



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: ~~January 31, 2022~~ **June 20, 2022**

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY, IS 21-54 **ADDENDUM**

1. **Project Title:** KCA Kelseyville
2. **Permit Number:** **Major** Use Permit UP 21-52
Initial Study, IS 21-54 **and Addendum**
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):** 5805 Live Oak Drive, Kelseyville, CA 95451
APN: 008-061-72
6. **Project Sponsor's Name/Address:** Konocti Christian Academy
PO Box 1515
Lakeport, CA 95453
7. **General Plan Designation:** Medium Density Residential
8. **Zoning:** "R3"; High Density Residential
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** X
11. **Slope:** Flat; less than 10%
12. **Fire Hazard Severity Zone:** None
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** 2.20 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).

New pre-kindergarten through 9th grade private school for Konocti Christian Academy. Project consists of 7 portable (24' x 40') classrooms and one (1) 24' x 40' office building; one 12' x 40' restroom building; 3,124 sq. ft. playground; a 4,700 sq. ft. basketball court; a 9,000 sq. ft. grass area; a 10' x 6' wall-mounted sign; a 14,570 sq. ft. gravel parking lot containing 32 parking spaces; a 10' x 8' trash enclosure, and a 12,157 sq. ft. grass field. The property will be enclosed by a 6' tall chain-link fence. The applicant estimates that there will be up to 150 pick-ups and drop-offs during daily school days.

Construction activities will include the following:

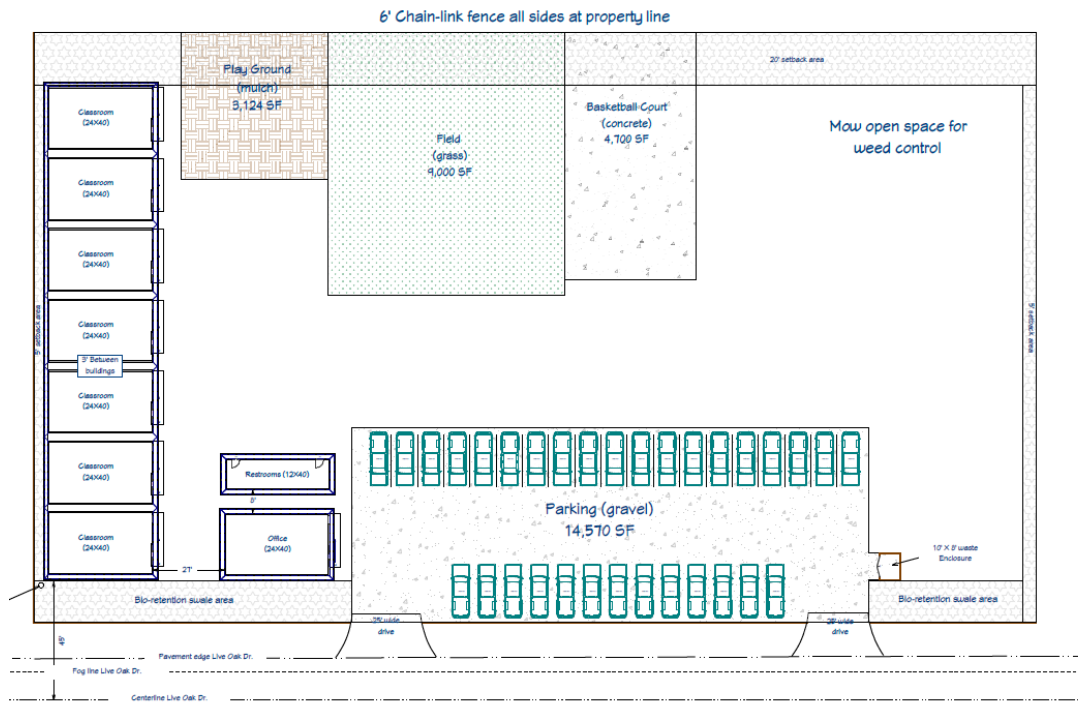
- Estimated to take place over a 7 month period;
- Minimal site disturbance is needed. The site is flat, and some pad preparation will be required for: eight new 24' x 40' portable classroom buildings; a 12' x 20' restroom building; the installation of the grass and a basketball court; the gravel parking lot on-site; and, the public improvements to the shoulder of Live Oak Drive adjacent to the school.
- Construction hours to be between 7:00 am and 5:00 pm Monday through Saturday.
- Trenching will be required for underground electrical installation. Approximately 1000 lineal feet of trenching will occur displacing between 30 and 40 cu. yds. of earth. Up to 50 cubic yards of earth can be moved with no grading permit required.
- An estimated five workers are anticipated for school construction.
- Construction equipment is expected to include a small excavator, a track loader, pickup trucks used by employees; an estimated 24 trips by larger trucks delivering the portable classrooms and construction materials.
- Equipment staging to take place on site within the 14,570 sq. ft. on-site gravel parking area.
- No trees will be removed by this project.
- No water courses are impacted by this project.
- All disturbed areas to be enclosed by straw wattles.
- Dust control will be from palliatives applied to pads using public water.
- Power to be provided by PG&E.

Operations

- The school will be occupied by students and staff between the hours of 7:45 am to 5:30 pm Monday through Friday.
- A maximum of 150 students is anticipated.
- An estimated 15 staff members is anticipated.
- "Will Serve" letters from public water and sewer provider was submitted
- Up to 150 pick-ups and drop-offs to occur daily, however these times will be staggered based on the age of the children.
- Exterior lighting to consist of security lighting only.
- No food preparation will occur on site. All lunches will be brought by students.
- On-site security to be provided by the Principal and Vice Principal.
- On-site security cameras to be installed for vandalism prevention and student security.

- The school practices fire drills in case of a fire. Emergency access to occur from Live Oak Drive if needed.

SITE PLAN



Source: Revised Submitted Material by Applicant

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

East, North and West: "R3" zoned properties containing mostly dwellings.

South: "PDC" zoned lot containing the headquarters for Bridges Construction and some minor retail uses.

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 Air Quality Management District
 Lake County Department of Public Works
 Lake County Department of Public Services
 South Lake County Fire Protection District (CalFire)
 Central Valley Water Resource Control
 California Department of Forestry & Fire Protection (CalFire)
 California Department of Public Health

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|---|
| CONTRACTOR: Bridges Construction 10000 S. Live Oak Dr., Suite 2 Kalamazoo, MI 49001 Phone # 268-4000 |
| OWNER: Kalamazoo Christian Academy 10000 S. Live Oak Dr., Suite 2 Kalamazoo, MI 49001 Phone # 268-4000 |
| PROJECT DESCRIPTION: Kalamazoo Christian Academy 10000 S. Live Oak Dr., Suite 2 Kalamazoo, MI 49001 Phone # 268-4000 |
| DESIGNED BY: Kalamazoo Christian Academy 10000 S. Live Oak Dr., Suite 2 Kalamazoo, MI 49001 Phone # 268-4000 |
| DATE: 1/12/22 |
| SHEET: 5 |

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 checked="" type="checkbox"/> <u>Aesthetics</u> | <input checked="" 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 checked="" type="checkbox"/> <u>Air Quality</u> | <input checked="" 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 checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Geology / Soils</u> | <input checked="" 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 checked="" 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.

Original and Subsequent Initial Study Prepared By:
Eric Porter, Associate Planner

SIGNATURE

Mary Darby, Director

January 31, 2022 June 20, 2022
Date: _____

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

This addendum is intended to respond to concerns raised in a letter dated March 3, 2022 on behalf of neighboring property owners that was submitted by Katzhoff and Riggs, LLP. This Addendum is supplemental to the Initial Study drafted by County Staff and dated January 31, 2022.

The red font represents the additional review undertaken by Lake County planning staff on June 20, 2022.


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 | | The project site is located off of Live Oak Drive, a paved County road at this location. The site is not near a Scenic Combining Area. The site is flat and does not contain any scenic resources. Less Than Significant Impact | 7, 16, 17, 18, 23, 26, 33 |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | | There are no scenic resources identified on or near the school site, including trees, rocks, historic buildings or other potentially scenic resources. Less Than Significant Impact | 7, 16, 17, 18, 23, 26, 33 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|---|---|---|---|---|--|---------------------------|
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | X | X | | <p>The project site is not adjacent to or within the boundary of a scenic overlay or combining district. The site is located in an urbanized portion of the township of Kelseyville. The proposed buildings are modular one-story buildings, each being 24' x 40' in size at a height of 14 feet. The classrooms will be built within the property boundaries at a distance of 5' apart, which is permissible in the R3 zoning district as a side yard setback. The nearest dwellings to the classrooms is located 45 feet to the south across 'River's End' Road, and 25 feet to the west. Screening is needed between the south and west areas to minimize the visual impacts of the school as follows:</p> <p>AES-1: Prior to final occupancy, the applicant shall install privacy slats in the 6' tall fencing on the south and west sides in between the nearest dwellings and the school campus.</p> <p>AES-2: Prior to final occupancy, the applicant shall plant native deciduous trees along the western portion of the school between the classrooms / play areas and the western neighboring residences. Trees shall be maintained in a healthy state; shall be irrigated, and shall be spaced no more than 20' apart. Trees to be of a native species that can tolerate drought conditions and are suitable to the climate..</p>  <p>Less Than Significant Impact with mitigation measures added.</p> | 7, 16, 17, 18, 23, 26, 33 |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | X | X | | <p>The project has some potential to create additional light or glare from exterior security lighting and windows on the buildings. Exterior lighting in Lake County is required to meet 'darksky.org' lighting recommendations; this is a typical condition of approval for all new developments in Lake County, and will be required for this project. All lighting must be downcast and cannot shine into neighboring properties or onto public roads.</p> <p>AES-3: All outdoor lighting shall be downcast and the light source shall not be directly visible from neighboring properties or public roads.</p> <p>Less Than Significant Impact with mitigation measure added.</p> | 7, 16, 17, 18, 23, 26, 33 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|---|---|---|---|---|--|--|
| <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 | | <p>The site and immediately surrounding area are either vacant or already developed with dwellings. The R3 zoning of the subject site is intended for either residential development, or in this case, for a new school. There are no active agricultural uses in the immediate vicinity of the project site, and the R3 zoning does not allow agricultural uses as a primary use.</p> <p>Less Than Significant Impact</p> | 5, 8, 9, 10, 16, 17, 18, 23, 26, 32 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X | <p>The immediate vicinity does not contain properties that are actively growing crops.</p> <p>No Impact</p> | 5, 8, 9, 10, 16, 17, 18, 23, 26, 32 |
| 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 | <p>The property is in an urbanized area in Kelseyville. There are no timber-producing properties in the vicinity.</p> <p>No Impact</p> | 2, 5, 8, 9, 10, 16, 17, 18, 23, 26, 32 |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | X | <p>The project would not result in the loss or conversion of forest land to a non-forest use.</p> <p>No Impact.</p> | 2, 5, 8, 9, 10, 16, 17, 18, 23, 26, 32 |
| 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 | | <p>As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.</p> <p>Less Than Significant Impact</p> | 5, 8, 9, 10, 16, 17, 18, 23, 26, 32 |
| <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 | | | <p>The project has some potential to result in some air quality impacts (primarily dust) during site preparation for the 9 portable classrooms and restroom building. The applicant has estimated that a total of 30 to 40 cubic yards of earth will be moved during trenching for the underground power installation. Palliatives (water) will be applied to all disturbed areas in order to suppress dust during site disturbance.</p> <p>Construction of the project would take an estimated 7 months according to the material submitted by the applicant. The applicant shall put water down on the site prior to any pad preparation in order to mitigate dust during construction.</p> <p>The site plan shows the parking area to be gravel, which would</p> | 1, 2, 16, 17, 18, 21, 23, 24, 26, 32, 33, 35 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|--|---|---|---|---|---|--|
| | | | | | <p>not generate enough fugitive dust to be problematic to the area.</p> <p>Less Than Significant with Mitigation Measures added:</p> <p>AQ-1: All Mobile diesel equipment used for construction and/or maintenance must be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p>AQ-2: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil during construction.</p> <p>AQ-3: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation.</p> <p>AQ-4: All areas subject to low use (driveways, over flow parking, etc.) shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> | |
| b)) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard? | | | X | | <p>Schools are unlikely to generate any significant pollutants following site preparation, and site preparation impacts can be mitigated by using water to prevent dust migration.</p> <p>Less Than Significant Impact</p> | 1, 2, 16, 17, 18, 21, 23, 24, 26, 32, 33, 35 |
| c) Expose sensitive receptors to substantial pollutant concentrations? | | | X | | <p>The potential for dust migration can be significantly reduced with the use of water on the portions of the site that will have building pads prepared and during trenching for the underground utility lines. This is a requirement within mitigation measure AQ-1.</p> <p>Less Than Significant Impact</p> | 1, 2, 16, 17, 18, 21, 23, 24, 26, 32, 33, 35 |
| d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people? | | | X | | <p>The use of water on the site during site preparation to hold the soil in place will significantly reduce dust migration. The use will have cars idling for limited durations while picking up or dropping off children. The school estimates that a maximum of 150 students will be picked up / dropped off at full capacity. Idling cars are most likely to occur during winter months for in-vehicle heat, or during warm months for air conditioners to function.</p> <p>Prevailing wind direction is typically from the north / northwest and blows to the south / southeast, generally in the direction of the construction office building across Live Oak Drive. The likelihood of idling vehicles causing odor problems from exhaust is low based on staggered pickup / drop-off times proposed by the school, and because of the direction of prevailing winds.</p> <p>Less Than Significant Impact</p> | 1, 2, 16, 17, 18, 21, 23, 24, 26, 32, 33, 35 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|--|---|---|---|---|--|---|
| 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 | | <p>A Biological Survey was prepared for this school site. The Survey was prepared by ECORP Consulting, Inc., and is dated August 6, 2021. The study was originally written in anticipation of the Kelsey Creek Apartment project. However the apartment project was not built. The Christian Academy is interested in developing the site with a new school.</p> <p>The survey evaluated the site for the potential presence of significant flora and/or fauna habitat. The surveying biologist, Hanna Stone, visited the site on August 3, 2021 and indicated that the site has been disked and mowed for the past several decades. The biologist observed a small stand of oaks on the northeast portion of the property, and several live oaks located on the southern portion of the property. The biologist observed some native grasses and wild oats.</p> <p>The biologist determined that there were no observed special status species on the site. The conclusion made following the site evaluation is that there are no potential aquatic resources; no state or federally-listed special status species on the site, and that the grassy area and oak trees do provide some potential habitat for birds.</p> <p>Less Than Significant Impact</p> | 2, 5, 6, 10, 14, 16, 17, 18, 19, 20, 21, 23, 26, 31, 32, 33 |
| 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 | | <p>The Biological Study did not have recommendations for any additional protection measures related to riparian areas.</p> <p>Less Than Significant Impact</p> | 2, 5, 6, 10, 14, 16, 17, 18, 19, 20, 21, 23, 26, 31, 32, 33 |
| 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 | <p>There are no federally protected wetlands on the subject site.</p> <p>No Impact.</p> | 2, 5, 6, 10, 14, 16, 17, 18, 19, 20, 21, 23, 26, 31, 32, 33 |
| 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 | | <p>There are no native resident wildlife that are mapped for this property, and there are no mapped native resident fauna or migratory fish on the site.</p> <p>Less Than Significant Impact</p> | 2, 5, 6, 10, 14, 16, 17, 18, 19, 20, 21, 23, 26, 31, 32, 33 |

| 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 | | According to Section 21083.4 of the California Public Resources Code, if a county determines that there may be a significant effect to oak woodlands, mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. There are no mapped conservation easements on this site that might otherwise require a tree replacement plan. Further, the applicant has not indicated that any trees would be removed by this proposal. Less Than Significant Impact | 2, 5, 6, 10, 14, 16, 17, 18, 19, 20, 21, 23, 26, 31, 32, 33 |
| 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 expected. No Impact | 2, 5, 6, 10, 14, 16, 17, 18, 19, 20, 21, 23, 26, 31, 32, 33 |
| 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 Resource Study was undertaken by Tom Origer & Associates, and dated July 26, 2021. According to the Study, the site had been previously surveyed for Archaeologically significant items in 1977 by William Roop. The 1977 survey concluded that the site has a moderate potential for buried resources. The Origer study makes a recommendation that in the event of discovery of archaeological items of potential significance, or of discovery of human remains, that CEQA section 15064.5(d) applies, which provides some direction as to notifying the culturally-affiliated Tribe; the County, the Archaeologist, and potentially the Sheriff's Department in the event of discovery of human remains. A total of 11 Lake County Tribes were notified of this action via AB52 notices that were sent out electronically by the County on November 19, 2021. The Big Valley Tribe expressed interest in the project, and consultation with the Tribe will occur shortly. Due to the archaeologically sensitive nature of this general area, the following mitigation measures are put in place: Mitigation Measures: <u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. <u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains | 5, 10, 16, 17, 18, 23, 26, 27, 28, 32, 33 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|--|---|---|---|---|--|---|
| | | | | | <p>are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>Potential impacts can be mitigated to 'Less than Significant' with CUL-1 and CUL-2.</p> | |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? | | X | | | <p>The site has been previously disturbed with being mowed and disked over the past several decades. Although the site has some potential to contain sensitive relics or artifacts, there are no mapped sensitive archaeological areas on the site. Mitigation measures CUL-1 and CUL-2 are intended to further minimize the potential impacts associated with site development at this location.</p> <p>Can be mitigated to 'Less than Significant' with CUL-1 and CUL-2.</p> | 5, 10, 16, 17, 18, 23, 26, 27, 28, 32, 33 |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | | X | | | <p>The site has been previously disturbed with disking and mowing over the past several decades. No human remains have been discovered during prior site disturbances. Mitigation measures are in place that require the contractor / project developer to notify the culturally affiliated Tribe if any remains are discovered during site disturbance. Further, the County, the Archaeologist and the Sheriff's Department are required to be notified in order to confirm the tribal origin of any remains found, and in order for the remains to be respectfully re-interred.</p> <p>Can be mitigated to 'Less than Significant' with CUL-1 and CUL-2.</p> | 5, 10, 16, 17, 18, 23, 26, 27, 28, 32, 33 |
| 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 | | <p>The applicant will rely on 'grid power' for this project. Power is available to the site along Live Oak Drive, and there are no known grid capacity issues at this location.</p> <p>Less Than Significant Impact</p> | 16, 17, 18, 21, 23, 26, 33 |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | X | | <p>There are no mandates for renewable energy within the Lake County Zoning Ordinance associated this project.</p> <p>Less Than Significant Impact</p> | 16, 17, 18, 21, 23, 26, 33 |
| VII. GEOLOGY AND SOILS <i>Would the project:</i> | | | | | | |
| <p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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</p> | | | X | | <p><u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><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.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation,</p> | 2, 3, 4, 5, 9, 10, 14, 15, 16, 17, 18, 20, 21, 23, 30, 32, 33, 35 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| <p>substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p> | | | | | <p>Division of Mines and Geology, the project parcel soil is considered “stable” and not located within and/or adjacent to an existing known “landslide area”.</p> <p>The site is flat (less than 10% slope), and it is unlikely that landslides will result from this project given the topography of the site and the surrounding lots, which are also flat.</p> <p>Less Than Significant Impact</p> | |
| <p>b) Result in substantial soil erosion or the loss of topsoil?</p> | | | X | | <p>Minimal grading activities associated with preparing the building pads will occur. The contractor will be required to water the dirt to provide dust suppression during site disturbance. The project is not anticipated to result in the substantial erosion of topsoil.</p> <p>The soil type for the cultivation area is Type 125, Cole Variant Loam, calcareous substratum. This very deep, moderately well drained soil is on flood plains. This unit is used mainly for hay and pasture, orchards, and vineyards. It is also used for homesite development.</p> <p>This soil type has a high shrink-swell characteristic, however the 9 portable classrooms will be located on foundation footings and would not be adversely affected by the characteristics of this soil type.</p> <p>Less Than Significant Impact</p> | 2, 3, 4, 5, 9, 10, 14, 15, 16, 17, 18, 20, 21, 23, 30, 32, 33, 35 |
| <p>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?</p> | | | X | | <p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “stable” and there is little potential for landslide, subsidence, debris flows, liquefaction or collapse because of the lack of slope on the site.</p> <p>Less Than Significant Impact</p> | 2, 3, 4, 5, 9, 10, 14, 15, 16, 17, 18, 20, 21, 23, 30, 32, 33, 35 |
| <p>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?</p> | | | X | | <p>There is no significant risk to life or property based on the type of development proposed and based on the soil categorization and characteristics.</p> <p>Less Than Significant Impact</p> | 2, 3, 4, 5, 9, 10, 14, 15, 16, 17, 18, 20, 21, 23, 30, 32, 33, 35 |
| <p>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?</p> | | | X | | <p>The project site will be served through a public sewer line.</p> <p>No Impact</p> | 2, 3, 4, 5, 9, 10, 14, 15, 16, 17, 18, 20, 21, 23, 30, 32, 33, 35 |
| <p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> | | | X | | <p>There are no unique paleontological or geologic features on the site according to the Archaeological Study undertaken by Tom Origer and Associates.</p> <p>Less Than Significant Impact</p> | 2, 3, 4, 5, 9, 10, 14, 15, 16, 17, 18, 20, 21, 23, 30, 32, 33, 35 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| 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 | | <p>In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any are used). Given that the project site area is flat and will require very minimal grading, greenhouse gas emissions resulting from construction would be negligible and would not result in a significant impact to the environment.</p> <p>The webpage for the California Air Quality Resource (URL https://ww2.arb.ca.gov/) lists a chart showing 18 air emissions and gasses that have global warming potential. Each type of gas has identified thresholds of ‘significance’ that range from 1 (CO₂) to 23,900 (Tetrafluoromethane). Gasses also have impact durations. CO₂ has no measurable life-span of impacts; other gasses such as Tetrafluoromethane (PFC-14) can impact the environment for as long as 50,000 years.</p> <p>A typical car generates 404 grams of CO₂ gas for each mile traveled. Source: EPA website. It is anticipated that 150 cars idling for 15 minutes would be roughly the equivalent of ¼ mile of emissions, or about 101 grams of CO₂ per car per day. This is a ‘worst-case’ scenario that would primarily occur during winter months, since the school is not open during summer months.</p> <p>Although the County of Lake has no thresholds for ‘significant levels’ of greenhouse gas emissions, the Bay Area Air Quality Management District has adopted standards for air emissions which are used by the County of Lake. This threshold of significance is 1100 metric tons of emissions per year per project. The estimated number of cars idling for 15 minutes per day during peak winter hours to consider interior vehicle heat is 150 vehicles for this time frame, although the pick-ups and drop offs will be scattered. The anticipated emission amount from idling vehicles is assumed to be ¼ of one mile traveled. This would amount to 4.090 metric tons per year, well below the maximum threshold for a project in Lake County. There would be some slight emissions from delivery vehicles during operation; a total of five daily vehicle trips from delivery vehicles are anticipated.</p> <p>Regarding emissions during construction, the applicant submitted material that includes a description of factors that contribute to emissions, including an estimate that five employees per day will be coming to and leaving the site, and that up to five deliveries per day will occur. This represents about one tenth of the emissions that would occur during operational hours when student pickup and drop off would occur.</p> <p>Less than Significant Impact</p> | 1, 8, 18, 21, 24, 26, 30 |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | X | <p>This project will not conflict with any adopted County plans or policies for the reduction of greenhouse gas emissions. Lake County is an ‘air attainment’ County that has very high quality air standards during non-wildfire events.</p> <p>Less Than Significant Impact</p> | 1, 8, 18, 21, 24, 26, 30 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| 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 school will not be storing hazardous materials on site. There may be some fuel brought onto the site for construction activities, however no gasoline or other hazardous materials will be stored on site during and after construction occurs. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations. Less Than Significant Impact | 1, 14, 16, 17, 18, 19, 20, 21, 23, 24, 26, 30, 33 |
| 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 | | The applicant uses organic pesticides and fertilizers that are stored in a locked building on site. The only potentially toxic chemicals that would be used is fuel for vehicles, and fuel is also stored in an enclosed locked building. Less Than Significant Impact | 1, 14, 16, 17, 18, 19, 20, 21, 23, 24, 26, 30, 33 |
| 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 | | The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact | 1, 14, 16, 17, 18, 19, 20, 21, 23, 24, 26, 30, 33 |
| 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, 14, 16, 17, 18, 19, 20, 21, 23, 24, 26, 30, 33 |
| 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 | 16, 17, 18, 22, 23, 26, 33 |
| 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 | 16, 17, 18, 22, 23, 26, 33 |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | X | | The site is located not in a Severe Fire Hazard Area (State Responsibility Area). No Impact | 2, 6, 13, 16, 17, 18, 23, 26, 29, 33 |
| 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 | | X | X | | The property will be served by a public water system. The waste discharge resulting from storm water on the site will be able to percolate into the soil based on the small (9,000 sq. ft.) footprint of the construction proposed on the 2.2 acre site. | 3, 4, 5, 6, 10, 16, 17, 18, 21, 23, 26, 30, 31, |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| ground water quality? | | | | | <p>The applicant had a letter prepared by Bill Vanderwall, P.E. and dated January 6, 2022. This letter states:</p> <p>I have reviewed the site plan of the subject property that was prepared by Glenn Bridges 12/23/21 and I have been to the site with Jonathon Bridges. The proposed site has a total area of 2.2 acres, and more than 0.6 acres will be impervious surface.</p> <p>To be in compliance with the Phase II Small MS4 General Permit, the development is required to store a 2 year rainfall event on-site. Our calculations show that it will be approximately 2,800 cubic feet of storage.</p> <p>The site has plenty of area for one or two bio-retention swales to accommodate this requirement. Per our recommendation, it may be a better option to use rain barrels to collect stormwater to be used for irrigation or a combination of rain barrels and bio-swales.</p> <p>Nevertheless, there is plenty of available space to make the proposed development in compliance with state and county regulations.</p> <p>Mitigation measure:</p> <p>HYD-1: Prior to construction or building permit issuance, the applicant shall have an engineered Stormwater and Erosion Control Plan prepared. The plan shall be submitted to, and reviewed by the Public Works Director, the County Water Resource civil engineer, and the Community Development Department for adequacy.</p> <p>Less Than Significant Impact with mitigation measures added</p> | 32, 33, 35 |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | X | | <p>The site is served by a public water system. There are no capacity issues associated with this water source.</p> <p>Less Than Significant Impact</p> | 3, 4, 5, 6, 10, 16, 17, 18, 21, 23, 26, 30, 31, 32, 33, 35 |
| <p>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:</p> <ul style="list-style-type: none"> 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 | | X | X | | <p>The waste discharge resulting from storm water on the site will be able to percolate into the soil based on the small (9,000 sq. ft.) footprint of the construction proposed on the 2.2 acre site. The site is flat, and the likelihood of storm-related runoff migrating from the site to neighboring sites is extremely limited given the terrain and the relatively small footprint of the project. The site is not located in a mapped flood plain.</p> <p>A mitigation measure is added that requires an engineered Stormwater and Erosion Control Plan prior to the issuance of a building permit issuance the County. A letter from civil engineer Bill Vanderwall dated January 6, 2022 indicates that there is adequate room on the site for bioswales to be designed and built that can accommodate a 2-year event. An engineered Stormwater and Erosion Control plan is required by mitigation measure HYD-1.</p> <p>Less Than Significant Impact with mitigation measures added</p> | 3, 4, 5, 6, 10, 16, 17, 18, 21, 23, 26, 30, 31, 32, 33, 35 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows? | | | | | | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | X | | The site is not located in a mapped flood plain, tsunami or seiche zone. Less Than Significant Impact | 3, 4, 5, 6, 10, 16, 17, 18, 21, 23, 26, 30, 31, 32, 33, 35 |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | X | | There are no water quality control plans adopted that involve this property. Less Than Significant Impact | 3, 4, 5, 6, 10, 16, 17, 18, 21, 23, 26, 30, 31, 32, 33, 35 |
| 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 | 16, 17, 18, 23, 26, 33 |
| 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 | | This project is consistent with the Lake County General Plan, The Kelseyville Area Plan and the Lake County Zoning Ordinance. Less Than Significant Impact | 16, 17, 18, 23, 26, 33 |
| 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 site as having an important source of aggregate. No Impact | 19, 23, 25, 26, 33 |
| 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 | Neither the County of Lake's General Plan, the Kelseyville 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 | 19, 23, 25, 26, 33 |
| 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 | | | Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction, although the grading and site disturbance needed on this flat site will be less than 50 cubic yards of earth (up to 50 cubic yards of earth can be moved without a grading permit in Lake County), and actual grading on site is not anticipated to last more than several weeks other than for the trenching necessary to bury the power lines. Staff searched the internet for estimated decibels associated with schools. The website 'Decibel Pro' (URL https://decibelpro.app/) stated the following for school-related noise levels: • Over 15 pupils engaged in group work in an | 16, 18, 23, 26, 33 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| | | | | | <p>ordinary classroom - 45-50 dB</p> <ul style="list-style-type: none"> 11 unruly students doing group work - 60-65 dB 2 children arguing over toys - 78-82 dB School break bell in the hallway (measured 2 meters away) - 115 dB Music class with students talking - 68-73 dB <p>These noise levels are measured at the source. Playground decibel levels were not included, however the length of playground activity is limited to one morning break, lunch, and, one afternoon break. The noise generated from inside the classrooms will be more contained when heard from beyond the building walls since it is indoors.</p> <p>Mitigation measures can decrease these noise levels to an acceptable level.</p> <p>Less Than Significant with the following mitigation measures incorporated:</p> <p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) measured at the property lines.</p> | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | | | X | | <p>The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact</p> | 16, 18, 23, 26, 33 |
| c) For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels? | | | | X | <p>The site is not located within the vicinity of a public or private air strip.</p> <p>No Impact</p> | 16, 18, 23, 26, 33 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| 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 is not anticipated to induce population growth. Less than Significant Impact | 16, 18, 23, 26, 33 |
| 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 | 16, 18, 23, 26, 33 |
| 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 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? | | | X | | The project does not propose any new housing or other uses that would necessitate the need for new or altered government facilities. The site is served by the Lake County Sheriff's Department, the Kelseyville Fire District; the Department of Public Works (Live Oak Drive); and Special Districts (sewer and water connections). These public agencies were notified of this project, and no adverse comments were received. Less Than Significant Impact | 2, 8, 9, 16, 17, 18, 23, 26, 27, 33, 34 |
| 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 | 16, 23, 26, 33 |
| 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 | 16, 23, 26, 33 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| XVII. TRANSPORTATION <i>Would the project:</i> | | | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | X | X | | <p>The project site is served by Live Oak Drive, a paved County-maintained road at this location. This project was routed to the County Road Department. The original project scope was not routed to CHP or the Lake County Sheriff's Department. However this Addendum was routed to both agencies for comments.</p> <p>Public Works had some concerns about the potential for cars stacking up on Live Oak Drive during pick-ups and drop offs.</p> <p>The applicant hired W-Trans to prepare a Traffic Analysis for this project dated June 8, 2022. The Analysis recommended a pedestrian path be created along Live Oak Drive for children's safety.</p> <p>The County's traffic engineer stated in an email dated April 4, 2022 that at a minimum, gravel parking spaces adjacent to the school were needed, and that the relocation of the bioswale would be required (shown on the site plan submitted).</p> <p>On June 20, 2022, the Public Works Director indicated that improvements to the shoulder of Live Oak Drive must be paved to a width of 8' for on-street parking, and must include a 5' wide sidewalk and gutter for drainage. The County will require engineered drawings for the on-street improvements, including parking spaces and sidewalks, that was recommended by the County's Public Works Director and Traffic Engineer.</p> <p>The following Transportation-related mitigation measures are therefore required:</p> <p>TRANS-1: Prior to final occupancy, the applicant shall construct a 5' wide sidewalk, curb and gutter along the entire frontage, which will result in an 8' wide paved shoulder from the existing edge of pavement to the face of curb. Plans for the improvements to the public right-of-way shall be prepared by a licensed engineer. The back of sidewalk should be placed along the property boundary. The existing bioswale located along Live Oak Drive shall be relocated for drainage and runoff control. Engineered drawings for the bioswale may also be required at the discretion of the Public Works Director.</p> <p>TRANS-2: Prior to any work occurring in the public right of way, an Encroachment Permit is required. The Public Works Director shall review any needed work in the right-of-way prior to issuance of this Encroachment Permit, and an Engineering Inspection Agreement shall be required.</p> <p>Less Than Significant Impact with mitigation measures added.</p> | 3, 7, 8, 9, 16, 17, 18, 22, 23, 26, 33, 34 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|--|---|---|---|---|--|--|
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | | | X | | <p>The proposed operation would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) subdivision (b) as Lake County is a Rural County and trip lengths can frequently exceed 20 miles per trip to access retail outlets, restaurants, gas stations, et cetera.</p> <p>The Traffic Analysis referenced herein provided an explanation of vehicle miles traveled calculations and stated the following:</p> <p>Under SB 743 impacts associated with development are to be measured based on the vehicle miles traveled (VMT) generated by a project. Like many other jurisdictions in California, the County of Lake has not yet adopted a policy or threshold of significance regarding VMT so the project-related VMT impacts were assessed based on guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication <i>Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory</i>, 2018.</p> <p>In the technical advisory, OPR did not specifically address the evaluation of VMT for schools. A common approach that jurisdictions have adopted considers public facilities as local-serving land uses, with the presumption that they have a less than significant impact on VMT. This is similar to the OPR-recommended approach for evaluating retail uses. Retail uses under 50,000 square feet are generally considered to be local-serving; as stated in the technical advisory, this has the effect of improving retail destination proximity, redistributing trips to what may be a more efficient pattern, resulting in shorter trips and reduced VMT.</p> <p>The Study estimates that 55 percent of the students live in Lakeport, and 35 percent live in Kelseyville, including the Riviera. The remainder live in outlying areas in the County.</p> <p>Typical travel distances to this school are anticipated to be up to 7.5 miles per car for each trip to and from the school; this is based on the distance of two nearest population bases; one being the Clearlake Riviera (6 miles); the other being the City of Lakeport (7.5 miles).</p> <p>The study concluded that this project resulted in 'less than significant' vehicle miles traveled.</p> <p>Less Than Significant Impact</p> | 3, 7, 8, 9, 16, 17, 18, 22, 23, 26, 33, 34 |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | X | X | | <p>No changes to Live Oak Drive are proposed. nor do any appear to be needed However parking needs to be added to the portion of Live Oak Drive that abuts the school property. This is required in a condition of approval, including the relocation of a bioswale that was improperly engineered along Live Oak Drive.</p> <p>Less than Significant Impact with mitigation measures added</p> | 3, 7, 8, 9, 16, 17, 18, 22, 23, 26, 33, 34 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
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| d) Result in inadequate emergency access? | | X | | X | <p>As proposed, this project will not impact any existing emergency accesses. After the first Initial Study was sent to the State Clearinghouse, County Public Works expressed concern about the potential for cars backing up onto Live Oak Drive while picking up and dropping off students at the school.</p> <p>The applicant had a Traffic Study prepared. The Study did not recommend any significant change to the project, based primarily on staggered pickup and drop off times based on the ages of the children, but recommended that a pedestrian walkway be installed next to the school site.</p> <p>The County's traffic engineer recommended that 8' wide paved parking spaces be installed along Live Oak Drive, which has been added as a condition of approval along with a 5' wide sidewalk and gutters, and which will reduce the potential for cars obstructing traffic on Live Oak Drive according to the Traffic Study.</p> <p>This Addendum is being routed to the California Highway Patrol and to the Lake County Sheriff's Department to verify that this project will not create issues with any emergency access to and from the site.</p> <p>Less Than Significant with mitigation measures added</p> | 3, 7, 8, 9, 16, 17, 18, 22, 23, 26, 33, 34 |
| 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 | | <p>The site does not contain resources that would be eligible for being listed in the California Register of Historical Resources or are locally significant.</p> <p>Less than Significant Impact</p> | 5, 10, 16, 17, 18, 23, 26, 27, 28, 32, 33 |
| 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 | | | <p>The County has provided mitigation measures CUL-1 and CUL-2 that are prescriptive if any potentially significant artifacts, items or any human remains are discovered during the process of site disturbance.</p> <p>Implementation of CUL-1 and CUL-2 would reduce potential impacts to Less than Significant.</p> | 5, 10, 16, 17, 18, 23, 26, 27, 28, 32, 33 |
| 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 | | <p>The site is served by the nearby public water and sewer system. Power is available to the site via overhead power lines on Live Oak Drive.</p> <p>Storm water drainage can be maintained on site given the flat terrain of the site and the small footprint of the new non-permeable structures (9,000 sq. ft. ±).</p> <p>Less Than Significant Impact</p> | 2, 8, 9, 16, 17, 18, 23, 26, 27, 33, 34 |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|--|----------|----------|----------|----------|--|---|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | X | | There are no capacity issues associated with the water supply system that serves this area. Less Than Significant Impact | 2, 8, 9, 16, 17, 18, 23, 26, 27, 33, 34 |
| 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 site is served by an public sewer system. No new septic systems are proposed, nor are they needed. Less Than Significant Impact | 2, 8, 9, 16, 17, 18, 23, 26, 27, 33, 34 |
| d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure? | | | X | | The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs for at least the next 4 years according to the Director of the Landfill. Less Than Significant Impact. | 2, 8, 9, 16, 17, 18, 23, 26, 27, 33, 34 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | X | | All requirements related to solid waste will apply to this project. Solid waste disposal is not projected to be excessive. Less Than Significant Impact | 2, 8, 9, 16, 17, 18, 23, 26, 27, 33, 34 |

| 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) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | | X | | The site is not located in a mapped High Fire area. Live Oak Drive is adjacent to the site, and in the event of an emergency, would be the evacuation route. Live Oak Drive is a paved, County-maintained road at this location. Less Than Significant Impact | 2, 5, 9, 13, 16, 17, 18, 23, 26, 29, 33 |
| 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 and lacks significant vegetation (fuel load). The site is served by the Kelseyville Fire District, and is near Highway 29, which would be the path of travel for fire trucks. There are no obvious factors that would increase the risk of this site to exposing occupants to pollutant concentrations from a wildfire. Less Than Significant Impact | 2, 5, 9, 13, 16, 17, 18, 23, 26, 29, 33 |
| 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 will be connected to public water. There are no capacity issues at this location. Schools require certain fire protection measures, such as fire extinguishers and potential fire hydrants. Less Than Significant Impact | 2, 5, 9, 13, 16, 17, 18, 23, 26, 29, 33 |
| 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 | | There is little chance of risks associated with post-fire slope runoff, instability or drainage changes given the location of Cole Creek, which runs in between the flat terrain on the project site. Less Than Significant Impact | 2, 5, 9, 13, 16, 17, 18, 23, 26, 29, 33 |
| 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 small Christian school on a vacant lot. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above based on the Biological Survey that was submitted, and the characteristics of the site. Less Than Significant Impact | All |

| IMPACT CATEGORIES* | 1 | 2 | 3 | 4 | All determinations need explanation. Reference to documentation, sources, notes and correspondence. | Source Number** |
|--|---|---|---|---|---|-----------------|
| 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 | | | Potentially significant impacts have been identified related to Air Quality, Cultural / Tribal Resources and Noise. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. | All |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | X | | | The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Air Quality, Cultural / Tribal Resources, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant. | All |

* Impact Categories defined by CEQA

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