



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

California Environmental Quality Act

INITIAL STUDY 18-70

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Brambles Golf Course
2. **Permit Number:** IS18-70; UP 18-47; DR 18-11
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:** Byron Turner, Principal Planner (707) 263-2221
5. **Project Location:** 19970 S. Hwy 29, Middletown, CA 95461
APN 014-280-18
6. **Project Sponsor's Name and Address:** Brambles Development LLC
c/o Garden Road LLC
51 Garden Road, Scarsdale NY, 10583
7. **General Plan Designation:** Rural Residential, Industrial
8. **Zoning:** RR and M2 (Rural Residential, Industrial)
9. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**
Supervisor District: District 1
Flood Zone: Majority of property not within a designated flood zone. Small portions in Flood Zone "A" and "X"
Slope: Varied; relatively flat at cultivation site
Fire Hazard Severity Zone: High Fire Severity Zone
Earthquake Fault Zone: Not within a fault zone
Dam Failure Inundation Area: Not within dam failure zone
Parcel Size: ±496 acres

The applicant proposes installation of an 18-hole golf course and the operation of a private airport at the existing landing strip, formerly used as the Crazy Creek Glider Port. The golf course would be mostly membership based, with limited public access. The ongoing livestock grazing would continue. Future golf lodging, as noted on the Site Plan, is not included in this project. The Proposed Gliderport Replacement Building is included in this project, but may be constructed as a primary residence and converted to a commercial building to support the golf course in the future. Over sixty parking spaces have been identified for the proposed future uses. Also proposed is the construction of a golf course and aircraft maintenance compound. The private airport would be used by golfing guests and friends. This environmental document describes and mitigates for the environmental impacts of golf course construction and maintenance only. If, in the future, the applicant chooses to open the course to the public, further environmental review will be required. A Condition of Approval will be required that states "prior to golf course operation, an operation and management plan will be submitted to Community Development detailing hours of operation, expected use, and other details regarding the operation and maintenance of the facility".

The exact extent of the grading is not known (more on this below). Grading has the possibility of encroaching into waterways, habitat, and culturally sensitive sites. Mitigation Measures for biology and cultural resources require on-site analysis prior to encroachment into these areas. See Mitigation Measures BIO-1 through BIO-4, which require buffers around sensitive habitat, and analysis by Regional Water Quality Control Board, Department of Fish & Wildlife, and Army Corps of Engineers when encroaching on water features, as well as Mitigation Measure CUL-1 through CUL-4, which require protection of known cultural sites, as well as monitoring from an archaeologist and tribal monitoring for grading done in the vicinity of known sites.

Serpentine soils are present throughout the parcel. Crazy Creek and its tributaries meander through the parcel. Two areas of wetland have been identified, totaling 30.18 acres, as well as numerous serpentine outcrops and other areas with sensitive species. Cultural resources have been identified. Most of the parcel is relatively flat, with steeper slopes in the Northern and Western regions of the parcel. A major portion of the parcel is within the Crazy Creek water basin.

The parcel has two existing wells and proposes on-site septic systems. Encroachment is off of State Highway 29. There is also access to the parcel via an easement from Grange Road.

The golf course is on property located at 19970 S. Highway 29, north of the community of Middletown CA. The golf course is intended to be a "natural style", with minimal environmental impacts.

An area of approximately 15-20 acres will be graded for the golf course. This area represents $\pm 3\%$ of the total property acreage (of nearly 500 acres). Golf course grading consists of cutting, filling, or otherwise contouring the ground for golf, as opposed to merely preparing the existing soils for turf, by means of agricultural disking or tilling.

Across the 15-20 acres the applicant will move and shape the indigenous soils, cutting and filling to create suitable features for golf. Typical cuts and fills will be in the 1-5 ft range, a few larger fills will be in the 5-15 ft range. Where appropriate, quality topsoil will be preserved. With the possible exception of capping a pile of wood chips on the west end of the property, no fills will be

greater than 15 ft in height. No fills are intended to support structures. The expected total volume of cut-to-fill is estimated to be 46,500 cubic yards, distributed between 20-25 work locations on the property. Generally, soil will be excavated with excavators and transported to fill locations using small off-road dump trucks.

The project also involves the importing a total of 20,000 cubic yards of specialty soils, sands and gravels to the property, with details roughly as follows:

- Rootzone growing medium for greens and tees: 10,000 cubic yards
- Gravel for greens and tees drainage: 3,500 cubic yards
- Sand for bunkers and drainage: 6,500 cubic yards

Description of anticipated water use to operate the project

Two wells are currently on-site to be utilized for irrigation purposes. For purposes of establishing new grass, water lost to evapotranspiration (ET) must be replaced through either natural rainfall or artificial irrigation. After establishment, the grasses can be permitted to dry out and even go dormant depending on the playing characteristics that are produced by doing so, and the exact seasonal conditions. The following chart shows monthly ET rates for Zone 8 of the California Department of Water Resources map, which includes Middletown (copy attached), monthly historical rainfall for Middletown (1896 to 2016), and the difference between the two.

Month	Precip Inches	ET	Surplus/Def
Jan	7.30	1.24	6.06
Feb	5.38	1.68	3.70
Mar	2.79	3.41	-0.62
Apr	1.22	4.80	-3.58
May	0.23	6.20	-5.97
June	0.02	6.90	-6.88
Jul	0.10	7.44	-7.34
Aug	0.42	6.51	-6.09
Sep	2.34	5.10	-2.76
Oct	5.37	3.41	1.96
Nov	8.83	1.80	7.03
Dec	10.07	0.93	9.14
Yr	44.11	49.40	-5.29

The heaviest water use will be during the one-time summer grow-in periods when the new grass is being established. The peak requirement for replacing a theoretical 7.44" of evapotranspiration minus 0.10" of rainfall in Middletown in July, for example, is roughly 6,000-8,000 gallons per acre per day.

The annual average to operate the golf course, however, will be much lower, likely in the range of 500-1,000 gallons per acre of turf per day. The applicant intends to irrigate as little as possible for purposes of producing the optimal turf conditions for golf. The annual water use to operate the established golf course is anticipated to be maximum 100 acre-feet. This amount is comparable with the per-acre water use for growing grapes. The total annual rainfall on the property amounts to about 1,700 acre-feet, or seventeen times the amount that is required to irrigate the golf course, for reference. Exactly how much of this rain can be used for irrigating the golf course will depend on the exact timing of the rainfall and whether at that time the golf course grasses will be dormant or growing.

Description of anticipated drainage method for the golf course

The applicant intends to use the following types of drainage for the golf course:

- Natural surface drainage, to the greatest possible extent;
- Agricultural field drainage to remove water from the surfaces of the playing areas excluding the greens and the tees;
- Internal drainage for the so-called “greens” and “tees”;
- Feature drainage.

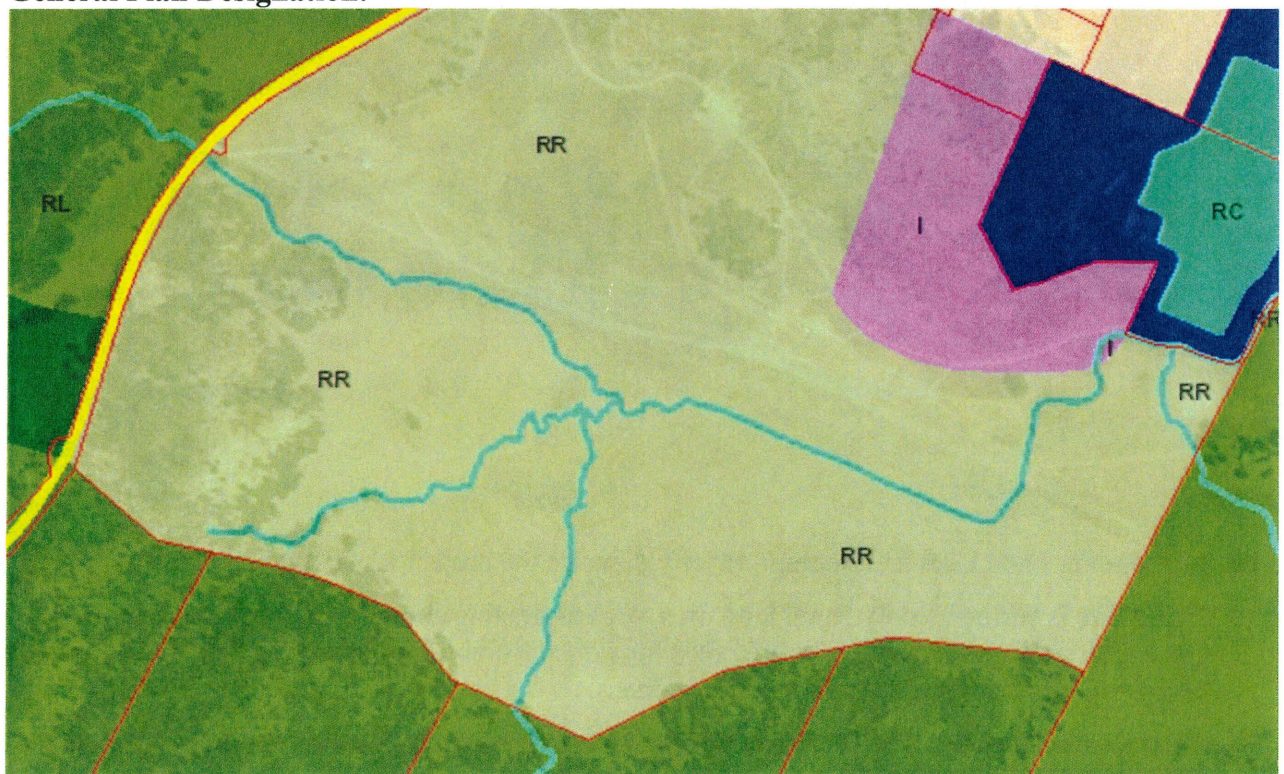
To the greatest extent possible, the natural surface drainage that currently exists on the property will be preserved. In contrast to conventional golf course drainage, whereby the terrain is intensively shaped to facilitate surface water to so-called catch basins, and such basins are connected into a series of pipes that rapidly transport water off the golf course, our aim is to install an extensive network of so-called “mole” drains that allow water to be removed from the surface but keeps the drain water in the drainage system so that it can be released slowly and gradually into the soils and the natural drainage patterns, over time.

The mole-drain system functions by permitting surface water to enter both the soil profile and a complex pattern of narrow gravel-filled slits or channels that then gradually drain into piped interceptor drains. The piped interceptor drains are then directed towards areas where this collected water can be gradually released and effectively soak back into the natural drainage patterns, as opposed to being released quickly and at high volumes. These exit points can be placed in relatively flat areas where the potential for soil erosion is minimal. They can be cleaned out and serviced, from time to time as needed, keeping in mind that for the majority of the season Middletown is free from rain, warm, sunny and dry. This agricultural method has the benefits of preserving the natural soils, removing moisture from the surface to prevent water logging but retaining moisture in the soils, improving the soils profile by adding oxygen, and consequently improving the quality of the grassland crop. For the purposes of using the natural soils as opposed to stripping or capping them, and keeping the natural contours, it is a far superior drainage method than conventional golf course drainage.

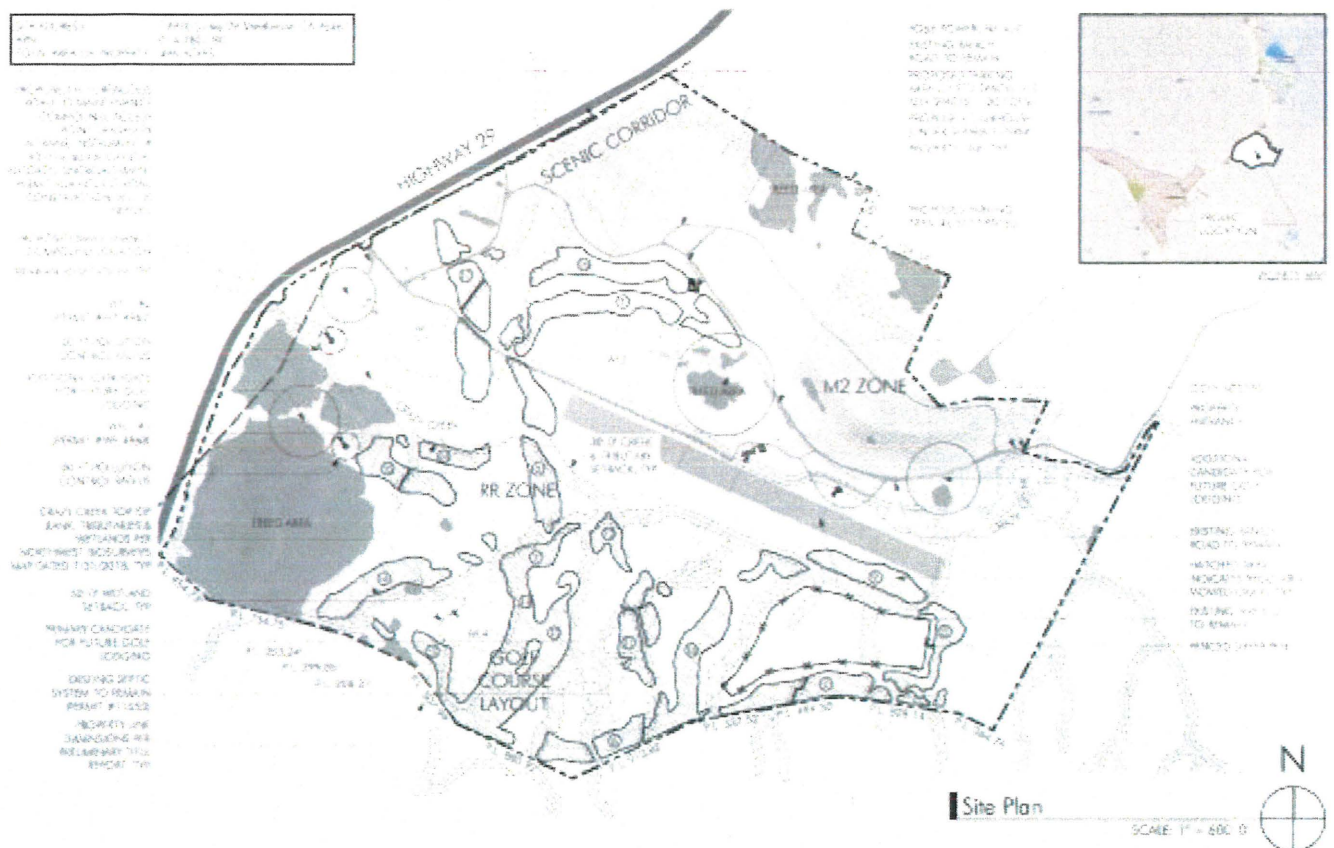
For the golf “greens” and “tees”, which comprise around eight acres in total (about 1.6% of the total site area), a detailed soil profile will be constructed to permit growing the very fine grasses that are required.

The last type of drainage is for isolated features such as grassy hollows or sand bunkers. Every instance will be a little bit different but generally these will either be drained by means of horizontal pipe drainage or by installing vertical sump drains that permit water to infiltrate the underlying soils.

General Plan Designation:



18,797 ft of stream segments (per Northwest Biosurvey report) are also located on the property, ranging in average width (some are imperceptible) from one foot to nearly a hundred feet. These resources will not be impacted. The golf course design integrates as many of the natural features of the property as possible. The applicant intends to preserve the natural drainage patterns and leaving the natural land contours, while making the necessary modifications to accommodate golf.



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

Project site is surrounded by Rural land uses, such as grazing and other agriculture, and open space. The surrounding properties are primarily zoned Rural Lands, also with Suburban Reserve, Open Space, and Agricultural preserve.

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

Army Corps of Engineers

California Department of Fish & Wildlife

Lake County Air Quality

Lake County Environmental Health

12. 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.

Requests for review of the project were sent to local tribes. Further discussion can be found in the Tribal and Cultural Resources Section of the document.

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.

- | | | |
|--|---|--|
| ☐ Aesthetics | ☐ Green House Gas Emissions | ☐ Public Services |
| ☐ Agriculture & Forestry | ☒ Hazards & Hazardous Materials | ☐ Recreation |
| ☒ Air Quality | ☒ Hydrology /Water Quality | ☐ Transportation |
| ☒ Biological Resources | ☐ Land Use / Planning | ☒ Tribal Cultural Resources |
| ☒ Cultural Resources | ☐ Mineral Resources | ☐ Utilities / Service Systems |
| ☐ Energy | ☐ Noise | ☒ Wildfire |
| ☒ Geology / Soils | ☐ Population / Housing | ☒ 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:
Byron Turner, Principal 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		While the project site could be considered scenic vista, it is unlikely to have an impact due to the grading for the project adhering to the natural contours of the land. There may be a temporary visual impact to the site during construction related to the presence of equipment, materials and earthmoving activities; however, this would be a temporary impact and is not considered significant.	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 project description dictates that outcroppings and other features will be incorporated into the design of the project. Although Highway 29 is a designated scenic corridor by the Lake County General Plan and "eligible" for scenic designation by the California Department of Transportation, it is not a designated state scenic highway. The project is anticipated to have only temporary visual impacts during construction and would not significantly impact visual resources in the area.	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		See response to Section I (a).	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			No lighting is proposed at this time. There is no proposed nighttime work or use that would involve lighting. All future lighting shall comply with the County's Dark Skies lighting ordinance. Mitigation Measure AES-1 - 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.darkskyorg and provisions of section 21.41.8 of the Zoning Ordinance.	1, 2 3, 4, 5
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	There is a small portion of Farmland of Local Importance on the property, otherwise, the project is identified as "Other Land" "X". The identified Farmland of Local Importance will not be impacted.	1, 2, 3, 4, 5, 6, 8, 9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The subject property is not enrolled in the Williamson Act.	1, 2, 3, 4, 5, 6, 8, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project would not result in the rezone of forest land, timber land, or Timberland Production lands.	1, 2, 3, 4, 5, 6, 8, 9
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.	1, 2, 3, 4, 5
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

III. AIR QUALITY

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:

a) Conflict with or obstruct implementation of the applicable air quality plan?		X		The expected total volume of cut-to-fill is estimated to be 46,500 cubic yards, distributed between 20-25 work locations on the property. Burning of any excess or removed vegetation is not authorized. Fugitive dust and emissions related to construction activities have the potential to result in conflict with local air quality plans. Mitigation Measures: AQ-1: Work practices shall minimize vehicular and fugitive dust during grading and project development to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, roadways, and adjoining roads by use of water, paving or other acceptable dust palliatives to maintain two	1, 2, 3, 4, 5, 10, 11
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
					inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles. AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines. AQ-3: Vegetation that is removed for development shall be properly disposed. The applicant shall chip vegetation and spread the material for erosion control. The burning of demolition and/or construction debris is prohibited. AQ-4: Prior to any ground disturbance, the permittee shall submit a <u>Serpentine Dust Control Plan</u> to the Lake County Air Quality Management District for review and approval and submit a copy of approved plan to the Community Development Department.. Said plan shall include but is not limited to the following: Applicant shall contact the Lake County Air Quality Management District for details Provisions for dust control measures to achieve no visible emissions • Provision to prevent track-out onto the public roadways • Provide worker notification of the plan requirements and asbestos hazards • Posting of asbestos warning notice at project site(s) • Covering of disturbed serpentine surfaces subject to traffic wear and/or wind erosion with non-asbestos material(s) • During construction, exposed Serpentine surfaces that may be subject to vehicular traffic shall have restricted access 9fencing or effective barriers) until such time surface is adequately covered with non-asbestos material(s). AQ-5: Prior to any ground disturbance, the permittee shall submit a <u>Dust Mitigation Plan</u> to the Lake County Air Quality Management District for review and approval and submit a copy of the approved plan to the	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
					Community Development Department. Said plan shall detail proposed dust control methods during and post constructions, including the source of water, equipment to be used. Applicant shall contact the Lake County Air Quality Management District for details. AQ-6: The applicant shall submit an <u>Asbestos Notification Form</u> to the Lake County Air Quality Management District (LCAQMD) for any remodeling and/or demolition. Applicant shall contact the LCAQMD for details. • The National Emissions Standards for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for major renovations and all demolitions. A complete survey includes inspection of attic spaces, crawl spaces, areas with pipes or heating ducts and equipment. • An Asbestos Notification (with complete survey and lab report) must be submitted to the Lake County Air Quality Management District at least fourteen (14) days prior to beginning any renovations or demolition work. If regulated asbestos is found, the facility must be abated prior to demolition or renovation (where asbestos may be disturbed). AQ-7: Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property AQ-8: All roads, trails and access routes shall be paved and/or adequately surfaced/managed to prevent dust generation. Surfacing/management shall occur prior to the construction and occupancy to minimize dust generation and track out issues. The LCAQMD shall approve of management practices.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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, 10, 11
c) Expose sensitive receptors to substantial pollutant concentrations?			X		The project is located in a rural area where the surrounding parcels are generally vacant.	1, 2, 3, 4, 5, 11
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		The proposed project is not expected to result in emissions leading to odors or dust adversely affecting a substantial number of people.	1, 2, 3, 4, 5, 11
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			A Biological Resource Assessment With Botanical Survey and Delineation of the Waters of the US was prepared by Northwest Biosurvey, dated July 31, 2018. A total of 8 sensitive wildlife species were assessed for occurrence at the site. Based on the habitat assessment, White-tailed kite, Pallid bat, and Silver-haired bat may be present at the site. • Pallid bat, silver-haired bat: Potential Impacts: Removal of trees providing bat habitat during the maternity roosting season (April 1 through September 15) has the potential to result in an incidental take of bats. BIO-1: For any work taking place within Oregon white oak woodland habitat during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed by a qualified biologist for bat roosts or evidence of bat roosting (guano, urine staining, scent, or dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, an exclusion buffer shall be established around the active	1, 2, 3, 4, 5, 6, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
					roost by a qualified bat biologist. Removal of trees and ground disturbing activities shall be performed to the extent possible from September 16 through March 31, outside of the maternity roosting season. Following the felling of any tree or snag, it should be allowed to remain on the ground for 24 hours prior to chipping or removal to allow any bats to escape. • White-tailed kite: Potential Impacts: Clearing or grading within 200 feet of nesting raptors within the blue oak or Oregon white oak woodlands has a potential to result in nest abandonment and incidental take of raptors with sensitive or protected status. BIO-2: Any vegetation clearing or grading within 200 feet of oak woodland habitat between February 1 and August 31 shall be preceded by a survey for nests of white-tailed kite conducted by a qualified biologist. In the event that this species (or other raptors protected under the Migratory Bird Act, or California Fish and Wildlife Code) are determined to be nesting within 200 feet (or less if deemed adequate) of proposed construction activities, construction should be delayed within the buffer until after August 31, or until fledging is completed as determined by a qualified biologist.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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			Based on the location and extent of the project area provided to Northwest Biosurvey, the proposed project is not within an area containing plants with sensitive regulatory status, however, should the project extend beyond the borders reviewed by the Biological Study, the following mitigation is proposed” BIO-3: In the event that the project components are permitted beyond the project area shown in yellow in Figure 2 of the report, no expansion should be allowed into the following plant communities: • Leather oak chaparral, • Big squirreltail patches, • Serpentine barrens, or • California button celery patches	1, 2, 3, 4, 5, 6, 12, 13, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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			Wetlands and Other Waters of the U.S. on the property are mapped in Figure 3 of the Biological Study. The proposed project area includes portions of a wetland (mapped as soft rush marsh) and a segment of other waters present as a channelized ditch connecting runoff from wetlands and waterways to the west. Placement of fill or structures within these waters of the U.S. would constitute an impact to them. BIO -4: Project components should avoid waters of the U.S. A minimum buffer of 50 feet or larger shall be established around these features. In the event that buffers around stream segments are amended to reflect their actual locations and appropriate protections, then such amendments shall be evidenced by the project biologist in writing to become a part of this agreement. If project activities result in the fill of any waters mapped in Figure 3 of the survey, permits may be required from the following agencies: • U.S. Army Corps of Engineers Nationwide Permit (if they determine these are waters of the U.S.) • Regional Water Quality Control Board 401 Water Quality Certification • California Department of Fish and Wildlife 1601 Stream Alteration Agreement	1, 2, 3, 4, 5, 6, 12, 13, 14
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The project does not propose to place any structures in a creek bed that would interfere with the movement of wildlife in the creek.	1, 2, 3, 4, 5, 6, 12, 13, 14

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 Lake County General Plan adopted Policy OSC-1.13 (Management of Oak Woodland Communities), which outlines the importance of preservation of oak woodland habitats within the county. Although not proposed at this time, the project has the potential to remove oaks from the property. BIO-5: Prior to oak tree removal, a revegetation plan shall be approved by the Community Development Department. The plan shall include replacement of mature oak trees (diameter greater than six inches at breast height) removed during construction with native species that have been recorded in the project area. Three oak trees shall be planted to replace each mature oak tree removed. Maintenance of the replacement trees shall continue until permanent establishment is achieved.	1, 2, 3, 4, 5, 6, 12, 13, 14
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, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A cultural resources survey was conducted On July 27, September 27, November 20, and November 30, 2018, by Flaherty Cultural Resource Services (FCRS), and found that multiple previously recorded site were located on the subject property. The following Mitigation Measures are proposed by FCRS CULT-1: Boundaries of archaeological sites shall be identified and fenced off to assure the site will not be impacted during ground disturbance CULT -2: Ground disturbing development activities within the immediate vicinity of the archaeological sites shall be monitored by a Native American observer and archaeologist. CULT-3: Should any cultural, archaeological or paleontological materials be discovered during replacement activities, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director and Middletown Rancheria.	1, 2, 3, 4, 5, 6, 15
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, 6, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See response to Section V (a). Mitigation Measure CULT-4: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.	1, 2, 3, 4, 5, 6, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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 project would not consume excessive amounts of energy.	1, 2, 3, 4, 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, 4, 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>						
a) Directly or indirectly cause 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		<u>Earthquake Faults</u> An Earthquake Fault Zone map has not been established in the project vicinity by the California Geological Survey under the Alquist-Priolo Earthquake Fault Zoning Act. The proposed path would be designed to meet current safety and seismic codes. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All construction would be required to be built consistent with Current Seismic Safety construction standards. <u>Landslides</u> According to the Lawrence Livermore landslide map series for Lake County, the area is considered generally stable and not a landslide risk.	1, 2, 3, 4, 5, 6, 8, 16, 17, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil in the project area is generally Maxwell Clay-Loam (164), and (165), and is generally not well suited to agriculture.	1, 2, 3, 4, 5, 6, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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 soils at the site are considered "generally stable" and there is little risk of landslide at the site. The soil unit is considered to have a slight hazard of erosion and slow rate of surface runoff.	1, 2, 3, 4, 5, 6, 8, 17, 18, 19, 20
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	The shrink swell potential for soil unit 164 and 165 is low. There is no increased risk to life or property.	1, 2, 3, 4, 5, 6, 8
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	Soils are capable of septic suitability for the use of a golf course.	1, 2, 3, 4, 5
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	Any unique geological features with be implemented into the golf course design and will not be destroyed.	1, 2, 3, 4, 5, 15
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, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from the temporary use of standard grading equipment would be negligible and would not result in a significant impact to the environment.	1, 2, 3, 4, 5, 11

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	This project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.	1, 2, 3, 4, 5, 11

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
IX. HAZARDS AND HAZARDOUS MATERIALS						
<i>Would the project:</i>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			The proposed project is a new, natural style golf course. There may be the potential for hazardous materials due to maintenance of the course. The following Mitigation Measures reduce the impacts to a Less Than Significant Level HAZ 1: In accordance with Section 41.7 of the Lake County Zoning Ordinance, all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. HAZ 2: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations. HAZ 3: No hazardous waste shall be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material. HAZ-4: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials. HAZ-5: If the operation includes storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental	1, 2, 3, 4, 5, 6, 21, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	The proposed project is a new, natural style golf course. Routine transport, use, or disposal of hazardous materials is not proposed.	1, 2, 3, 4, 5, 6, 21, 22
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 project will not emit hazardous emissions or handle hazardous materials.	1, 2, 3, 4, 5, 6
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project location is not listed as a site containing hazardous materials.	1, 2, 3, 4, 5, 6, 23
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		The project is located on the same property as a private airport. The use of a golf course will not conflict with the airstrip/glider port.	1, 2, 3, 4, 5, 6, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not physically interfere with an adopted emergency response or evacuation plan.	1, 2, 3, 4, 5, 6, 21
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			Fire hazard in the area is moderate. Equipment and vehicles have the potential to ignite wildland fires in the staging areas, and during land clearing and grading activities. Mitigation Measures: HAZ-8: Brush shall be cut and removed and grass shall be mowed in any equipment staging areas. HAZ-9: 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.	1, 2, 3, 4, 5, 6, 21, 25
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		The project site is relatively flat and not within a special flood hazard area. FA small area of flood zone exists at the rear of the property, although no development is proposed there.	1, 2, 3, 4, 5, 6, 14, 16, 26, 27
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The proposed project will utilize both groundwater and natural rainfall, depending on the time of year. The annual average to operate the golf course, however, will be much lower, likely in the range of 500-1,000 gallons per acre of turf per day. The applicant intends to irrigate as little as possible for purposes of producing the optimal turf conditions for golf. The annual water use to operate the established golf course is anticipated to be maximum 100 acre-feet.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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: 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		The topography of the site and drainage patterns may be altered by the proposed project as the site is contoured to make it more suitable for golf. The applicant intends to not impact the natural drainage patterns of the site. As with all projects proposing grading of more than an acre, a Storm Water Prevention Plan SWPP will be required.	1, 2, 3, 4, 5, 6, 14, 26, 27
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. The soils at the project site are relatively stable and the site is relatively flat therefore has a minimal potential to induce mudflows.	1, 2, 3, 4, 5, 6, 16, 17, 18, 19
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, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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, 30
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 project is consistent with the Zoning Ordinance, General Plan, and Middletown Area Plan.	1, 2, 3, 4, 5
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	Project site is not identified by the Lake County Aggregate Resource Management Plan as a mineral resource site.	1, 2, 3, 4, 5, 6, 28
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	See response to Section XII (a).	1, 2, 3, 4, 5, 6, 28
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	There is the potential that construction activities could increase temporary ambient noise levels in the vicinity. All construction activities, including engine warm-up, are limited to from 7AM to 7PM to reduce the impact to a less than significant level. Back-up beepers shall be adjusted to the lowest allowable levels.	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) Generation of excessive groundborne vibration or groundborne noise levels?			X		Construction activities may result in small scale ground vibrations related to grading and excavation activities. However, this vibration would be short-term and is not anticipated to affect neighboring properties. Impacts are expected to be less than significant.	1, 2, 3, 4, 5
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		Project is located near a small private airstrip that is used sparingly. It is not anticipated that any people would be subject to excessive noise levels.	1, 2, 3, 4, 5, 6, 24
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project would not induce substantial population growth in the area.	1, 2, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?				X	The project would not require new police protection, schools, parks, or other public facilities.	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 project is a recreational facility that may decrease the use of surrounding facilities (nearby golf course) thereby not accelerating physical deterioration.	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 project is a recreational facility.	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 project does not conflict with any program plan, ordinance, or policy addressing transit. The number of trips potentially generated by this use did not trigger a need for a traffic study, although the traffic study prepared for the Caltrans for the roundabout at Hartmann Road indicates that this intersection will not be adversely impacted by the new golf course.	1, 2, 3, 4, 5, 6, 7, 21, 29, 30
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X	The project is not inconsistent with CEQA regarding vehicle miles travelled.	1, 2, 3, 4, 5
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 existing road alignment would not be altered by this project.	1, 2, 3, 4, 5, 6, 30
d) Result in inadequate emergency access?				X	The project will not impact emergency access.	1, 2, 3, 4, 5, 6, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
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>						
i) 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			The Archaeological Survey Report and Historic Property Survey Report determined that historic resources are present in or adjacent to the project area. Mitigation Measures CUL-1, CUL-2, and CUL-3 address this issue.	1, 2, 3, 4, 5, 6, 15
ii) 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 XVIII(i).	1, 2, 3, 4, 5, 6, 15
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	Not applicable. The residence on site, which may in the future be used for commercial activity, has a septic permit from environmental health.	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) 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	This project would not induce the need for other facilities. Future development may require expansion, however no facilities are planned at this time.	1, 2, 3, 4, 5, 31
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	The project would not require the construction of new storm water facilities or the expansion of existing facilities.	1, 2, 3, 4, 5
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	See response to X(b)	1, 2, 3, 4, 5
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	There is no need for expanded wastewater treatment for this project at this time. If future development occurs it would be analyzed.	1, 2, 3, 4, 5
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	South Lake Resource Recovery & Compost and the Eastlake Sanitary Landfill are located approximately 18 miles north of the project site. Very little, if any, waste would be disposed at the local landfill. The proposed project would not significantly impact local or regional landfills.	1, 2, 3, 4, 5, 6, 32, 33
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	The project would comply with all federal, state, and local statutes and regulations related to solid waste.	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 **
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 project site is located in a moderate fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant will adhere to all Federal, State and local fire requirements/regulations.	1, 2, 3, 4, 5, 25
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X			The site is located in a moderate fire hazard area. Equipment and vehicles have the potential to ignite wildland fires during land clearing and grading activities. Implementation of Mitigation Measures HAZ-8 and HAZ-9 will reduce potential impacts to less than significant.	1, 2, 3, 4, 5, 25
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 this project.	1, 2, 3, 4, 5
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	Risks will not be increased by the project. The property is largely flat and generally stable, and not prone to landslide.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The potential impacts to biological and cultural resources identified in the project area would be adequately minimized through the implementation of mitigation measures such that the project would have a less than significant impact on biological or cultural resources.	1, 2, 3, 4, 5, 6, 13, 14, 15
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 and Tribal Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, and Wildfire. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		This project is anticipated to have a positive effect for people living within the area by improving bridge safety. The mitigation measures relating to Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, and Wildfire would insure that there would be less than significant impacts to neighboring residents due to the construction.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Middletown Area Plan
3. Lake County Zoning Ordinance
4. Site Visit: 03/14/19
5. Community Development Department Application
6. U.S.G.S. Topographic Maps
7. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8. U.S.D.A. Lake County Soil Survey
9. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
10. Lake County Serpentine Soil mapping
11. Lake County Air Quality Management District
12. California Natural Diversity Database
13. Lake County Natural Hazard database
14. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
15. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
16. Lawrence Livermore landslide map series for Lake County, 1979
17. Lake County Grading Ordinance
18. Lake County Emergency Management Plan
19. Lake County Hazardous Waste Management Plan, adopted 1989
20. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection, fire hazard mapping
23. National Pollution Discharge Elimination System (NPDES)
24. FEMA flood hazard maps
25. Lake County Aggregate Resource Management Plan
26. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
27. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996