



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

January 4, 2017

California Environmental Quality Act

INITIAL STUDY 16-07

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Cross Development –Clear Lake Rivera Dollar General Use Permit
2. **Permit Number:** Use Permit (UP 16-04), and Initial Study (IS 16-07)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person and Phone Number:** Mireya G. Turner, Associate Planner (707) 263-2221
5. **Project Location:** 9781 Point Lakeview Road, Kelseyville;
APNs: 043-551-06, 07 and 47
6. **Project Sponsor's Name and Address:** Cross Development /Dollar General
5135 Campbell Road, Suite 225
Dallas, Texas 75252
7. **General Plan Designation:** Community Commercial
8. **Zoning:** "C2-DR" Community Commercial-Design Review
9. **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 developer, Cross Development is proposing to demolish an existing commercial building and construct a ±9,100 square foot retail store for Dollar General. As a smaller scale formula retail chain, Dollar General sells various types of merchandise at a broad price range, including but not limited to apparel, toys, prepackaged foods, beverages and cosmetics. This project is proposed on three adjacent parcels located at the corner of State Highway 281 and Point Lakeview Road in Kelseyville. This site is a highly visible, prominent location, so particular attention should be paid to building architecture, landscaping and lighting.

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

The project is located at near the corner of State Highway 281 also known as Soda Bay Road and Point Lakeview Road. There are several independent retail and retail and service oriented commercially developed parcels within the downtown commercial area. Most of the commercial buildings located within the commercially developed areas near Point Lakeview road have a common architectural theme consisting of clay tile roofing materials and stucco frontages. The commercial area is surrounded by low to medium density housing of the Clear Lake Riviera subdivision, Units 1-13, with a resident population hovering around 3,000.

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

Kelseyville Fire Protection District/Cal Department of Forestry and Fire Protection
Environmental Health
Mount Konocti Mutual Water
Department of Fish and Wildlife
Caltrans, California Department of Transportation
Department of Public Works, Road Division

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

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:

Mireya G. Turner, Associate Planner


SIGNATURE

Date: 02/10/2017

Robert Massarelli,
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:
- the significance criteria or threshold, if any, used to evaluate each question; and
 - 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>State Highway 281 is designated a scenic road by the Lake County General Plan. The project is within commercially zoned area, surrounded by rural and residential uses. The approval of this Use Permit would allow demolition of an existing commercial strip building and construction of a new retail store building. In accordance with Article 34.2(b) the scenic combining district is not applied to commercial or industrial districts.</p> <p>The Lake County Zoning Ordinance and Riveras Area Plan include design criteria. The Area Plan indicates that the Clear Lake Riviera has commercial design guidelines, implemented by an Architectural Control and Planning Committee, including earth tones, tile roofs and large front yard setbacks. Staff recommends the Planning Commission act as the Design Review authority with respect to the overall character of the project; and to determine if the architectural, signage and site elements proposed are adequate. Staff can provide final review of landscaping, parking, lighting and signage at the time of building permit application submission.</p> <p>Mitigation: Prior to building permit submittal the Clear lake Riviera Architectural Control and Planning Committee shall review and approve all the building elevations.</p> <p>Article 41 of the Zoning Ordinance includes requirements for landscaping. Landscaping is proposed by the applicant and includes trees, shrubs, perennials and grasses. Staff recommends that the landscaping plan be installed as planned and maintained for the life of the project.</p> <p>Mitigation: A landscaping and irrigation plan shall be submitted and installed and maintained for the life of the project. All Landscaping shall be consistent with the regulations and standards of Section 41.9 of the Lake County Zoning Ordinance and the Model Water Efficient Landscaping Ordinance (Government Code Section 65591 Et. Seq).</p> <p>The Zoning Ordinance requires that all undeveloped areas be maintained in permanent vegetative or alternately landscaped with a combination of materials to control runoff. The applicant would like to maintain the undeveloped areas with aggregate base and be kept free of weeds and litter.</p> <p>Mitigation: All undeveloped areas as shown on the landscape plan shall be maintained in aggregate base and be kept free of weeds and litter for the life of the project.</p> <p>Mitigation: Signage shall be designed in accordance with Section 21-45.12 of the Zoning Ordinance.</p> <p>Total signage shall not exceed four hundred (400) square feet, and may</p>	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>consist of a combination of a wall sign, roof or a projecting sign.</p> <p>Parking lot light poles shall not exceed twenty (20) feet in height. The lights must be in conformance with Zoning Ordinance standards including that all exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line or onto adjacent roads. No light use shall generate heat so that increased ambient air temperatures or radiant heat is measurable at any exterior lot line. All lighting equipment shall be consistent with that which is recommended on the website www.darksky.org</p> <p>Mitigation: A lighting plan shall be submitted and all lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance.</p> <p>With the inclusion of the above mentioned mitigation this project will not result in the creation of a substantial adverse effect on a scenic vista.</p>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X			<p>The existing building is not considered a historic building. Tree removal is not necessary for the demolition of the existing building, however three mature oaks would be removed within the proposed septic area. These trees would be replaced at a 5:1 ratio. Rock outcroppings will not be affected.</p>	1, 2, 3, 4, 5, 6
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X			<p>The area in the vicinity of the project consists primarily of parcels developed with residential, institutional and commercial buildings. The parcel is currently developed. Construction of a new Dollar General retail store will change the visual character of the site and its surroundings.</p> <p>Mitigation: The use hereby permitted shall substantially conform to the site plan and building elevations submitted on July 27, 2016 and any conditions of approval imposed by the use permit and the Design Review Authority. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.</p> <p>Approval of this project with incorporation of the above described mitigations will not substantially degrade this site or its surroundings.</p>	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>This project proposes a new source of light. Any future outside lighting would be directed downward, consistent with Lake County Zoning Ordinance Standards section 21-41. As the property is zoned for commercial development, the Riviera Area Plan took any impacts for this use classification into account.</p>	4, 5, 6
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><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 project area contains Soil type 223, Sodabay-Konocti Association, 5 to 30 percent slopes. The project area does contain Prime farmland. According to the Important Farmland maps the project contains other lands. Although this site contains prime farmland, it is not developed agriculturally and the "C2" zoning does not allow agricultural uses. There are no agricultural uses onsite. Therefore, this project will not result in the conversion of farmland and would have a less than significant impact to farmland in the area.</p>	9
b) Conflict with existing zoning for				X	<p>Agricultural uses do not exist on the project site nor is the site within a</p>	2, 3, 4, 5, 8,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
agricultural use, or a Williamson Act contract?					Williamson Act contract. Therefore the proposal will not conflict.	9
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 project would not result in the rezone of forest land, timber land, or Timberland Production lands.	2, 3, 4, 5, 8, 9
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. According to public resources code: Forest land is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Removal of trees larger than 5 inches diameter at breast height is not being proposed.	2, 3, 4, 5, 8, 9
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	This project will not induce changes to existing farmland that would result in its conversion to non-agricultural use.	2, 3, 4, 5, 8, 9

III. AIR QUALITY

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.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	X			<p>Lake County Air Quality Management District commented that the project has potential for short-term impacts, while long term impacts should be less than significant. Site preparation could result in temporary increases of fugitive dust from grading and construction activity, as construction equipment can be expected to produce intermittent noise, fumes and dust. Exposed surfaces should be adequately treated with water and or other palliatives to reduce fugitive dust and prevent complaints in the surrounding community.</p> <p>Significant dust impacts may be generated from vehicle traffic if driveways and parking area are not adequately surfaced during and after construction. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors and road traffic. Paving with asphaltic concrete should be required for all driveways, parking and loading areas.</p> <p>Demolition of the existing building and construction of the Dollar General store is proposed. The Federal National Emissions Standards for Hazardous Air Pollutants (NESHAP) for asbestos in building requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolitions. An Asbestos Notification must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant should contact the District for details. Regardless of asbestos content, all demolition activities should use adequate water/amended water to prevent dust generation and nuisance conditions.</p> <p>Mitigation: The building that is to be demolished must comply with Federal NESHAPS requirements. All demolitions and most renovations require District notification at least 14 days prior to beginning work. Structures will require asbestos inspection by a</p>	4, 5, 11, 37
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>certified asbestos consultant, as well as testing of any suspect material. The inspection and lab reports shall be submitted with the demolition notice. Copies of the notification form are available at the local building departments or the Air Quality Management District for reference in determining the applicability of the regulation.</p> <p>Mobile diesel equipment used for construction and or maintenance must be in 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. The applicant should contact the District for further information if the project includes a backup generator.</p> <p>Vegetation burning on commercial sites is not allowed. Construction debris and or demolition debris cannot be disposed of by burning.</p> <p>The facility is subject to AB 2588 air emission inventory requirements administered by the LCAQMD if it uses listed hazardous or toxic materials. The operator should maintain records, including the Material Safety Data Sheets (MSDS) for all volatile organic compounds utilized, including, but not limited to part cleaning solvents, thinners, paints, fuels, brake/carb cleaners, spray paints and other materials containing air toxics. The facility is required</p> <p>Mitigation: The operator shall maintain records, including the Material Safety Data Sheets (MSDS) for all volatiles organic compounds utilized, including, but not limited to, part cleaning solvents, thinners, paints, fuels, brake/carb cleaners, spray paints and other materials containing air toxics. The facility is required, upon request, to provide LCAQMD such information necessary to complete an updated air toxic emission inventory.</p> <p>Long term air quality impacts are discussed in the Green House Gas Emissions section VII.</p>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		The Lake County Air Basin is designated as an attainment area. Long term air quality impacts related to this project will be less than significant.	4, 5, 11
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X		The Lake County Air Basin is designated as an attainment area (at or below the standard). This project will contribute insignificant amounts of dust into the atmosphere and is not likely to impact residences or other sensitive receptor areas.	4, 5, 11
d) Expose sensitive receptors to substantial pollutant concentrations?			X		Future construction will contribute insignificant amounts of dust into the atmosphere and insignificant amounts of other pollutants. Although there is a school less than a mile from this location, it is unlikely any local resident will be exposed to substantial pollutant concentrations with mitigations incorporated.	4, 5, 11
e) Create objectionable odors affecting a substantial number of people?				X	No new unusual odors are anticipated.	4, 5
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		X			<p>The CNDDB, California Natural Diversity Database, identified eelgrass pondweed as having been positively sited either on or within the vicinity of this project. This perennial flowering plant is submerged aquatic vegetation. This property is not submerged by water and therefore, it is unlikely that this species will be impacted.</p> <p>Due to the project causing a physical disturbance to habitat, the project will</p>	4, 5, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Department of Fish and Game or U.S. Fish and Wildlife Service?					be subject to the Fish and Wildlife filing fee. This fee is used to defray the costs of managing and protecting California Fish and Wildlife resources. Mitigation: This use permit approval shall not become effective, operative, vested or final until the California Department of Fish and Wildlife filing fee required or authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the Community Development Department.	
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			See response in section IV a) above.	4, 5, 6, 13, 14, 17, 18, 19, 20
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			There are no known wetlands, vernal pools, marsh land or serpentine soils in the project area. This project will have no effect on these sensitive habitats. Mitigation: All new construction shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code.	4, 5, 6, 14, 17, 18, 19, 20
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 project will not interfere with any migratory pattern of fish or wildlife or impede upon any identified wildlife corridors.	4, 5, 6, 14, 17, 18, 19, 20
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	This project will not conflict with any local policies or ordinances that protect biological resources.	1, 2, 3, 4, 5, 46, 47
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	The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	1, 2, 3, 4, 5, 6, 13, 14, 17, 18, 19, 20
V. CULTURAL RESOURCES						
<i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X			A Cultural Resource survey was completed by Taylor Alshuth and Tom Origer on April 13, 2016 which identified no cultural resources. However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Mitigation: Should any archaeological materials be discovered during demolition or construction of the new store, or installation of landscaping or irrigation all activity shall be halted in the vicinity of the find(s), the Community Development Department notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation measures, if necessary, subject to the approval of	1, 2, 3, 4, 5, 6, 7, 50

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence. the Community Development Department.	Source Number**
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See response in Section V a)	1, 2, 3, 4, 5, 6, 7
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		(see response in Section V a)	1, 2, 3, 4, 5, 6, 7
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		(see response in Section V a)	1, 2, 3, 4, 5, 6, 7
VI. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Expose people or structures to 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	X	X	<u>Earthquake Faults</u> The project site is within an Alquist-Priolo Earthquake Fault Zone as established by the California Geological Survey under the Alquist-Priolo Earthquake Fault Zoning Act and the trace of an active fault is located about 60 feet east of the subject building pad. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All construction is required to be built consistent with Current Seismic Safety construction standards. <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. The project site not located in a mapped liquefaction hazard zone. Mitigation: All construction shall be reviewed and approved by a California-licensed professional civil engineer or architect, and be constructed to those specifications, subject to review and approval of the Community Development Department. All recommendations as specified in the Geotechnical Engineering Report shall be incorporated.	1, 2, 3, 4, 5, 22, 23, 24, 25
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil in the project area is Soil type 223, Sodabay-Konocti Association, 5 to 30 percent slopes. Surface runoff of this soil is rapid and hazard of erosion is severe. The cumulative ground disturbance of the full development will not exceed one acre and therefore a general construction permit will not be required by the Central Valley Regional Water Quality Control Board. The project is not located within a designated Flood Zone. The Water Resources Department requests submittal and approval of engineered plans and calculations prior to start of construction. It appears from the topographic information that the structure may have to be elevated on fill to be above the base flood elevation as required by Chapter 25 of the County Code. Provisions must be made to prevent backup of storm water on the parcel to the southeast. Mitigation: Prior to issuance of the building permit, engineered plans	1, 2, 3, 4, 5, 6, 8, 12, 46

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>and calculations shall be submitted and approved by the Department of Water Resources.</p> <p>Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code.</p> <p>Typical BMPs can be found in the California Storm water Quality Association Storm water Best Management Practices Handbooks, including the Construction Handbook and the New Development and Redevelopment Handbooks. Handbooks are available for purchase or download at http://www.cabmphandbooks.com</p> <p>Mitigation: All new construction shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code.</p> <p>The post construction BMPs shall be maintained for the life of the project. An operation and maintenance plan for the post construction BMPs shall be developed and approved final occupancy of the building. A method of financing and performing the long term maintenance of the post construction BMPs in accordance with the approved operation and maintenance plan shall be established through a maintenance agreement or other means acceptable to the County prior to occupancy.</p> <p>Mitigation: Prior to start of construction, an operation and maintenance plan for the post construction BMPs shall be developed and approved by the Water Resources Department. The post construction BMPs shall be maintained for the life of the project.</p> <p>Mitigation: Prior to occupancy, a method of financing and performing the long term maintenance of the post construction BMPs in accordance with the approved operation and maintenance plan shall be established through a maintenance agreement or other means acceptable to the Department of Public Works.</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?		X			The project will be located on soils that are identified as generally stable. See response to Section VI a).	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 12
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		This project is not located on soils known to be expansive.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 12
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		The applicant must meet all Lake County Division of Environmental Health requirements regarding on-site sewage disposal and potable water requirements. One parcel in the project area has an existing septic permit designed for a 4 unit shopping complex. An authorization inspection may be required if increasing the daily flow. If the existing septic system ever fails, then the applicant needs to contact our office for requirements and permits.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 42, 43

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																																																																													
VII. GREENHOUSE GAS EMISSIONS																																																																																			
Would the project:																																																																																			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		Air emissions will result from the use of standard construction equipment to construct the building. Combustion engine emissions will be temporary and will not result in a significant impact to air quality standards. During the construction period, construction equipment will produce combustion emissions including criteria pollutants. (Carbon Monoxide – CO, Carbon Dioxide - CO ₂ , Nitrogen Dioxide – NO ₂ , Sulfur Dioxide – SO ₂ , and Particulate Matter less than 2.5 and 10 microns – PM2.5 & PM10.) Ozone is not emitted directly into the environment but is formed in the atmosphere by complex chemical reactions between oxides of nitrogen and reactive organic gasses (ROG) in the presence of sunlight. Ozone formation is greatest on warm, windless, sunny days. The main sources of nitrogen oxides (NOx) and ROG, often referred to as ozone precursors, are a result of combustion processes. The California Emissions Estimator Model (CalEEMod) version 2011.1 air quality monitoring software was utilized to estimate air emissions. This software is designed to calculate air emissions from land use development based on standard assumption for construction projects. Calculated air pollutants were evaluated in comparison to Lake County Air Quality Management District stationary source thresholds for new source permitting. <table><tr><th colspan="7">CalEEMod Summary Report for Annual Emissions (Tons/Year)</th></tr><tr><th>ROG</th><th>NOx</th><th>CO</th><th>SO2</th><th>PM10</th><th>PM2.5</th><th>CO2</th></tr><tr><td colspan="7">Construction 2014 Totals</td></tr><tr><td>.27</td><td>1.13</td><td>.68</td><td>0.00</td><td>.08</td><td>.08</td><td>105.58</td></tr><tr><td colspan="7">Annual Operational Totals</td></tr><tr><td>.46</td><td>1.12</td><td>3.64</td><td>.01</td><td>.5</td><td>.04</td><td>531.37</td></tr><tr><td colspan="7">Insignificant Source Thresholds</td></tr><tr><td>2</td><td>2</td><td>2</td><td>2</td><td>NE</td><td>NE</td><td>NE</td></tr><tr><td colspan="7">Major Source Thresholds</td></tr><tr><td>50</td><td>50</td><td>100</td><td>100</td><td>70</td><td>NE</td><td>NE</td></tr><tr><td colspan="7">NE = Not Established</td></tr></table> This project is unlikely to result in a violation of an air quality standard.	CalEEMod Summary Report for Annual Emissions (Tons/Year)							ROG	NOx	CO	SO2	PM10	PM2.5	CO2	Construction 2014 Totals							.27	1.13	.68	0.00	.08	.08	105.58	Annual Operational Totals							.46	1.12	3.64	.01	.5	.04	531.37	Insignificant Source Thresholds							2	2	2	2	NE	NE	NE	Major Source Thresholds							50	50	100	100	70	NE	NE	NE = Not Established							1, 2, 3, 4, 5, 11
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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.	1, 2, 3, 4, 5, 11																																																																													
VIII. HAZARDS AND HAZARDOUS MATERIALS																																																																																			
Would the project:																																																																																			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			This project does propose the use of hazardous materials. However some of the items that may be sold at the retail store may be considered hazardous. Mitigation: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. Please see Section g) below for additional mitigations.	1, 2, 3, 4, 5, 6, 26, 27																																																																													
b) Create a significant hazard to the public or the environment through				X	See response to Section VIII a).	1, 2, 3, 4, 5, 6, 26, 27																																																																													

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?						
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			There is an existing school located less than a mile from the project area. This proposal is not likely to emit hazardous emissions or substances. If hazardous materials are to be handled or stored the retail store must comply with all applicable local, state and federal safety standards. Please see Section VIII for mitigations.	1, 2, 3, 4, 5, 6, 26, 27
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	Property is not listed as a site containing hazardous materials in the database maintained by the Environmental Protection Agency.	1, 2, 3, 4, 5, 6, 26, 27, 31
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 for people residing or working in the project area?				X	Project is not located within an airport land use plan or within 2 miles of an airport.	1, 2, 3, 4, 5, 6, 26, 27, 28
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	Project is not located within an airport land use plan.	1, 2, 3, 4, 5, 6, 26, 27, 28
g) 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. Is it located on Highway 281 in Kelseyville. The Kelseyville Fire Protection District/Calfire provides year round fire protection services to the project area. Any proposed construction on the site will be subject to the requirements of the California Fire Code and NFPA standards and the Public resource Code. The need for fire hydrants and supporting water storage will be determined by the Kelseyville Fire Protection District. Sprinkler systems, portable fire extinguishers, fire hose reels and other fire protection methods may need to be provided as required by the California Fire Code and the Fire Chief. The project may be subject to Fire Mitigation Fees. Once plans are submitted those fees may be calculated if applicable. Fire access Roads shall meet the requirements of California Fire Code. Premise Identification approved address numbers shall be placed on all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. Key Box – A rapid entry lock box, approved by this fire district will be required if a gate is installed. Water Supply – An approved water supply capable of supplying the required fire flow for fire protection shall be made available for the Development. All requirements shall be met including but not limited to installation of fire hydrants, fire extinguishers, signage, egress and ingress, fuel breaks,	1, 2, 3, 4, 5, 6, 26, 27

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					setbacks and from property lines. Mitigation: Prior to occupancy, the permit holder shall comply with all of the requirements of the Kelseyville Fire Protection District and CALFIRE.	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X			The entire parcel is located in Kelseyville Fire Protection District with a high fire hazard rating and CALFIRE. Mitigation: Prior to occupancy, the permit holder shall comply with all of the requirements of the Kelseyville Fire Protection District and CALFIRE. With the incorporation of mitigation measures noted in this section this project will not result in significant impacts to hazards and hazardous materials.	1, 2, 3, 4, 5, 6, 26, 27, 29
IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?			X		This proposal is not anticipated to violate any water quality standards or waste discharge requirements. The full development of the project is not expected to disturb more than one acre of soil and therefore will not be required to apply for a Construction Storm Water General Permit.	1, 2, 3, 4, 5, 6, 30, 32, 33
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X	The project would not deplete groundwater supplies or interfere with groundwater recharge. Well use is not proposed by the project. The project area is served by Mount Konocti Mutual Water.	1, 2, 3, 4, 5, 6, 30, 32, 33
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?				X	Approval of the project would not alter the existing drainage pattern of the site or area.	1, 2, 3, 4, 5, 6, 8, 12, 30, 32, 33, 50
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?		X			The project area contains Soil type 223, Sodabay-Konocti Association, 5 to 30 percent slopes. Surface runoff is rapid and hazard of erosion is severe. The cumulative ground disturbance of the full development will not exceed one acre and therefore a general construction permit will not be required by the Central Valley Regional Water Quality Control Board. The project is not located within a designated 100 year Flood Zone. Mitigation: Prior to issuance of the building permit, engineered plans and calculations shall be submitted and approved by the Department of Water Resources. Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. Typical BMPs can be found in the California Storm water Quality	1, 2, 3, 4, 5, 6, 8, 12, 30, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Association Storm water Best Management Practices Handbooks, including the Construction Handbook and the New Development and Redevelopment Handbooks. Handbooks are available for purchase or download at http://www.cabmphandbooks.com</p> <p>Mitigation: All new construction shall incorporate Best Management Practices (BMPs) to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code.</p> <p>The post construction BMPs shall be maintained for the life of the project. An operation and maintenance plan for the post construction BMPs shall be developed and approved final occupancy of the building. A method of financing and performing the long term maintenance of the post construction BMPs in accordance with the approved operation and maintenance plan shall be established through a maintenance agreement or other means acceptable to the County prior to occupancy.</p> <p>Mitigation: Prior to start of construction, an operation and maintenance plan for the post construction BMPs shall be developed and approved by the Department of Water Resources. The post-construction BMPs shall be maintained for the life of the project.</p> <p>Mitigation: Prior to occupancy, a method of financing and performing the long term maintenance of the post construction BMPs in accordance with the approved operation and maintenance plan shall be established through a maintenance agreement or other means acceptable to the Department of Public Works.</p>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X	See response to Section IX c) and Section VI b).	1, 2, 3, 4, 5, 6, 8, 12, 30, 32, 33, 42
f) Otherwise substantially degrade water quality?				X	The project is unlikely to degrade water quality. See Section IX a).	1, 2, 3, 4, 5, 6, 8, 12, 30, 32, 33, 42
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	This proposal does not include construction of housing. Future construction will likely be placed within flood zone x, which is defined as areas of minimal flooding-not in a special flood hazard area. Any future construction would be required to meet Lake County Code.	1, 2, 3, 4, 5, 6, 32, 33, 34
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	See response to Section IX g).	1, 2, 3, 4, 5, 6, 32, 33, 34
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	There is no levee or dam located within the project area that could induce flooding within the project area.	1, 2, 3, 4, 5, 6, 32, 33, 34, 47
j) Inundation by seiche, tsunami, or mudflow?			X		The project site is not located in an area of potential inundation by seiche or tsunami. BMPs and erosion control measures required at the time of construction/grading will reduce the potential for mudflows to less than significant.	1, 2, 3, 4, 5, 6, 32, 33, 34, 47
X. LAND USE AND PLANNING						
<i>Would the project:</i>						
a) Physically divide an established community?			X		The project will not divide a community.	1, 2, 3, 4, 5, 6
					This project is located within the community of Kelseyville/Riviera and in a	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>downtown commercial area already developed with commercial businesses.</p> <p>The project involves a total of three adjacent parcels. There are public utility easements along the side and rear boundaries of each parcel. Future construction, including the installation of a new septic system may take place across existing property lines. The Voluntary Merger and Public Utility Easement Vacation will need to be recorded prior to issuance of building permits.</p> <p>Mitigation: Prior to issuance of building permits, the Voluntary Merger and Public Utility Easement Vacation shall be recorded.</p>	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		<p>This project is consistent with the Lake County General Plan, parts of the Riviera Area Plan and Zoning Ordinance. The project is consistent with many General Plan and Riviera Area Plan Policies in addition to those mentioned earlier in this report. Most of these address access to goods, services and jobs.</p> <p>There are design guidelines in the Riviera Area Plan which may be interpreted as unsupportive of the proposed project:</p>	1, 2, 3, 4, 5, 6
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	The project is not in conflict with any conservation plans.	1, 2, 3, 4, 5, 6
XI. 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.	1, 2, 3, 4, 5, 6, 35
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	See response to Section XI a).	1, 2, 3, 4, 5, 6, 35
XII. NOISE						
<i>Would the project result in:</i>						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			<p>Construction activities associated with this project is unlikely to expose anyone to noise levels in excess of established noise standards. Additionally, the Zoning Ordinance exempts construction activities from decibel level limits between the hours of 7AM and 7PM.</p> <p>Mitigation: All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts to nearby residents.</p> <p>The operation of the Heating and Ventilation Units will be subject to the Zoning Ordinance sounds levels table 11.2 "Maximum one-hour equivalent sound pressure levels (A-Weighted -DBA)". Project as proposed is not likely to exceed maximum permitted sound levels.</p> <p>Mitigation: Maximum non-construction related sounds levels shall not exceed levels as specified within Zoning Ordinance Section 21-41.11.12 at the property line.</p>	1, 2, 3, 4, 5, 6
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?		X			<p>The project will be subject to Zoning Ordinance Noise Standards. The project is not expected to create unusual ground borne vibration.</p> <p>Mitigation: See Section XII a)</p>	1, 2, 3, 4, 5, 6
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X			The project will not cause a substantial permanent increase in noise levels. Staff conducted a site visit and the site already has a high level of Highway noise. The retail hours of the store would preclude evening disruption to the nearby homes to the east.	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			Mitigation: See Section XII a) There will likely be a temporary increase in ambient noise levels due to project construction. Noise associated with this project will not result in significant environmental impact and will be subject to noise standards outlined in Section 21-41.11.12 of the Lake County Zoning Ordinance.	1, 2, 3, 4, 5, 6
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 expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within 2 miles of a public airport.	1, 2, 3, 4, 5, 6, 28
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within the vicinity of a private airstrip.	1, 2, 3, 4, 5, 6, 28
XIII. POPULATION AND HOUSING						
<i>Would the project:</i>						
a) Induce substantial 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	This project is not proposing an expansion to the existing capacity of the water treatment system and will not result in inducing substantial population growth. A new retail business is being proposed. This new business is not expected to induce substantial population growth in the area.	1, 2, 3, 4, 5, 6
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project.	1, 2, 3, 4, 5, 6
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No people will be displaced as a result of the project.	1, 2, 3, 4, 5, 6
XIV. 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:		X			Government facilities will not be impacted by the project. The project will be required to meet current fire regulations. The Sheriff's Department did not express a concern with the project. Mitigation: Prior to final occupancy, the permit holder shall comply with all rules and regulations of the Kelseyville Fire Protection District and CALFIRE.	1, 2, 3, 4, 5, 6
b) Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?						
XV. RECREATION						
<i>Would the project:</i>						
a) Increase the use of existing			X		The project will not increase population so as to induce substantial	1, 2, 3, 4, 5,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					deterioration of existing recreational facilities. The proposed project will not be subject to the payment of park fees as outlined in section 17-27 of the Lake County Subdivision Ordinance.	6
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		Resulting population growth associated with proposed project will not require the expansion or construction of community recreational facilities.	1, 2, 3, 4, 5, 6
XVI. TRANSPORTATION / TRAFFIC <i>Would the project:</i>						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X			<p>The project is located off of Point Lakeview Road. Currently there are two driveways. The driveway nearest State Highway 281 is proposed for removal. Caltrans supports this driveway removal for safety reasons.</p> <p>A Traffic Impact Analysis was performed by Tectonics Design Group on July 7, 2016 and the results of the study indicated the anticipated traffic would not warrant a separate turn land for the roadway.</p> <p>The Department of Public Works commented that the driveway encroachment will need to be constructed to current commercial encroachment standards and an encroachment permit is required for all work within the Point Lakeview Right of Way.</p> <p>Mitigation: All handicap parking areas, routes of travel (pedestrian paths, walkways and sidewalks), building access and bathrooms shall meet American with Disabilities Act (ADA) requirements and be subject to review and approval of a CASp, Certified Accessibility Access Specialist.</p> <p>Mitigation: Construction, circulation, access and pedestrian improvements shall be provided. Minor modifications not resulting in increased environmental impact may be approved in writing by the Community Development Director.</p> <p>The total number of required parking spaces required in accordance with the Lake County Zoning Ordinance Article 46, Section.46.5 (b)2 is seventeen spaces or one (1) space per four hundred square feet of floor area for structures exceeding five thousand (5,000) square feet of floor area, whichever is greater. Therefore twenty-three (23) spaces are required for the proposed construction.</p> <p>Mitigation: All twenty-three (23) parking spaces (two handicap) as shown on the submitted site plan shall be provided. A minimum of one van accessible handicapped parking stall fourteen (14) feet in width and twenty (20) feet in length is required per the Lake County Zoning Ordinance. All handicap parking shall meet the requirements of the State Building Code. Up to three compact parking spaces 7.5 feet in width and 16 feet in length (7.5x16) can be provided by the permit holder to replace the required 9x20 parking spaces if necessary.</p> <p>Mitigation: A minimum of one (1) post or rail type bicycle rack or similar device shall be provided. The bicycle rack shall be located near the entrance of the building and shall not interfere with vehicular or pedestrian circulation and be designed to provide for locking of the bicycle to the rack.</p> <p>Mitigation: An area within the parking lot shall be required for the storage of shopping carts. These storage areas shall be specifically</p>	1, 2, 3, 4, 5, 6, 15, 36, 37, 38, 39, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					marked as such and shall be constructed in a manner which will physically contain the carts and not interfere with vehicular or pedestrian circulation. Mitigation: Prior to occupancy, the driveway and parking areas shall be surfaced with a minimum of asphalt, cement, or other appropriate pavement material with the exception of the access which shall be constructed to Department of Public Works road standards. All necessary commercial encroachment permits shall be obtained from the Department of Public Works and an encroachment permit shall be obtained by California Department of Transportation (Caltrans) for removal of the existing driveway, culvert and concrete. Mitigation: An encroachment permit shall be obtained from the Department of Public Works for all sidewalks and or pedestrians routes located within the County right of way.	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X	This project will not conflict with any applicable congestion management program or other standards established by the county congestion management agency.	1, 2, 3, 4, 5, 6, 1555,,, 36, 37, 38, 39, 40
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve any impact to air traffic patterns.	1, 2, 3, 4, 5, 6, 15, 36, 37, 38, 39, 40
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project will not increase hazardous conditions due to design features or incompatible uses. As discussed in section XVI (a) above, the driveway accessing the parcels will need to be improved to state standards and a Caltrans inspector must sign off completion of that driveway.	1, 2, 3, 4, 5, 6, 15, 36, 37, 38, 39, 40
e) Result in inadequate emergency access?			X		The project will not impact existing emergency access.	1, 2, 3, 4, 5, 6, 26, 36, 37, 38, 39, 40, 41
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X	The project will not conflict with adopted policies regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities.	1, 2, 3, 4, 5, 6, 15, 36, 37, 38, 39, 40
XVII. UTILITIES AND SERVICE SYSTEMS						
<i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X			The project site as designed is serviced by an existing onsite sewage disposal system. The applicant must meet all Lake County Division of Environmental Health requirements regarding on-site sewage disposal requirements. An authorization inspection is required if increasing daily flow. Mitigation: Prior to building permit issuance, the applicant shall locate the existing onsite wastewater system and future expansion area and a septic clearance from the Environmental Health Division shall be obtained.	1, 2, 3, 4, 5, 6, 42, 43, 44
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause		X			Mount Konocti Mutual Water indicated that they have enough capacity to serve the project. Mitigation: Prior to occupancy, the permit holder shall comply with all requirements of Mount Konocti Mutual Water Company for water	1, 2, 3, 4, 5, 6, 42, 43, 44, 49

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
significant environmental effects?					<p>service.</p> <p>The permit holder must comply with all requirements of the California Retail Food Code (Cal Code) and the requirements of the Lake County Division of Environmental Health.</p> <p>Mitigation: Prior issuance of a building permit, a food facility plan check must be approved by the Environmental Health Division.</p> <p>Mitigation: Prior to occupancy, a food facility permit to operate must be obtained and an opening inspection completed by the Environmental Health Division.</p>	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X			<p>This project is proposing construction of new onsite storm water drainage swales. This will not cause significant environmental effects.</p> <p>See response to Section IX c)</p> <p>Mitigation: Prior to issuance of the building permit, engineered drainage plans and calculations shall be submitted to the Lake County Water Resources Department for review and approval, along with an operation and maintenance plan for the post construction BMPs. The post construction BMPs shall be maintained for the life of the project.</p>	1, 2, 3, 4, 5, 6, 35
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	Mount Konocti Mutual Water did not express a concern with being able to serve the project.	1, 2, 3, 4, 5, 6, 42, 43, 44
e) 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	See response to Section XVII a).	1, 2, 3, 4, 5, 6, 42, 43, 44
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs.	1, 2, 3, 4, 5, 6, 48
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	All requirements related to solid waste will apply to this project.	1, 2, 3, 4, 5, 6, 48
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to 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, 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			As discussed in the previous sections of this initial study, the proposed project would have the potential to degrade the quality of the environment. Potentially significant impacts have been identified related to, Biological Resources, and Cultural Resources. 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.	1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a		X			See discussion above under XVII.a	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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)?						
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, Biological Resources, Cultural Resources, Traffic and Transportation and Geology/Soils 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

Source List

1. Lake County General Plan
2. Riviera's Area Plan
3. Lake County Zoning Ordinance
4. Site Visit, 2015-2016
5. Community Development Department Application
6. U.S.G.S. Topographic Maps
7. California Historical Resources Information System
8. U.S.D.A. Lake County Soil Survey
9. Lake County Important Farmland 2006 map, California Department of Conservation Farmland Mapping and Monitoring Program
10. Lake County Agricultural Commissioner
11. Lake County Air Quality Management District
12. U.S.D.A. Natural Resources Conservation Service
13. Lake County Serpentine Soil mapping
14. California Natural Diversity Database
15. Traffic Impact Analysis, July 7, 2016
16. N/A
17. California Department of Fish and Game
18. U.S. Army Corps of Engineers
19. U.S. Fish and Wildlife Service National Wetlands Inventory
20. Water Resources Division, Lake County Department of Public Works wetlands mapping
21. N/A
22. Official Alquist Priolo Earthquake Fault Zone maps for Lake County
23. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
24. Lawrence Livermore landslide map series for Lake County, 1979
25. Landslide Hazard Identification Map
26. Lake County Emergency Management Plan
27. Lake County Hazardous Waste Management Plan, adopted 1989
28. Lake County Airport Land Use Compatibility Plan, adopted 1992
29. California Department of Forestry and Fire Protection, fire hazard mapping
30. National Pollution Discharge Elimination System (NPDES)
31. Environmental Protection Agency
32. site specific drainage plans
33. Lake County Drainage master plan
34. FEMA flood hazard maps
35. Lake County Aggregate Resource Management Plan
36. Lake County Department of Public Works, Roads Division

37. California Department of Transportation
38. Lake County Bicycle Plan
39. Lake County Transit for Bus Routes
40. N/A
41. Kelseyville Fire Protection District/CALFIRE
42. California Regional Water Quality Control Board
43. Lake County Environmental Health Division
44. Mount Konocti Mutual Water
45. N/A
46. Lake County Grading Ordinance
47. Lake County Natural Hazard database
48. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
49. Mount Konocti Mutual Water Company
50. Cultural Resource Study

