



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

November 10, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY (IS 19-05)

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Robert Taylor Parcel Map
2. **Permit:** Initial Study, IS 19-05 for Parcel Map (PM 19-01)
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:** Mark Roberts - Senior Planner (707) 263-2221
5. **Project Location:** 2200 Hill Road, Lakeport, California 95453
APN: 015-001-10
6. **Project Sponsor's Name and Address:** Robert Taylor
PO Box 913
Kelseyville, CA 95451
8. **General Plan Designation:** Suburban Reserve
7. **Zoning:** "SR-SC" Suburban Reserve-Scenic Combining
9. **Flood Zone:** "X" – Areas determined to be outside that 0.2% annual chance (500 year floodplain).
10. **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 applicant is requesting approval of a parcel map to allow one lot approximately 6 acres in size to be subdivided into two (2) lots. According to the Tentative Parcel Map dated September 21, 2018, the applicant is proposing the following:

- Parcel One (1) would be approximately 3.02 acres in size and is currently developed with a single family residence, garage, carport, shop and a shed. The existing infrastructure is supported by an on-site domestic well and onsite waste management system (septic). The project parcel was created by a parcel map in 1976, and monuments were set at that time.

Attachment 4

- Parcel Two (2) would remain undeveloped and would be approximately three (3) acres in size.
- Access to the proposed parcels is from Hill Road and Hallberg Road, both County maintained roadways. The parcel also fronts State Highway 29, and currently there is no encroachment from State Highway 29, nor is one proposed at this time.
- With the exception of two ridges in proposed Parcel 1, the parcel is mostly level, with a less than 10% slope. It is within the Local Responsibility Area for fire protection. There are no waterways on the parcel and no reported sensitive species on the CNDDDB report. Approval of this parcel map will allow for future residential development

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

- North: Parcel to the North are zoned "SR" Suburban Reserve. The parcels range in size from approximately 0.25 acres to greater than three (3) acres.
- South: Parcels to the south are zoned "SR" Suburban Reserve. The parcels range in size from approximately 0.75 acres to greater than five (5) acres.
- West: Parcels to the west are zoned "SR" Suburban Reserve and "A" Agriculture. The parcels range in size from approximately one (1) acres to greater than ten (10) acres.
- East: Parcels to the east are zoned "SR" Suburban Reserve, "O" Open Space and approximately 373 feet to the jurisdiction of City of Lakeport. The parcels range in size from approximately 0.75 acres to greater than fifteen (15) acres. The County is unable to determine the approximately size of parcel within City of Lakeport.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

- Lake County Community Development Department
- Lake County Department of Public Works - Road Division
- Lake County Department of Public Works – Surveyor
- Lake County Public Services
- Lake County Water Resource Department
- Lake County Special Districts
- Lake County Department of Environmental Health
- Lakeport Fire Protection District
- California Department of Forestry and Fire Protection (Calfire)
- California Department of Transportation (Caltrans)

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System

administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes, Big Valley Rancheria, Elem Colony, Koi Nation, Middletown Rancheria, and Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Cortina Rancheria, and Yocha Dehe. The Community Development Department received the following comments:

- *Middletown Rancheria Comments dated February 5, 2019* Indicated that they have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, hat they request that all work cease and that they be contacted immediately
- *Yocha Dehe Comments dated February 22, 2019* – Indicate that the proposed project is not within the aboriginal territories and have no further concerns/comments.



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"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <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:
Mark Roberts, Senior Planner

SIGNATURE

Date: _____

Michalyn DelValle, Director
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:
 - 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>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not have a substantial adverse effect on a scenic vista. All existing and future development shall adhere to all Federal, State and local agencies requirements.	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		No scenic resources would be disturbed within a state scenic highway. The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not substantially damage scenic resources.	1, 2, 3, 4, 5, 6, 7
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not substantially degrade the existing visual character and/or quality of the public views of the site and/or the surrounding area.</p> <ul style="list-style-type: none"> Parcel One (1) would be approximately 3.02 acres in size and is currently developed with a single family residence, garage, carport, shop and a shed. The existing infrastructure is supported by an on-site domestic well and onsite waste management system (septic). The project parcel was created by a parcel map in 1976, and monuments were set at that time. Parcel Two (2) would remain undeveloped and would be approximately three (3) acres in size. <p>All existing and/or future development shall adhere to all Federal, State and local agency requirements.</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	The project is not anticipated to create additional light or glare. There is no proposed nighttime work that would involve lighting. 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.	1, 2, 3, 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. 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	According to the Farmland Mapping and Monitoring Program, the project site is designated as "Other Land" which is classified Lands which do not qualify as Prime Farmland or Farmland of Statewide Importance or Unique Farmland. Generally, "other lands" are low density rural developments, such as parcels with developed with single family residences and accessories structures. This land classification also includes but is not limited to brush, timber, wetland, and riparian areas not suitable for livestock grazing and/or confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. The project would not convert Farmland and no impact would occur.	1, 2, 3, 4, 5, 6, 12, 13, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcel is not a Williamson Act contract. The proposed project is consistent with the existing zoning, as the project parcel is zoned "SR" Suburban Reserve with an "SC" Scenic Combining Overlay Zoning District.	1, 2, 3, 4, 5, 6, 12, 13, 20
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	This property is zoned SR" Suburban Reserve with an "SC" Scenic Combining Overlay Zoning District and the General Plan designation is Suburban Reserve (SR). The proposed parcel map is consistent with the General Plan, Lakeport Area Plan and the Lake County Zoning Ordinance. The project would not result in the rezone of forest land, timber land, or Timberland Production lands.	1, 2, 3, 4, 5, 6, 12, 13, 20
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.	1, 2, 3, 4, 5, 6, 12, 13, 20
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	The project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.	1, 2, 3, 4, 5, 6, 12, 13, 20
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		<p>The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map (PM 19-01) dated September 21, 2018 would not conflict with and/or obstruct implementation of the applicable an air quality plan.</p> <p>However, future development on Parcel 1 and/or Parcel 2 may have the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of development activities. Additionally, the import and export vehicle traffic on roadways may create fugitive dust and impact air quality. Therefore, with the incorporated mitigation measures, any potential air quality impacts would be reduced to less than significant.</p> <p>Mitigation Measures:</p> <p>AQ-1: Work practices shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.</p> <p>AQ-2: Vehicles and equipment shall be well maintained and in compliance with State emission requirements. LCAQMD permits are required for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment.</p> <p>AQ-3: Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to sensitive receptors, chipping and/or mastication is recommended for the majority of the brush removal.</p> <p>AQ-4: All roadways, driveways and sidewalks constructed and maintained to all Federal, State and local agency requirements.</p>	1, 2, 3, 4, 5, 11, 14, 15, 25, 47

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					AQ-5: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	The Lake County Air Basin is designated as an attainment area. No criteria pollutants for the project region have been exceeded.	1, 2, 3, 4, 5, 11, 14, 15, 25, 47
c) Expose sensitive receptors to substantial pollutant concentrations?			X		The project is located in a semi-rural area of the County and the surrounding parcels are either vacant, developed with Single family Dwelling and accessory structure or have agricultural uses. The proposed Parcel Map dated September 1, 2018 would not expose sensitive receptors to substantial pollutant concentrations.	1, 2, 3, 4, 5, 11, 14, 15, 25, 47
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X			The emission identified in Section III (a) are not expected to create objectionable odors. Less Than Significant with the Implemented Mitigation Incorporation MMs AQ-1 through AQ-4.	1, 2, 3, 4, 5, 6
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A Biological Review was prepared by Kjeldsen Biological Consulting (dated March 2019) for the project area. According to the Biological review, the scoping of the study area considered location and type of habitat and/or vegetation types present on the property and associated with potential special status species. The scoping for the project also included records in the most recent version of the California Department of Fish and Wildlife Natural Diversity Data Base (CDFW CNDDDB Rare Find) and the U.S Fish and Wildlife species list.</p> <p><u>Result and Findings of the report:</u></p> <p>According to the report, the findings are based on the field worked performed, literature research and the background materials available for the project site. The property is surrounded by developed residential and/or vacant lots. The vegetation and habitat on the site has been highly disturbed by historic agricultural uses and site preparation. The proposed new lot (Parcel 2) is a fallow agricultural field that has been routinely mowed for weeds abatement and fire protection. The proposed Lot One (1) contains an existing single family residence, outbuildings and oak woodlands.</p> <p>According to the Biological report page 14, the survey did not identify any evidence of a habitat for a special status species known for the Quadrangle, surrounding Quadrangle or the region. The site does not contain vegetation associates, habitat or edaphic conditions, which would support special status species. According to the report, it has been determined that the proposed parcel map would not have an adverse effect, either directly or indirectly through habitat modification on any species identified as rare, threatened or endangered by CDFW or the USFW.</p>	1, 2, 3, 4, 5, 6, 16, 17, 18,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Additionally, the report determined the following:</p> <ul style="list-style-type: none"> The property does not contain any seasonal wetlands or “Water of the U.S” that would be under the jurisdiction of the U.S Army Corps of Engineers, California Department of Fish and Wildlife and/or the Regional Water Quality Control Board. The project area does not contain any sensitive plant species listed by the California Department of Fish and Wildlife or any critical Habitat listed by the U.S Fish and Wildlife. The project would not negatively impact any migratory corridor or interrupt habitat linkage. No evidence of raptors was observed on the property. The trees on the property are not suitable habitat for bats. <p>However, the migratory bird act makes it unlawful to have an impact to any migratory bird. Therefore, to ensure all potential impacts to migratory birds and/or raptors is reduced to less than significant, the applicant shall adhere to the following mitigation measure.</p> <p><u>Mitigation Measures:</u></p> <p>BIO-1: A Pre-Construction raptor survey shall be required if any tree removal occurs between February 15 and August 31. The pre-construction survey shall consider all potential nesting habitats for birds within 500 feet of earth moving activities and/or related project construction activities. Said survey shall be done by a qualified wildlife biologist.</p>	
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	Removal of riparian or any other vegetation is not proposed as part of this project.	1, 2, 3, 4, 5, 6, 16, 17, 18,
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	No jurisdictional Waters of the U.S. are identified on the property.	1, 2, 3, 4, 5, 6, 16, 17, 18,
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	Future development may result in the removal of oak trees for the development of infrastructure and/or agricultural uses. Therefore, according to Section 21083.4 of the California–Public Resources Code states that if a county determines that there may be a significant effect to oak woodlands; mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands.	1, 2, 3, 4, 5, 6, 16, 17, 18,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The project would not conflict with any local policies or ordinances.	1, 2, 3, 4, 5, 6, 16, 17, 18,
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 any established conservation plan.	1, 2, 3, 4, 5
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resource Survey was performed by Archeological Resources (Dr. John Parker) dated March 27, 2019. According to the report, the back-ground research indicated the project area had not been previously inspected for cultural resources. During the field inspection, two (2) isolated obsidian flakes (remains from stone tools making) were discovered on the parcel. Though these isolated artifacts can provide information about past cultural use of the area, they are not considered a “significant: cultural resource” as defined in Public Resources Code. No other historic or prehistoric cultural resources were encountered during the field inspection.</p> <p>However, the evaluation did not involve subsurface investigation. There is always a possibility that buried cultural or archeological deposits lie beneath the surface soils of the property. If any artifacts, archaeological features or human remains are encountered during grading or excavation, the mitigation measure below shall be implemented.</p> <p><u>Mitigation Measure CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during development on the parcel, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p>	1, 2, 3, 4, 5, 19, 47
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See response to Section V (a).	1, 2, 3, 4, 5, 19, 47
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		<p>See response to Section V (a).</p> <p>The applicant shall immediately halt all work and contact the Lake County Sheriff's Department, the local overseeing Tribe, and the Community Development Department if any human remains are encountered.</p>	1, 2, 3, 4, 5, 19, 47
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X	The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not consume excessive amounts of energy.	1, 2, 3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed project would not conflict with or obstruct an energy plan.	1, 2, 3, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> 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		<p><u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><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. However, risks related to ground shaking, ground failure, and liquefaction would not be increased as a result of this project.</p> <p><u>Landslides</u> According to the Lawrence Livermore landslide map series for Lake County, 1979, the area is considered generally stable with a marginal landslide risk. The proposed project would not result in an increased risk of landslides at this area.</p> <p>The project would be developed in compliance with all applicable Uniform Building Code regulations designed to ensure seismic safety. Therefore, impacts would be less than significant.</p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 30, 31, 35, 36, 47.
b) Result in substantial soil erosion or the loss of topsoil?			X		<p>The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not result in a substantial soil erosion and/or the loss of topsoil.</p> <p>However, any proposed developed and/or grading may have the potential to result in substantial erosion and/or loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is</p> <p>Soil Unit 159- Manzanita Loan - 2 to 5 percent slopes. This very deep, well-drained soil is on terraces. It formed in alluvium derived from mixed rock sources. Permeability of this soil is slow and available water capacity is 7.5 to 10 inches. The soil has a high shrink swell potential. The hazard of erosion is slight.</p> <p>If greater than fifty (50) cubic yards of soils are moved without a building permit for future development, a <u>Grading Permit</u> shall be required as part of this project. The 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 typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>Additionally, the incorporated Mitigation Measure below would reduce any potential environmental impact to less than significant.</p> <p><u>Mitigation Measure:</u> GEO-1: Prior to any ground disturbance, the permit holder shall submit Grading, Erosion Control and Sediment Plans to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading</p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 30, 31, 35, 36, 47.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after vineyard installation.</p> <p>GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</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	According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 30, 31, 35, 36, 47.
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X	According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. This soils classification has a high shrink-swell potential.	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 30, 31, 35, 36, 47.
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	<p>No septic tanks are proposed or needed for the project at this time. However, Parcel One (1) is currently served by an existing well(s) and an Onsite Waste Management Systems. Parcel One (1) would be approximately 3.02 acres in size and is currently developed with a single family residence, garage, carport, shop and a shed. The project parcel was created by a parcel map in 1976, and monuments were set at that time.</p> <p>Parcel Two (2) would remain undeveloped and would be approximately three (3) acres in size.</p> <p>All existing and/or future development shall adhere to all Federal, State and local agencies requirements regarding the construction, maintenance and use of onsite well(s) and onsite waste management systems (septic).</p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 30, 31, 35, 36, 47.
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	No ground disturbance is proposed. No impact to paleontological resources or geologic features is expected.	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 30, 31, 35, 36, 47.
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, GHG emissions from construction activities include the use of construction equipment, grading landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from the temporary use of standard equipment for lot development, and/or construction/grading equipment would be negligible and would not result in a significant impact to the environment.	1, 2, 3, 4, 5,

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	The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.	1, 2, 3, 4, 5,
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not create a significant hazard to the public or the environment. All hazardous materials and routine construction materials will be stored, transported and disposed of properly in accordance with all applicable federal, state and local regulations.	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47
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. As proposed, the project would not create a significant hazard to the public or the environment.	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of a school. Additionally, as described above in Section VIII (a), the project would not emit hazardous materials or substances.	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The property is not listed as a site containing hazardous materials in the database maintained by the Environmental Protection Agency and California Department of Toxic Substance Control.	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within an airport land use plan. No impact would occur.	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan. The applicant shall adhere to all applicable local and state emergency access requirements.	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			<p>The project site is not located within a Wildland High Fire Area. However, the The project will not increase the public's risk to wildland fire. The applicant will adhere to all local, state and federal fire requirements regarding wildland fire hazards.</p> <p>The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working within and adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. Brush shall be cut and removed and grass shall be mowed as necessary.</p> <p>Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.</p>	1, 2, 3, 4, 5, 6, 13, 24, 25, 29, 34, 36, 39, 47
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 should not violate any water quality standards and/or waste discharge requirements. However, all improvements to existing development and/or future development may have a potential impacts on water quality, therefore with the incorporated mitigation measure, impacts have been reduced to less than significant.</p> <p>Less than significant with the Implementation of Mitigation Measures GEO-1 through GEO-3.</p>	1, 2, 3, 4, 5, 8, 18, 29, 30, 31, 34, 36, 41, 42, 43, 47
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. As the project site are within Lake County Special District Service Area, known as KCWWD #3 for water and sewer services.	1, 2, 3, 4, 5, 8, 18, 29, 30, 31, 34, 36, 41, 42, 43, 47
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: <ul style="list-style-type: none"> i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows? 				X	No waterways are located on the property. No ground disturbance is proposed.	1, 2, 3, 4, 5, 8, 18, 29, 30, 31, 34, 36, 41, 42, 43, 47

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche or tsunami.	1, 2, 3, 4, 5, 8, 18, 29, 30, 31, 34, 36, 41, 42, 43, 47
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The project would not conflict with or obstruct water quality or management plans.	1, 2, 3, 4, 5, 8, 18, 29, 30, 31, 34, 36, 41, 42, 43, 47
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The project would not divide a community.	1, 2, 3, 4, 5, 6, 7, 8
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	The proposed project would not conflict with any County plan, policy, or regulation. Import/export of material is an allowed use with a minor use permit in the "RL" zoning district.	1, 2, 3, 4, 5, 6, 7, 8
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Lake County Aggregate Resource Management Plan does not identify a source of minerals at this site.	1, 2, 3, 4, 5, 6, 7, 8 29, 31, 46
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	The County of Lake's General Plan, the Lakeport Area Plan, nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.	1, 2, 3, 4, 5, 6, 7, 8 29, 31, 46
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 should not generate substantial temporary and/or permanent increase in ambient noise levels in the vicinity of the project in excess of standards. However future development may increase short-term and/or long-term increases in ambient noises depending on the type of development. Therefore, all developed adhere occur to the Article 41, Section 41.11 Of the Lake County Zoning Ordinance. -	1, 2, 3, 4, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development.	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**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X		The project is not located within an airport land use plan or within two miles of a public airport or private airstrip.	1, 2, 3, 4, 5, 6
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 is not anticipated to induce population growth.	1, 2, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing would be displaced as a result of the project.	1, 2, 3, 4, 5,
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?			X		The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 does not necessitate the need for new or altered government facilities. However, potential additional development to Lot 1 or future development on Lot 2 may necessitate need of additional review and shall adhere to all Federal, State and local agency requirements.	1, 2, 3, 4, 5
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 will not have any significant impacts on Existing neighborhood, regional parks and/or other recreational facilities.	1, 2, 3, 4, 5,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 is not include recreational facilities nor require the construction or expansion of recreational facilities.	1, 2, 3, 4, 5,
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 should not have or create any conflicts with a program plan, ordinance or policy addressing the circulation system, including but not limited to transit, bicycle and pedestrian facilities. An encroachment permit shall be obtained from the Department of Public Works and/or the Department of Transportation (Caltrans) for the driveway encroachment off of State Street. The improvements shall be contained within the existing right-of way and be constructed to County Road Standards.	1, 2, 3, 4, 5, 6, 10, 20, 27, 32, 33, 45, 47
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not conflict and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	1, 2, 3, 4, 5, 6, 10, 20, 27, 32, 33, 45, 47
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 does not include design features that would increase hazards.	1, 2, 3, 4, 5, 6, 10, 20, 27, 32, 33, 45, 47
d) Result in inadequate emergency access?				X	The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated September 21, 2018 would not impact existing emergency access. All existing and/or proposed access way shall be constructed and maintained to all Federal, State and local agency requirements.	1, 2, 3, 4, 5, 6, 10, 20, 27, 32, 33, 45, 47
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			See Response to Section V (a).	1, 2, 3, 4, 5, 19, 47
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See Response to Section V (a).	1, 2, 3, 4, 5, 19, 47

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	<p>The project parcel is located in a rural area of the county and may require and/or result in the relocation, expansion or construction of new and/or expanded onsite waste management system (septic) and onsite well(s) for water.</p> <p>The proposed Parcel One (1) would be approximately 3.02 acres in size and is currently developed with a single family residence, garage, carport, shop and a shed. The existing infrastructure is supported by an on-site domestic well and onsite waste management system (septic). The proposed Parcel Two (2) would remain undeveloped and would be approximately three (3) acres in size.</p> <p>The applicant(s) shall adhere to all Federal, State and local agency requirement/regulations regarding the relocation, expansion, construction, maintenance/use of Onsite Waste Management Systems (Septic) and/or well(s) for both parcels.</p>	1, 2, 3, 4, 5
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		See Sections X (a) and IX (a) through (f).	1, 2, 3, 4, 5
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	See Sections X (a) and IX (a) through (f).	1, 2, 3, 4, 5,
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X	See Sections X (a) and IX (a) through (f).	1, 2, 3, 4, 5, 6, 29
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	See Sections X (a) and IX (a) through (f). The applicant shall adhere all Federal, State and local agency requirement/regulations regarding the construction, maintenance and use of Onsite Waste Management System (Septic System) and well(s).	1, 2, 3, 4, 5, 6, 29
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair any emergency plans. The applicant shall adhere to all Federal, State and local agency fire requirements/regulations.	1, 2, 3, 5, 6, 7, 20, 24, 28, 38, 40, 47
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		According to the Lakeport Fire Protection District and/or California Department of Forest and Fire Protection (Calfire) the project parcel is located within an urbanized zone. However, the project parcel is adjacent to a Moderate Fire Zone and a non-wild/non-urban fire zone. Additionally, routine maintenance of existing facilities and future development, including equipment and vehicles have the potential to ignite wildland fires. Therefore, all current and future development shall adhere to all Federal, State and local agency requirements, including but not limited to Chapter 13 of the Lake County Code.	1, 2, 3, 5, 6, 7, 20, 24, 28, 38, 40, 47

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	No new infrastructure is proposed for the project. All existing and/or future development shall adhere to all Federal, State and local agency requirements.	1, 2, 3, 5, 6, 7, 20, 24, 28, 38, 40, 47
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	Even though Parcel One (1) is currently developed with a single family residence, garage, carport, shop and a shed. The existing infrastructure is supported by an on-site domestic well and onsite waste management system (septic). The proposed Parcel Two (2) would remain undeveloped and would be approximately three (3) acres in size and Parcel Two is to remain undeveloped at this time, the risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project.	1, 2, 3, 5, 6, 7, 20, 24, 28, 38, 40, 47
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		As proposed with incorporation of mitigation measures, the proposed project is not anticipated to significantly impact and/or substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory with the incorporated mitigation measures described above.	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Air Quality, Biological Resources, Cultural Resources/Tribal Cultural Resources, Geology/Soils and Hydrology. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. However, implementation of and compliance with mitigation measures identified in each section as well as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed mitigation measures would ensure that there would be less than significant direct and indirect impacts.	ALL

* Impact Categories defined by CEQA

****Sources List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Lakeport Area Plan
4. Chapter 17 (Subdivision Regulations) of the Lake County Code.

5. Tentative Parcel Map (PM 19-02) Applicant Packet dated January 28, 2019
6. Public Resource Code, Section 4290 and 4291.
7. Chapter 13 of the Lake County Code
8. Chapter 25 (Flood Plain Management) of the Lake County Code
9. U.S.G.S. Topographic Maps
10. California Department of Transportation's Scenic Highway Mapping Program
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
11. U.S.D.A. Lake County Soil Survey
12. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program <https://maps.conservation.ca.gov/dlrp/ciff/>
13. Important Farmland Categories
http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx
14. Lake County Serpentine Soil mapping
15. Lake County Air Quality Management District
16. California Department of Fish and Wildlife California Natural Diversity Database
<https://www.wildlife.ca.gov/Data/CNDDB>
17. U.S. Fish and Wildlife Service National Wetlands Inventory
<https://www.fws.gov/wetlands/Data/Mapper.html>
18. Biological Review for 200 Hill Road; Accessor Parcel Number 015-001-10. Prepared by Kjeldsen Biological Consulting, dated March 2019.
19. Archaeological Cultural Resource Evaluation; Prepared by: Dr. John Parker dated march 27, 2019
20. County of Lake Parcel Viewer <http://gispublic.co.lake.ca.us/portal/home/>
21. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
22. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
23. Lawrence Livermore Landslide Map series for Lake County, 1979
24. Lake County Emergency Management Plan
25. California Department of Toxic Substances Control EnviroStar Database
<http://www.envirostor.dtsc.ca.gov/public/>
26. Environmental Protection Agency Superfund Sites Mapped Search
<https://www.epa.gov/superfund/search-superfund-sites-where-you-live>
27. Lake County Airport Land Use Compatibility Plan, adopted 1992
28. California Department of Forestry and Fire Protection, fire hazard mapping
29. National Pollution Discharge Elimination System (NPDES)
30. FEMA flood hazard maps
31. Lake County Aggregate Resource Management Plan
32. Lake County Draft Regional Transportation Plan 2017,
<http://www.lakeapc.org/docs/2017%20RTP-Draft.pdf>
33. Lake County Department of Public Works, Roads Division
34. Lake County Department of Environmental Health
35. 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
36. Lake County Natural Hazard database
37. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
38. California Department of Forestry and Fire Protection - Fire Hazard Mapping
39. National Pollution Discharge Elimination System (NPDES)
40. Lakport Fire Protection District
41. Central Valley Regional Water Quality Control Board
42. State Water Resources Control Board

- 43. FEMA Flood Hazard Maps
- 44. Lake County Aggregate Resource Management Plan
- 45. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
- 46. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
- 47. Agencies Comments/Concerns
- 48. Site Visit – May 10, 2019