



# Notice of Preparation Environmental Impact Report Lake County

**DATE:** January 9, 2024

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Lake County Clerk  
Interested Organizations

**From:** Mireya G. Turner  
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**SUBJECT:** Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for the Lake County General Plan and Local Area Plans Update Project

**Lead Agency:** Lake County

**Project Title:** Lake County General Plan and Local Area Plans Update

**Project Sponsor:** Lake County

Notice is hereby given that Lake County (County) will prepare an EIR for the Lake County General Plan and Local Area Plans Update (proposed project) and will hold a public meeting to receive comments on the scope of the EIR, as detailed below. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of statewide, regional, or areawide significance. The County, acting as the lead agency, determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required.

The County will prepare an EIR to address the potential environmental impacts associated with the proposed project at a programmatic level consistent with CEQA Guidelines Section 15168. The program-level EIR will evaluate the proposed project for potential impacts on the environment and analyze the proposed policies to determine the potential environmental consequences of future change. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and potential environmental effects are described below.

The County is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of responsible and trustee agencies as to significant environmental issues, the County needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the proposed project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at **5:00 p.m. on Wednesday, February 7, 2024**. If you submit comments on the scope of the EIR, you will automatically be added to the County's distribution list for future notices and information about the environmental review process for the proposed project. If you do not wish to submit comments on the scope of the EIR but would like to be added to the County's mailing list, you can submit your contact information, including email address with a request to be added to the mailing list.

Please send your written comments to Mireya G. Turner, at the address shown above or email to [LakeCounty2050@lakecountyca.gov](mailto:LakeCounty2050@lakecountyca.gov) with "General Plan and Local Area Plans Update Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

A copy of this NOP can be viewed online at <https://www.lakecountyca.gov/195/Environmental-Filings-CEQA> and on the Governor’s Office of Planning and Research CEQAnet Web Portal at <https://ceqanet.opr.ca.gov/>.

**Project Location.** Lake County lies within the Pacific Coastal ranges approximately 100 miles north of San Francisco, 90 miles northwest of Sacramento, and 35 miles east of the Pacific Ocean. Lake County is bounded by Mendocino County to the west, Yolo, Colusa, and Glenn Counties to the east, and Sonoma and Napa counties to the south. The major roadways that traverse the county include State Route 20, which joins up with Highway 101 and Interstate 5, and State Routes 29, 53, and 175. Figure 1, *Regional and Vicinity Map*, shows the county’s location within Northern California.

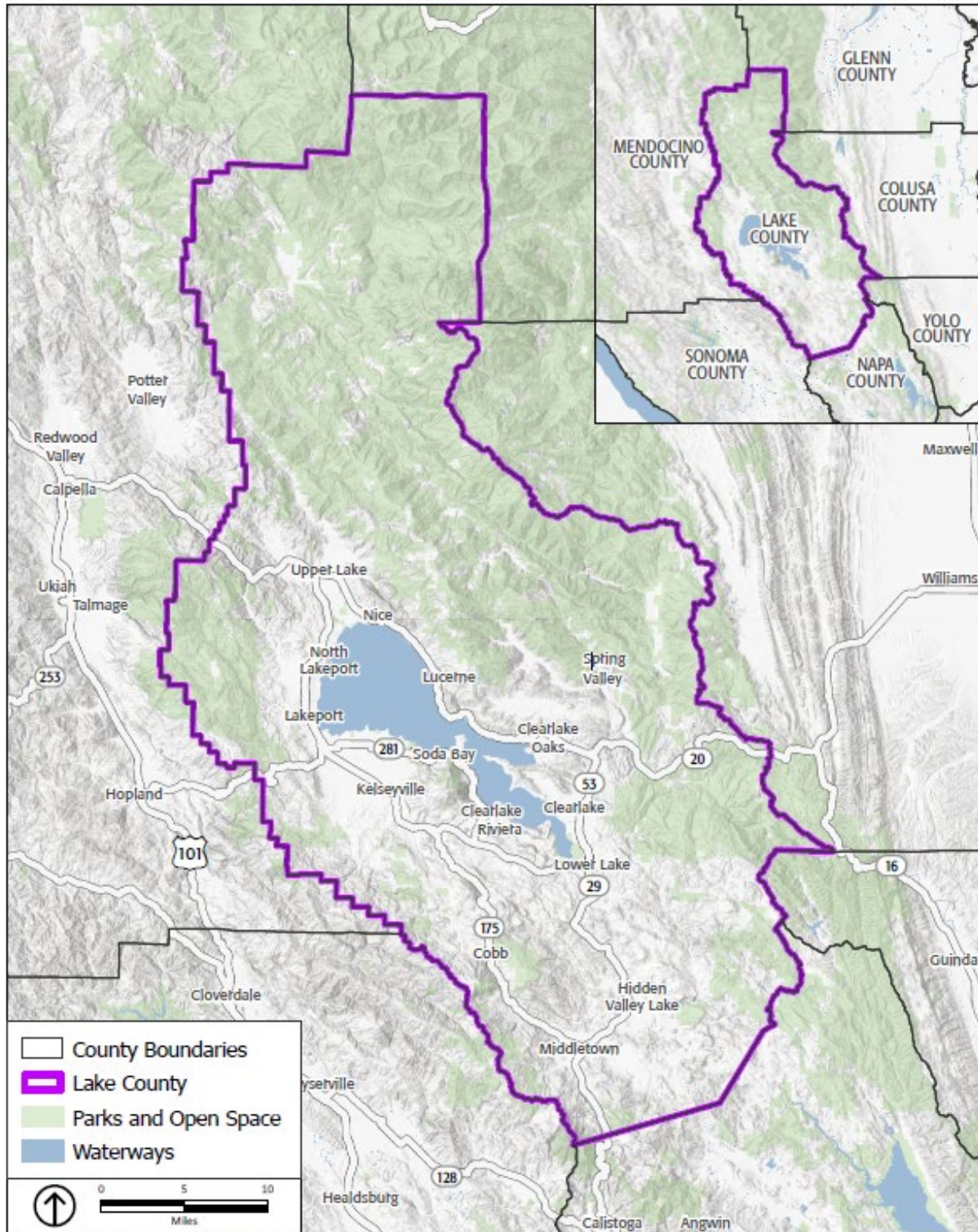
**Project Description and Objectives.** Lake County is preparing a comprehensive update to the 2008 General Plan and all eight of the County’s Local Area Plans, which were adopted at various times between 1988 and 2010. Often described as each jurisdiction’s “constitution,” general plans are required by State law to guide land use and development, typically within a 20-year horizon. General plans must be periodically updated to respond to new State laws, changing conditions, and emerging issues and opportunities. State law requires that the General Plan contain eight elements: land use, circulation, housing, open space, noise, safety, conservation, and environmental justice. The County’s eight Local Area Plans comprehensively cover the entire county (see Figure 2, *Local Area Plans*) and provide additional guidance for potential future development. The County’s updated General Plan and Local Area Plans will include goals, policies, and actions that set the long-term plan (blueprint) for potential future development in unincorporated Lake County. The proposed project will build off the current General Plan and Local Area Plans and provide a framework for land use, transportation, and conservation decisions, and direct future growth within unincorporated Lake County (EIR study area) through the year 2050.

**Environmental Review and Environmental Factors Potentially Affected.** The Draft EIR will determine whether implementation of the proposed project may result in environmental impacts that require mitigation measures to offset potential impacts. By incorporating implementation provisions (goals, policies, and actions) that focus on reducing environmental impacts, the proposed project can be made largely “self-mitigating”, which reduces the need for separate EIR mitigation measures, improves the efficiency of implementation, and increases the likelihood that development within the county will be environmentally sustainable. In accordance with CEQA, the cumulative impacts discussion will be based on review of other plans shaping development outside of the study area. CEQA requires that an EIR evaluate alternatives to a project that could reasonably attain the project objectives while reducing any significant impact of the project, as well as considering the “No Project” Alternative (i.e., what could happen if the project were not approved). The EIR will address the proposed project’s potential impacts in the following environmental topics: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks, and recreation, transportation, utilities and system services, and wildfire. Please note that study area is not located in a liquefaction zone;<sup>1</sup> therefore, this issue will not be discussed in the EIR.

**Public Meetings and Workshops.** The County will continue to hold public workshops and meetings throughout the planning process to inform the public and interested agencies about the proposed project and solicit feedback on the contents of the proposed project. A hybrid Public Scoping Meeting will be held to receive comments regarding the scope and content of the EIR on Wednesday, January 24, 2024, from 10:00 a.m. to 12:00 p.m. Community members can attend in two ways – at the Board Chambers (255 N. Forbes Street, First Floor, Lakeport, CA 95453) or virtually at <https://lakecounty.zoom.us/j/89060146256?pwd=cWF4bER4bURrdXUwZmlxa2Q5Q3gOUT09>. To join by phone, call 1-669-444-9171 and use this Webinar ID: 890 6014 6256. The passcode is 681561.

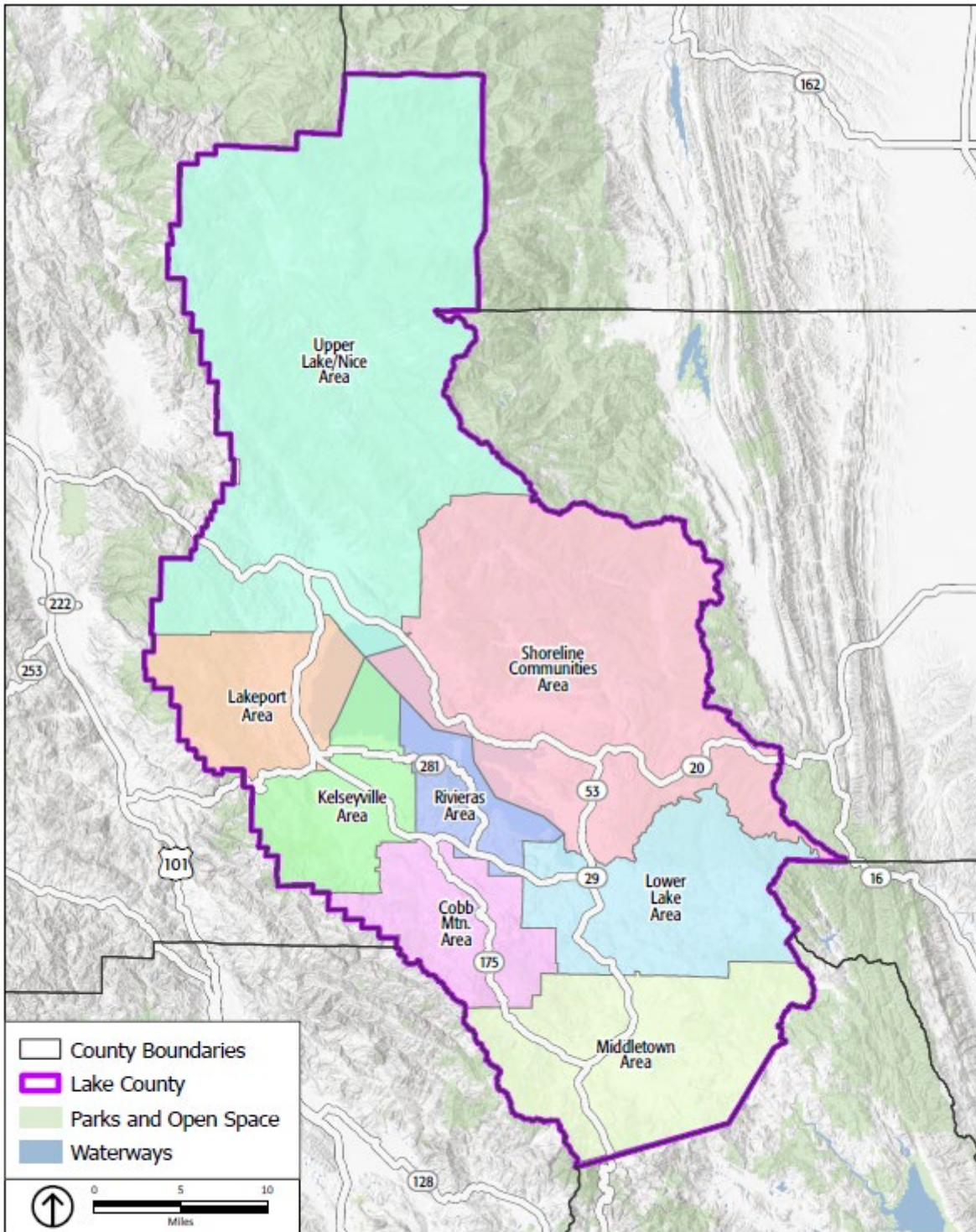
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<sup>1</sup> California Department of Conservation, 2023. CGA Seismic Hazards Program: Liquefaction Zones. <https://gis.data.ca.gov/datasets/cadoc::cgs-seismic-hazards-program-liquefaction-zones-1/explore?location=36.878423%2C-122.298502%2C8.01>, accessed November 21, 2023.



Source: Lake County, 2023; PlaceWorks, 2023.

Figure 1  
Regional and Vicinity Map



Source: Lake County, 2023; PlaceWorks, 2023.

Figure 2  
Local Area Plans