



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

2:31 - 2:40

5/0

Item 8
10:30 AM
February 28, 2019

STAFF REPORT

TO: Planning Commission

FROM: Michalyn DelValle, Community Development Director
Prepared by: Byron Turner, Principal Planner

DATE: February 15, 2019

SUBJECT: Minor amendments to the Housing Element of the Lake County General Plan (GPAP 16-05)

ATTACHMENTS: 1. Resolution
2. Revised Housing Element- BOS Exhibit B
3. Initial Study IS, 16-11 - BOS Exhibit C
4. Draft Board of Supervisors Resolution - BOS Exhibit A

I. SUMMARY OF REQUEST

The Lake County Community Development Department (CDD) requests that the Planning Commission review revisions to the 2014-2019 Housing Element Update and recommend that the Board of Supervisors adopt the document as part of the Lake County General Plan. The Department of Housing and Community Development has requested that the County make revisions to the document in order to comply with State housing element law.

Once the amendments are adopted by the Board of Supervisors the 2014-2019 Housing Element Update must be re-sent again to HCD for certification. The Document must be certified by the state in order to remain eligible for state funding sources.

The 5th cycle planning period for the County of Lake is June 30, 2014 to August 14, 2019. On May 24, 2016, the County of Lake submitted a draft housing element to HCD for review. On June 22, 2016, HCD issued an 8-page findings letter to Lake County noting multiple necessary revisions to the housing element for compliance with state housing element law. On June 29, 2016, the County of Lake submitted an adopted housing element to HCD for review. On September 27, 2016, HCD issued findings that the adopted housing element was identical to the June 22, 2016 draft housing element. The housing element would not be found in compliance unless and until it was revised and adopted.

Please note that this is not the 2019-2027 comprehensive housing element update, which will be addressed later in the year. Numerous new policies will be discussed and analyzed as part of that review.

EXHIBIT C

II. REVISIONS INCLUDED FOR HCD COMPLIANCE

CDD has been working diligently with HCD staff over the past couple of months to meet all required compliance issues. In most cases, CDD staff has found that clarification is needed, and that amendment of the document is not necessary. Staff does, however, request that the following amendments be made:

Section 1:1 shall be amended to add the following:

The County will perform consistency review as part of the General Plan implementation report as required under Government Code Section 65400.

Analysis: As HCD pointed out, the Housing Element was missing a statement regarding General Plan consistency.

Table 1.1 shall be amended to include the following:

HE-3 The County shall apply, based on the availability of staff resources, for funds available from state and federal programs which provide for low to moderate income housing. *Time Frame*
Ongoing Annual

HE-6 The County shall develop policies and procedures to give priority or expedited processing to residential developments that include a significant portion of units restricted to very-low, low-, or moderate income households. *Time Frame*~~**Ongoing 2019**~~

HE-7 To increase the development community's awareness of the availability of sites for affordable projects, the County shall take the following actions:

- a). Prepare and mail out to affordable housing developers in nearby counties, information about housing development opportunities in the county.
- b). Sponsor a tour of potential affordable housing sites in the county for potential developers-*Time Frame*~~**Ongoing 2019**~~

HE-8 The County shall develop and set priorities for the types of affordable housing projects needed to meet the most urgent needs of the community.

a.)The County shall publicize priorities as well as the potential availability of funds for certain projects in order to identify interested developers.

b).The County shall publicize the availability of the grants and loans
Time Frame~~**Ongoing 2019**~~

HE-16 The County will work to preserve existing subsidized housing developments, considered at risk for transfer to market rate. The County will contact interested non-profit and for profit organizations who manage affordable and subsidized housing developments in Northern

California providing information on possible financing opportunities and linking potential organizations with housing developments at risk. *Time Frame:* **Monitor Annually**

HE-23 The County shall monitor the status of Orchard Garden Apartments and Nice Village Apartments and contact the owners concerning their plans to maintain affordability of these projects. *Time Frame:* **Monitor Annually**

HE-27 The County ~~should~~ shall adopt universal ~~design~~ accessibility and adaptability standards. This Ordinance should be similar to the Model Universal Design Ordinance provided by the State of California Department of Housing and Community Development. *Time Frame:* **Ongoing**

HE-28 The County shall adopt a policy requiring all housing rehabilitation and new housing construction projects to include universal ~~design~~ accessibility and adaptability features. *Time Frame* **Ongoing**

HE-29 The County shall identify potential partners and assist, based on available staff resources, in the construction of farmworker housing which meets the needs of both the migrant and the permanent resident workforce. *Time Frame:* **Ongoing 2019**

HE-43 Inform the various service districts of the location of medium and high density residential designations, to enable the districts to identify capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development that the County has knowledge of. *Time Frame:* **Ongoing 2019**

HE-52 The County will work directly with service providers of the developmentally disabled such as, Redwood Coastal Regional Center to identify the number of residents who are developmentally disabled. The County shall also assess housing currently being utilized by those with developmental disabilities and whether additional housing and housing related services are necessary to provide housing to this special needs group. *Time Frame:* **Ongoing 2019**

Analysis: These programs were identified by HCD as needing revision due to open-ended timeframes for compliance.

Section 1.2 shall be amended to include:

Program HE-55. Reduce Minimum size for residential units

To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall amend the Zoning Ordinance to reduce minimum home size from 720 sq. ft. to 360 sq. ft.

Time Frame: 2019

Responsible Agency: Community Development

Objectives: Help ensure that housing is available and affordable to extremely low, very low, low and moderate-income families and members of the local workforce (e.g. teachers, fire and police, farm workers).

Funding Sources: Staff time

Program HE-56. Higher-Density Housing

The County shall consider an amendment to its General Plan Land Use Element to include a land use district permitting residential density of up to 40 dwelling units per acre. The County shall also consider a concurrent amendment to its Zoning Ordinance to include a zone permitting residential density of up to 40 dwelling units per acre and requiring that any development occur at no less than 20 dwelling units per acre. In addition, if the County favors making these amendments, the County shall identify locations feasible for development permissible under such a land use district and zone, especially those close to urban services of the incorporated cities, and shall study establishing said land use district and zone there.

Time Frame: Ongoing

Responsible Agency: Community Development

Objectives: Allow opportunities for development of housing types of economical design and density.

Funding Sources: Staff time

Analysis: Program HE-55 has been added in order to reduce potential governmental constraints on affordable housing. Reducing minimum size requirements can increase affordability. Program HE-56 is provided to explore the potential of higher-density development where services exist. State housing law permits local jurisdictions to accommodate regional housing need allocations for lower-income groups by identifying sufficient land area within zones allowing "default density," or a minimum residential density predetermined by the State and considered dense enough to allow housing that, through economies of scale and efficient land consumption, is affordable by virtue of its higher-density design. In its December-January review of the draft 2014-2023 Housing Element, HCD found that Lake County's highest permissible density of 20 dwellings per acre was not sufficient to meet "default density" and constituted a regulatory barrier to affordable housing. This program could remove that barrier by potentially allowing a residential density regarded by State law as being sufficiently affordable for jurisdictions within Lake County.

Section 2.1 shall be amended to read:

In 2013 future housing needs were projected for the time horizon 2014-2019, and then allocated to each jurisdiction, by the California Department of Housing and Community Development (HCD). The 2013 Lake County Regional Housing Needs Plan for unincorporated Lake County should plan to absorb at least 69%% percent of the total countywide affordable housing need, or 1,430 housing units for this Housing Element cycle. This translates to 286 affordable homes per year, for the 5-year time period. Housing needs are broken down by four income categories: very low (0-50% of area median income >\$18,000), low (50-80% of area median income \$18,000 - \$28,797), moderate (80-120% of area median income), and above median (above 120% of area median income). This document presumes that 50 percent of very low-income allocation qualify as ELI (extremely low income). With a 2014 median household income of \$35,997, the unincorporated portions of the county need housing that is affordable to households making \$43,196 or less.

Table 2-1: Regional Housing Need & Unincorporated Lake County Needs Allocation by Income, January 1, 2014 – June 2019

Income Category	County Totals	Unincorp, County Totals	Unincorporated Percentage
Very Low	510	352-368	69%
Low	320	224-231	69%
Moderate	370	256	69%
Above Moderate	870	601	69%
TOTAL	2070	1430	69%

Source: Lake County – City Area Planning Council, 2013 & HCD

Analysis: As suggested by HCD, the County of Lake is presuming that 50% of very-low income allocation qualify as Extremely Low Income (ELI) households. Additionally, Table 2.1 has been updated to reflect the correct housing needs allocation that was required at the time.

Section 2.3 Affordable Housing Sites, shall be amended to include:

The following Zoning Designations have been identified to allow Affordable Housing to be constructed:

The sites identified in the 2014-2019 Lake County Housing Element have base zoning designations of Single-family Residential (R1), Two-family Residential (R2), Multi-family Residential (R3), and Planned Development Residential. Each one of these districts are appropriate to accommodate lower-income need.

R1 – The purpose of the R1 designation is to establish areas for individual residential dwelling units at relatively low densities where the traditional neighborhood character of single-family units prevail. Uses permitted by right in the R1 include one (1) single-family dwelling or mobile home, one (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family, and one (1) granny unit or one (1) residential second unit. All of these types of housing could be considered affordable for lower-income households.

R2 – The purpose of the R2 designation is to establish areas for individual and common wall, shared residential dwelling units at low to medium densities while promoting the amenities of a traditional residential neighborhood. Uses permitted by right in the R2 include one (1) single-family dwelling or mobile home, duplexes up to five (5) per project, one (1) foster or small family home, family care home, supportive housing, transitional housing or small family day care home not to exceed six (6) persons in addition to the resident family, and one (1) granny unit or one (1) residential second unit. All of these types of housing could be considered affordable for lower-income households.

R3 – The purpose of the R3 designation is to establish areas for high density residential development while allowing for a wide range of living accommodations from duplex units to

townhouses to apartment buildings. Permitted uses include duplexes, triplexes, fourplexes or apartment buildings; multi-family dwelling groups up to twenty (20) dwelling units per project.

PDR - The intent and purposes of the “PDR” district are as follows:

(a) To provide a means for encouraging creative and innovative developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other residential zones with fixed standards;

(b) To assure conformance of the project with the Lake County General Plan with respect to use, density, open space, circulation, public facilities, and the preservation of natural features;

(c) To maximize public and private open space areas, including but not limited to: scenic easements, historical areas, scenic areas, active and passive recreational areas, pedestrian ways, equestrian and hiking trails, plazas, environmentally sensitive areas, and distinct spatial separations between pedestrian and vehicular areas;

(d) To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community services;

(e) To encourage the design of all residential planned developments to be compatible with both existing and potential land uses, including a proper functional relationship with such adjacent areas;

(f) To encourage the optimal utilization of land to provide a full range of dwelling unit types, sites, rents and sales prices;

(g) To assess the residential development’s impacts on public and private support services through the submittal of cost/revenue analyses;

(h) To promote an equitable distribution of public facilities by encouraging developers to provide educational, recreational, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services;

(i) To provide the County and developer with alternative standards in return for increased amenities to serve the inhabitants of the development and surrounding areas.

The flexibility provided in the PDR zone is conducive to accommodating affordable housing, specifically, the ability with regard to provide mixed types of housing without adhering to fixed standards.

Analysis: While the existing Housing Element identified General Plan Designations appropriate for Affordable Housing as part of the analysis as future sites suitable for housing, it failed to identify specific zoning designations that were appropriate.

III. STAFF RECOMMENDATION & MOTIONS TO THE PLANNING COMMISSION

Staff recommends the Planning Commission take the following actions:

1. Recommend to the Board of Supervisors that it find that the negative declaration that was previously prepared for GPAP 16-05 does meet the requirements of Section 15162(a) of the CEQA guidelines, and that no additional review need be prepared with the following findings:
 1. This update to the Housing Element is consistent with the Lake County General Plan.
 2. Adoption of this update to the Lake County Housing Element will not result in any adverse land use impacts.
 3. This update to the Housing Element is consistent with the State General Plan Guidelines and State Housing Element Law.
 4. There is no evidence that this general plan amendment will result in adverse impacts to wildlife.
2. Recommend that the Board of Supervisors approve the General Plan Text Amendment for the following reasons:
 1. This update to the Housing Element is consistent with the Lake County General Plan.
 2. Adoption of this general plan amendment to update the Lake County Housing Element is in compliance with the California Government Code.
 3. This Housing Element update is in the public interest, and is necessary for the promotion of the general health, safety, convenience and welfare of the citizens of Lake County.
 4. This update to the Housing Element will not result in any significant adverse environmental impact, and a previous negative declaration has been recommended.

Sample Motions:

Negative Declaration Approval

I move that the Planning Commission recommend to the Board of Supervisors that the negative declaration IS 16-11 that was previously prepared for GPAP 16-05 does meet the requirements of Section 15162(a) of the CEQA guidelines, and that no additional review need be prepared

General Plan Amendment Approval

I offer the resolution recommending that the Board approve the updated Lake County Housing Element.

1 **PLANNING COMMISSION, COUNTY OF LAKE, STATE OF CALIFORNIA**

2 **RESOLUTION NO. 19-01**

3 **RESOLUTION RECOMMENDING TEXT AMENDMENTS**
4 **TO THE LAKE COUNTY GENERAL PLAN (GPAP 16-05)**

5
6 **COUNTY OF LAKE**
7

8 **WHEREAS**, the Planning Commission of the County of Lake has conducted a
9 public hearing on an amendment to the Lake County General Plan which consists of one
10 sub-part that is designated GPAP 16-05; and

11 **WHEREAS**, the Planning Commission has reviewed and considered Initial Study
12 IS 16-11 and has recommended to the Board of Supervisors a negative declaration for
13 this proposed amendment;

14 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
15 **COMMISSION OF THE COUNTY OF LAKE THAT IT HEREBY FINDS, ORDERS,**
16 **DETERMINES AND DECLARES AS FOLLOWS:**

17 1. The Planning Commission hereby recommends the Board of Supervisors
18 approve the General Plan Amendment proposal of the County of Lake (GPAP 16-05) to
19 revise and replace the Housing Element of the Lake County General Plan as set forth in
20 Exhibit "A".

21 2. The Planning Commission finds that the adoption of the proposal listed in
22 Section 1 above is in the public interest and is consistent with the Lake County General
23 Plan.

24 3. The Planning Commission further finds that the adoption of the proposal
25 listed in Section 1 above is consistent with the State General Plan Guidelines and State
26 Housing Element Law.

27 4. The Planning Commission has reviewed and considered the environmental
28 effects as set forth in the negative declaration that is recommended for this general plan
29 amendment.

30 5. The Secretary of the Planning Commission is hereby directed to endorse
31 this General Plan Amendment to show that it has been recommended to be approved by
32 the Planning Commission.

3 **THIS RESOLUTION WAS PASSED** by the Planning Commission of the
4 County of Lake, State of California, at a regular meeting thereof on the 28th day of
5 February 2019, by the following vote:

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SO ORDERED!

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LAKE COUNTY PLANNING COMMISSION

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John Hess, Chair

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Danae Bowen, Office Assistant III

1 **PLANNING COMMISSION, COUNTY OF LAKE, STATE OF CALIFORNIA**

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29 amendment.

30 5. The Secretary of the Planning Commission is hereby directed to endorse
31 this General Plan Amendment to show that it has been recommended to be approved by
32 the Planning Commission.

6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict and no further.

THIS RESOLUTION WAS PASSED by the Planning Commission of the County of Lake, State of California, at a regular meeting thereof on the 28th day of February 2019, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

SO ORDERED!

LAKE COUNTY PLANNING COMMISSION

John Hess, Chair

Danae Bowen, Office Assistant III

1 **PLANNING COMMISSION, COUNTY OF LAKE, STATE OF CALIFORNIA**

2 **RESOLUTION NO. 19-01**

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SO ORDERED!

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LAKE COUNTY PLANNING COMMISSION

14

John Hess, Chair

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Danae Bowen, Office Assistant III



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

August 12, 2015

California Environmental Quality Act

INITIAL STUDY 16-11

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Lake County Housing Element Update
2. **Permit Number:** General Plan Amendment (GPAP 16-05)
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:** Audrey Knight, Principal Planner (707) 263-2221
5. **Project Location:** ALL UNINCORPORATED AREAS OF LAKE COUNTY
6. **Project Sponsor's Name and Address:** County of Lake, 255 North Forbes Street, Lakeport, CA 95453
7. **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 Draft Housing Element addresses the housing needs of the unincorporated communities and areas of Lake County. It is one of the seven elements required to be included in the County's General Plan, per Section 65580(c) of the Government Code. Per state requirements, the Housing Element addresses the County's housing needs for the period of 2014 through 2019. The Draft Housing Element revises and replaces the current Lake County Housing Element adopted in 2012.
8. **Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.)**

California Department of Housing and Community Development

EXHIBIT C

ATTACHMENT 3

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

Audrey Knight, Principal Planner

SIGNATURE

Date: _____

Scott DeLeon, Interim Director
Community Development Department

SECTION I

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

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 Draft Housing Element does not include new goals, policies, or implementation programs related to preserving or affecting views of scenic resources, nor does it propose to amend or rescind existing related policies or regulations. Changes to these policies or regulations in the Zoning Ordinance update process, should they occur, will be addressed in the Zoning Ordinance EIR. In addition, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County; future housing development projects would be required to undergo separate environmental review.	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The Draft Housing Element would not amend policies or development standards that would affect development within the viewshed of a scenic resource or roadway, nor would it grant entitlements for any specific projects.	1, 2, 3, 4, 5, 6, 7, 21
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County; future housing development projects would be required to meet existing development standards and undergo separate environmental review.	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		Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County; future housing development projects would be required to meet existing lighting development standards outlined in the Lake County Zoning Ordinance Performance Standards in Article 21-41.8.	4, 5, 6
II. AGRICULTURE AND FORESTRY RESOURCES						
<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>						
<i>Would the project:</i>						
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		The Draft Housing Element does not include in General Plan land use designation or rezone amendments to provide areas for new affordable housing. Thus the adoption of this Draft Housing Element will not result in any loss of designated or important farmland. As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County; future	8, 9, 10, 49

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					development of housing will be required to undergo separate environmental review, including analysis of impacts to neighboring agricultural lands and uses.	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		See Section II(a) above.	2, 3, 4, 5, 8, 9, 10, 49
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 Draft Housing Element does not include in General Plan land use designation or rezone amendments to provide any new areas for affordable housing. Thus the adoption of this Draft Housing Element will not result in any loss of or result in any conflicts with designated forest or timberlands.	1, 2, 3, 4, 5, 9, 10, 12, 14, 16, 17, 19, 29, 49
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		See section II(c) above.	1, 2, 3, 4, 5, 9, 10, 12, 14, 16, 17, 19, 29, 49
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		See section II(a) above.	2, 3, 4, 5, 8, 9, 10, 49
III. AIR QUALITY						
<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>						
<i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		The Lake County Air Quality basin is in attainment with all Federal and State regulations. The draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County; future housing development projects would be required to undergo separate environmental review.	4, 5, 10, 11, 49
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		See Section III(a) above.	4, 5, 10, 11, 49
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		See Section III(a) above.	4, 5, 10, 11, 49
d) Expose sensitive receptors to substantial pollutant concentrations?			X		See Section III(a) above.	4, 5, 10, 11, 49
e) Create objectionable odors affecting a substantial number of people?			X		See Section III(a) above.	4, 5, 10, 49
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			X		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County. While the Draft Housing Element includes policies that encourage the development of housing at higher densities and within existing community growth boundaries, it does not propose new land use regulations or physical	4, 5, 6, 13, 14, 15, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					land use designation or rezone changes. Furthermore, the Draft Housing Element does not include policies related to the protection of biological resources. Future development of housing will be required to undergo separate environmental review, including analysis of impacts to biological resources.	
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 Section IV(a) above.	4, 5, 6, 13, 14, 15, 16, 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		See Section IV(a) above.	4, 5, 6, 14, 15, 16, 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		See Section IV(a) above.	4, 5, 6, 14, 15, 16, 17, 18, 19, 20
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		See Section IV(a) above.	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 Draft Housing Element would not conflict with the provisions of any adopted or other approved local, regional, or State habitat conservation plan.	1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, 18, 19, 20
V. CULTURAL RESOURCES						
Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County. While the Draft Housing Element includes policies that encourage the development of housing at higher densities and within existing community growth boundaries, it does not propose new land use regulations or physical land use designation or rezone changes. Furthermore, the Draft Housing Element does not include policies related to or directly in conflict with cultural resource protection. Future development of housing will be required to undergo separate environmental review, including analysis of impacts to biological resources.	1, 2, 3, 4, 5, 6, 7, 21, 49
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See Section V(a) above.	1, 2, 3, 4, 5, 6, 7, 21, 49
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		See Section V(a) above.	1, 2, 3, 4, 5, 6, 7, 21, 49
d) Disturb any human remains.			X		See Section V(a) above.	1, 2, 3, 4,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
including those interred outside of formal cemeteries?						5, 6, 7, 21, 49
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		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County. While the Draft Housing Element includes policies that encourage the development of housing at higher densities and within existing community growth boundaries, it does not propose new land use regulations or physical land use designation or rezone changes. Furthermore, the Draft Housing Element does not include policies related to seismic or other geologic hazards. Future development of housing will be required to undergo separate environmental review, including analysis of impacts to geologic hazards, seismicity, erosion and landslides. All building permits for new housing units are also subject to and must meet minimum building code standards related to seismicity.	1, 2, 3, 4, 5, 22, 23, 24, 25, 49
b) Result in substantial soil erosion or the loss of topsoil?			X		See Section VI(a) above.	1, 2, 3, 4, 5, 6, 8, 12, 49
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		See Section VI(a) above.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 49
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		See Section VI(a) above.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 49
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		See Section VI(a) above.	1, 2, 3, 4, 5, 6, 8, 23, 24, 25, 42, 43
VII. 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		The approval of this policy document will not generate additional greenhouse gases. Density bonus encouraging provisions although slightly increasing greenhouse gas emissions at the specific site will ultimately reduce vehicle miles traveled required for new Greenfield development or sprawl that would include higher amounts of greenhouse gas emissions. Future development of housing will be required to undergo separate environmental review, including greenhouse gas emission analysis.	1, 2, 3, 4, 5, 11, 36, 37, 38, 39, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		See Section VII(a) above.	1, 2, 3, 4, 5, 11, 36, 37, 38, 39, 40
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		The Draft Housing Element does not include policies related to risks to human health and safety related hazards or hazardous materials. As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County. Adoption of the Draft Housing Element, in and of itself, would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	1, 2, 3, 4, 5, 6, 26, 27, 49
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		See section VIII(a) above.	1, 2, 3, 4, 5, 6, 26, 27, 49
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		See section VIII(a) above.	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	Draft Housing Element is a guiding policy document and is not site specific and will not result in impacts on designated hazardous materials sites.	1, 2, 3, 4, 5, 6, 26, 27
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	Draft Housing Element is a guiding policy document and is not site specific and will not result in impacts to airport properties or airport related uses.	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	Draft Housing Element is a guiding policy document and is not site specific and will not result in impacts to airport properties or airport related uses.	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		See section VIII(a) above.	1, 2, 3, 4, 5, 6, 26, 27, 49
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		Draft Housing Element does not grant entitlements for new projects or include site-specific proposals. All new housing projects would be required to meet all Federal, State and Local wildland fire hazard mitigation requirements.	1, 2, 3, 4, 5, 6, 26, 27, 29, 49
IX. HYDROLOGY AND WATER QUALITY						
Would the project:						
a) Violate any water quality standards or waste discharge requirements?			X		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County.	1, 2, 3, 4, 5, 6, 30, 31, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					While the Draft Housing Element includes policies that encourage the development of housing at higher densities and within existing community growth boundaries, which will have an effect on existing public water, wastewater but all future development of housing will be required to undergo separate environmental review, including analysis of impacts to hydrology and water quality.	
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		See Section IX(a) above	1, 2, 3, 4, 5, 6, 30, 31, 32, 33, 49
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		See Section IX(a) above	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33
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		See Section IX(a) above	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33, 34
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 Section IX(a) above.	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 32, 33, 42
f) Otherwise substantially degrade water quality?			X		See Section IX(a) above.	1, 2, 3, 4, 5, 6, 8, 12, 30, 31, 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		Draft Housing Element implementation programs require compliance with AB 162 Floodplain management criteria during the life of this document (through 2019). AB 162 requires review and possible updates to the Open Space, Conservation and Recreation & Water Resources Elements of the Lake County General Plan to ensure that all listed housing sites contain developable lands outside of the 100-year flood plain and free from unreasonable flood hazard risks. Any future update to the Lake County General Plan would require additional specific environmental analysis.	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 Section IX(g) above.	1, 2, 3, 4, 5, 6, 32, 33, 34, 49
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		See Section IX(g) above.	1, 2, 3, 4, 5, 6, 32, 33, 34, 47, 49
j) Inundation by seiche, tsunami, or mudflow?			X		See Section IX(a) above.	1, 2, 3, 4, 5, 6, 32, 33,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
						34, 47, 49
X. LAND USE AND PLANNING						
Would the project:						
a) Physically divide an established community?			X		<p>The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying area.</p> <p>As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific projects, nor would it otherwise directly result in new development within the unincorporated County. Although it includes policies that encourage housing at higher densities, and within existing community growth boundaries, it does not propose new land use regulations or physical land use designation or zoning changes. Potential housing sites are already within appropriate zoning designations and General Plan land use designations.</p> <p>Future housing will be required to undergo separate environmental review, including analysis of impacts to land use impacts.</p>	1, 2, 3, 4, 5, 6
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>The Draft Housing Element includes a number of implementation policies that. There are no specific proposed changes to regulations, but should an implementation strategy result in code or policy solutions, they will be addressed in the Zoning Ordinance EIR.</p> <p>In addition, no entitlements for new projects or site-specific proposals are part of this plan document. Any future housing development projects would be required to undergo separate environmental review.</p>	1, 2, 3, 4, 5, 6, 49
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X		See Section X(a) above.	1, 2, 3, 4, 5, 6
XI. MINERAL RESOURCES						
Would the project:						
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 adoption of this Draft Housing Element will not result in a loss of availability to mineral resources. It does not include any policy language pertaining to or in conflict with aggregate resource materials in Lake County.	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 Section XI(a) above.	1, 2, 3, 4, 5, 6, 35
XII. NOISE						
Would the project result in:						
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		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County. Although it includes policies that encourage development of high-density and mixed-use housing in areas near basic infrastructure and services, it does not provide specific direction for future land use decisions, or propose changes to existing land use or zoning designations. Future housing development in the County would be required to comply with County policies regulating noise, as well as undergo separate environmental review.	1, 2, 3, 4, 5, 6, 49
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?			X		See Section XII(a) above.	1, 2, 3, 4, 5, 6
c) A substantial permanent increase in ambient noise levels in the project			X		See Section XII(a) above.	1, 2, 3, 4, 5, 6, 49

[illegible]

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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: b) Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?			X		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific projects for analysis, nor would it otherwise directly result in new development within the unincorporated areas of the County. However, the goals, policies, and implementation plans are intended to facilitate the development of additional more affordable housing within the unincorporated areas of the County. Future housing projects within the County could increase the demand for public services, including fire protection, police protection, schools, parks and other public facilities. Any future projects would be required to undergo separate environmental review, including the analysis of impacts to the above-mentioned public services. Adoption of the Draft Housing Element, in and of itself, would not increase demand for public services, and any increase in demand, resulting from additional housing, has already been anticipated.	1, 2, 3, 4, 5, 6
XV. 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 Draft Housing Element will not result in the approval of any site specific projects. No residential facilities or uses proposed. This project is not subject to the payment of Quimby fees.	1, 2, 3, 4, 5, 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	The Draft Housing Element will not result in the approval of any site specific projects. However any new housing projects developed in the County would either contribute to facilities through Quimby Fees, and/or provide on-site 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		The Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated County. Although it includes policies encouraging the development of housing, which would have an impact on traffic, specific recommendations for reduced parking standards and increased transit availability are incorporated in the zoning regulations. Future housing development projects would be required to undergo separate environmental review.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
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		See Section XVI(a) above.	1, 2, 3, 4, 5, 6, 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				X	The Draft Housing Element is a guiding policy document and is not project specific, but impacts to airport properties or airport related uses are avoided.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
safety risks?						
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		See Section XVI(a) above.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
e) Result in inadequate emergency access?			X		See Section XVI(a) above.	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		See Section XVI(a) above.	1, 2, 3, 4, 5, 6, 36, 37, 38, 39, 40
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X		See Section XVI(a) above.	1, 2, 3, 4, 5, 6, 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		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the County. However, it does encourage development of housing within areas being served by existing public water and wastewater service providers who may be at, or nearing, capacity. Programs to commit public water and wastewater providers to conducting a full analysis of existing capacity, and establishing a means to ensure additional future capacity is needed to continue to support housing needs within established community growth boundaries.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
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 significant environmental effects?			X		See XVII(a) above.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
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		See XVII(a) above.	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		See XVII(a) above.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
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 XVII(a) above.	1, 2, 3, 4, 5, 6, 42, 43, 44, 45
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the County. The Eastlake Landfill is currently undergoing assessment for adequate capacity to meet the increased population needs over the planning period of this Draft Housing Element.	1, 2, 3, 4, 5, 6, 48

IMPACT CATEGORIES*					All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
	1	2	3	4		
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X		See XVII(f) above.	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		Adoption of the Draft Housing Element would not: 1) degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife species population to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history. As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County; future housing development projects in Lake County would be required to undergo separate environmental review.	1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 21
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		Adoption of the Draft Housing Element would not result in cumulatively considerable impacts. It does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the unincorporated areas of the County; future housing development projects in Lake County would be required to undergo separate environmental review.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		Adoption of the Draft Housing Element would not result in any environmental effects that would cause substantial direct or indirect adverse effect to human beings.	ALL

Source List

1. Lake County General Plan
2. Cobb, Kelseyville, Lakeport, Lower Lake, Middletown, Rivas, Shoreline Communities and Upper Lake—Nice Area Plans
3. Lake County Zoning Ordinance
4. Site Visits, (Listed potential affordable housing developments)
5. Public Workshops with the Public and Housing Element Advisory Committee
6. U.S.G.S. Topographic Maps
7. California Historical Resources Information System (N/A)
8. U.S.D.A. Lake County Soil Survey
9. Lake County Important Farmland 2008 map, California Department of Conservation Farmland Mapping and Monitoring Program
10. Lake County Agricultural Commissioner (N/A)
11. Lake County Air Quality Management District (N/A)
12. U.S.D.A. Natural Resources Conservation Service (N/A)
13. Lake County Serpentine Soil mapping
14. California Natural Diversity Database
15. site specific wetland delineation conducted (N/A)
16. site specific biological resources survey conducted (N/A)
17. California Department of Fish and Game N/A
18. U.S. Army Corps of Engineers N/A
19. U.S. Fish and Wildlife Service National Wetlands Inventory

20. Lake County Department of Water Resources, wetlands mapping (discussions regarding AB 162 compliance)
21. Site specific historical resources survey conducted (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. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
25. Landslides and Geology along Cache Creek between Clear Lake and Capay Valley, Lake, Colusa and Yolo Counties, California, Landslide Hazard Identification Map No. 19, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-30, 1990
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. Hydrologic Studies (N/A)
32. site specific drainage plans (N/A)
33. Lake County Drainage master plan for Middletown/Lakeport
34. FEMA flood hazard maps
35. Lake County Aggregate Resource Management Plan
36. Lake County Department of Public Works, Roads Division (None)
37. California Department of Transportation (N/A)
38. Lake County Bicycle Plan
39. Lake County Transit for Bus Routes
40. site specific traffic study completed (N/A)
41. Fire Protection District consultations
42. California Regional Water Quality Control Board
43. Lake County Environmental Health Division (discussions regarding pricing for wells and septic systems)
44. Lake County Special Districts (consultation on capacity of public water and wastewater service systems)
45. site specific capacity analysis conducted (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

