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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: Nikki Island Resort, file no. DR 21-01

Lead Agency: Lake County

Contact Name: Eric Porter, Associate Planner

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Project Location: 5835 & 5825 State Highway 20, Lucerne CA 95458 Lake
City *County*

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

New small scale resort featuring the following development:
• Nine (9) new resort overnight lodging units; two sizes (three are 12’ x 14’; six are 12’ x 24’)
• Conversion of an existing residential structure (approx. 2175 square feet) to a lobby, dining room
• Conversion of the existing studio to an ADA bathroom
• Concrete patio with pool and in-ground hot tub secured with iron fence
• Outdoor kitchen area
• Fire pit with seating area
• Sauna
• Fourteen (14) parking spaces and one (1) ADA van accessible parking space.
• Decomposed granite walkways to be added
* Replace deteriorated dock and pier

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

Air quality - some potential for dust during (minimal) site preparation. Water palliatives added during site disturbance.
Biological Resources - some potential for disturbing nesting sites. Biological survey for nesting required prior to any site disturbance. Erosion and sediment control measures required. Dock / pier replacement to occur during 'in season' only
Cultural / Tribal Resources - negative results on the on-site Cultural Assessment. Mitigation measures requiring notification of Tribe, Archaeologist, County in the event of inadvertent discovery of potentially sensitive relics, artifacts or human remains. Sheriff's Department to be notified if any human remains are discovered.
Noise - limits to construction and post-construction noise levels are required; noise levels are measured at the property lines.

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

Traffic
Noise
Proximity of Clear Lake and potential drainage concerns
Avoidance of tule marshes during dock / pier replacement

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

Calif. Dept of Fish and Wildlife
CalTrans
Northshore Fire District
Lake County Planning and Building Departments
Lake County Water Resources Dept.
State Water Resource Board