

# 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 #: 2005102104

Project Title: South Lakeport Annexation Project

Lead Agency: City of Lakeport

Contact Name: Kevin Ingram, Community Development Director

Email: kingram@cityoflakeport.com

Phone Number: (707)263-5615 x201

Project Location: Lakeport

Lake County

*City*

*County*

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

The proposed South Lakeport Annexation Project consists of the annexation of approximately 123.64 acres located along the South Main Street and Soda Bay Road corridor just south of the current city limits of the City of Lakeport. The land lies within the approved Sphere of Influence for the City of Lakeport. The Annexation Project area is presently developed primarily with commercial and industrial uses. It includes several vacant and under-utilized properties as well as a handful of residences. The City of Lakeport has modified its SOI to include the Annexation Project area and it has pre-zoned the Annexation Project area to be consistent with its planned and probable use (Major Retail and Industrial).

The annexation is intended to facilitate the logical and orderly provision of public services to accommodate existing and potential future development in the annexation area. The City will extend City water service to the annexation area and will allow existing development to choose whether or not to connect to the Lakeport water system. The water system will allow for installation of fire hydrants. If annexed, Lakeport would assume responsibility for operation and maintenance of the wastewater collection system and continue to provide wastewater treatment services to the annexation area. The current contract between Lakeport and Lake County for the City to treat wastewater from the area expires in 2026.

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

The Initial Study finds that the 2009 EIR for the City of Lakeport General Plan 2025 and the 2014 EIR Addendum for the Revised General Plan adequately describe the general environmental setting for the South Lakeport Annexation Project. In particular, the 2014 EIR Addendum specifically identifies revisions to the boundaries of the Lakeport SOI that are consistent with the boundaries of the Annexation Project. The 2009 EIR and the 2014 EIR Addendum provide sufficient environmental analysis to identify the impacts associated with the Annexation Project and mitigation measures were adopted for potentially significant impacts as follows:

- Potential effects on visual quality; MM 3.1-1 in 2009 EIR provides for protection of scenic resources.
- Expose sensitive receptors to naturally occurring asbestos; MM 3.3-6 in 2009 EIR establishes regulations for construction activities in areas with serpentine soils.
- Potential to disturb archaeological or cultural resources during construction activities; MM 3.5-1 and PR 1.10-c provide for surveys for historic structures and protocols if archaeological resources are encountered.
- Increase in GHG emissions due to vehicle trips. MM 3.3-4 includes measures to reduce GHG emissions.
- Buildout under the General Plan will result in adverse impacts on City street system. Mitigations include intersection and road improvements, fair share payments, etc.

The General Plan concluded that population growth is significant and unavoidable impact.

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

There are no known areas of environmental controversy. The City of Lakeport and the County of Lake have a tax-sharing agreement that will apportion sales tax revenues for 10 years following annexation. The City and County are discussing possible modifications to the agreement.

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

Lake County Local Agency Formation Commission (Lake LAFCO)  
County of Lake