will use on-grid power, however the sign is not expected to be a substantial user of electricity given the proposed light fixtures that would be used. No significant environmental effects are anticipated related to public utilities. Less than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The sign does not require water other than for occasional cleaning. Less Than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
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		The sign does not require any septic systems or wastewater treatment. Less Than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?				X	The sign will not generate any solid waste. No Impact	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X	The sign will not generate solid waste. No Impact	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	The sign will not generate solid waste. No Impact	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?				X	The site is located in an area mapped as 'urban'. The sign will have no impact on any emergency response plans for this site or area, and will not have any effect on emergency evacuation plans. No Impact	1, 2, 4, 5, 6, 20, 23, 31, 35, 37
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		The site is flat. The sign will not exacerbate risks of persons residing or working in the area to any heightened exposure to fire-related pollutants. Less than Significant Impact	1, 2, 4, 5, 6, 20, 23, 31, 35, 37
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		The site is already served by a driveway. No further site improvements are proposed, nor do any appear to be needed. Less than Significant Impact	1, 2, 4, 5, 6, 20, 23, 31, 35, 37
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	The site is flat and is not located in a mapped flood plain. The sign will have a neutral effect on neighboring lots regarding potential flooding or landslides, given the flat terrain in this vicinity. No Impact	1, 2, 4, 5, 6, 20, 23, 31, 35, 37
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
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		The project proposes a billboard on a commercially zoned and partially developed lot. The lot has been previously disturbed. As proposed, this project is not anticipated to impact habitat of fish and/or wildlife species or cultural resources based on the studies submitted, based on the zoning, and based on the very small footprint of the proposed project. Less than Significant Impact	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X		There are no impacts that are considered to be significant associated with this project. Less than Significant Impact	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		This project does not have any elements that might be considered as potentially adverse to the site or to the area. The likelihood of any harm occurring to persons living or working in the area is very minimal. Less than Significant Impact	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake – Nice Area Plan
5. Stott Sign – Major Use Permit.
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, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Site Assessment, prepared by Northwest Biosurvey and dated Nov. 11, 2019.
14. Cultural Site Assessment Survey, prepared by Flaherty Cultural Resource Services and dated March 25, 2020.
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 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
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Site Visit – July 24, 2020