



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

July 8, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 18-68)

1. **Project Title:** Tegtmeier Associates, Inc
2. **Permit Numbers:** Major Use Permit, UP 19-57
Parcel Map, PM 18-02
Deviation; DV 18-01
Initial Study, IS 18-68
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Sateur Ham, Assistant Planner (707) 263-2221
5. **Project Location(s):** 52 Soda Bay Road, Lakeport, CA 95453
6. **Parcel Number/Parcel Size:** 008-001-25
7. **Project Sponsor's Name/Address:** Conser Land Surveying
125 Park Street
Lakeport, CA 95453
8. **General Plan Designation:** "RC-Cs" Resource Conservation-Service Commercial
9. **Zoning Designation:** "C3-DR-FF-WW" Service Commercial-Design Review-
Floodway Fringe-Waterway Combining District
10. **Supervisor District:** District 4; Tina Scott
11. **Flood Zone:** "X" areas of minimal flooding; AO areas of 100-year shallow
flooding where depths are between one (1) and three (3) feet;
0.2 PCT annual chance of flood hazard; and AE areas of 100-
year flooding.
12. **Slope:** 4.68%

13. Dam Failure Inundation Area: Not within a Dam Failure Zone

14. Fire Protection District: Lakeport Fire Protection District

15. Attachments:

Attachment #1: Proposed Tentative Parcel Map

Attachment # 2: Biological, Botanical and Wetland Delineation Report

Attachment # 3: Site Inspection Photographs

Attachment # 4: Mitigation Monitoring and Reporting Program

16. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The applicant is requesting approval of a tentative parcel map with deviation on a proposed parcel not meeting the length to width ratio per county's zoning ordinance development standards and a major use permit to allow the division of one parcel approximately 26.12 in acreage size into four (4) lots sizes within a wetlands area (please see Table 1 and Figure 1). The parcel property is located in Lakeport, California. Elevations range from approximately 1330 to 1345 feet NGVD. The local watershed is Manning Creek (HUC 12:180201160306) and the regional watershed is Cache Creek (HUC 8:180220116). The area is bounded by residential, commercial, and light industrial development to the north, west and south; ruderal fields to the north and south, and Manning Creek with dense valley oak-Oregon ash riparian canopy to the east. A vineyard resides approximately 50 feet beyond Manning Creek to the east. The area contains approximately 8.61 acres of developed sites primarily composed of paved and unpaved parking areas (drive-in theatre) and buildings (indoor movie theatre and projection booth).

There is no future development proposed at this time.

Table 1. Proposed parcel map land division

<i>Proposed Lot Number</i>	<i>Proposed lot size</i>	<i>Proposed (p)/Existing use (e)</i>
Lot 1	~3.58 acres	Movie theatre (e)
Lot 2	~8.23 acres	Drive-in movie theatre (e)
Lot 3	~6.20 acres	Undeveloped (e)
Lot 4	~8.20 acres	To be donated to Lake County Land Trust (non-buildable), a wetland area (p)

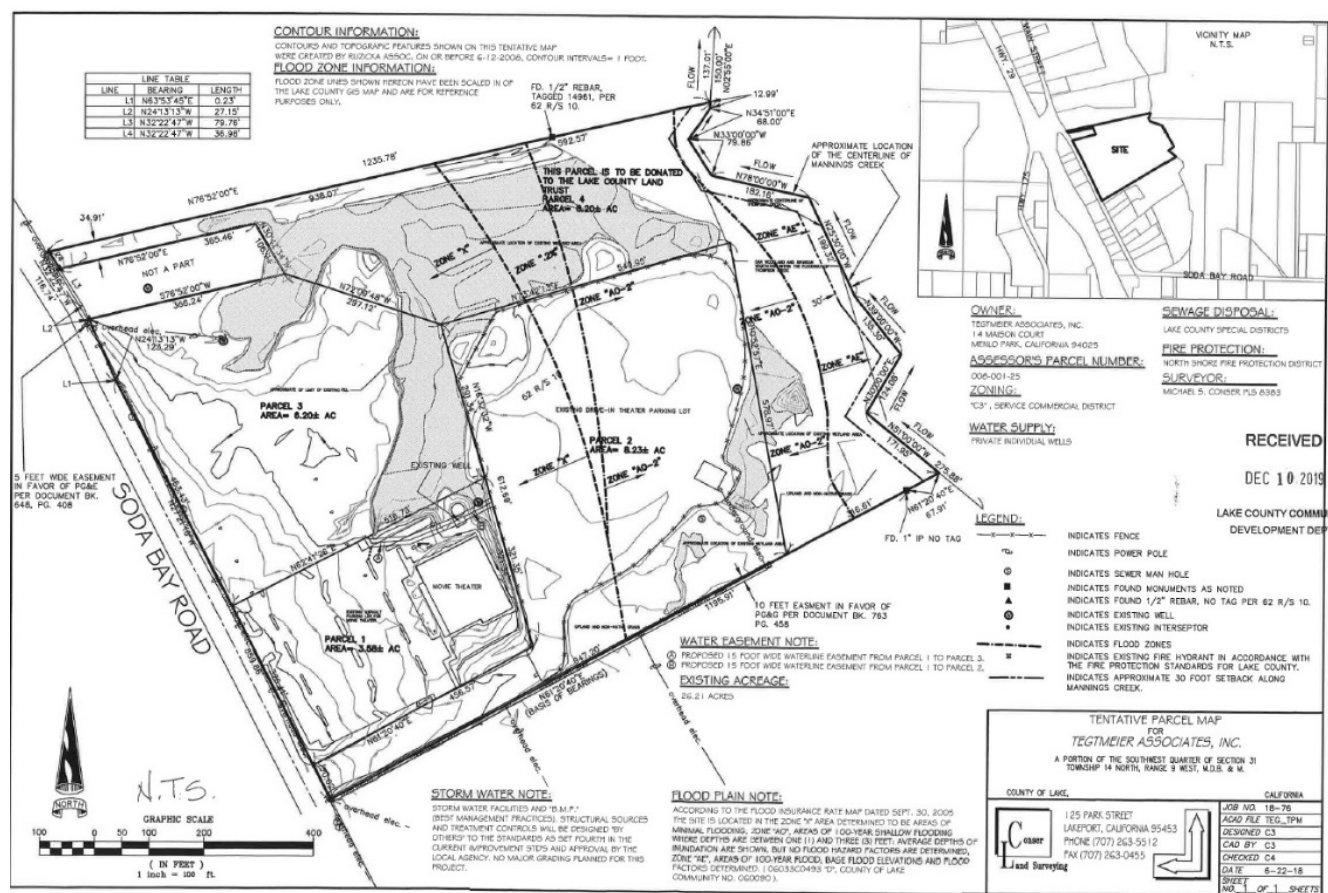


Figure 1. Proposed site map shown as total 26.12 acres on parcel number 008-001-25 to be divided into 4 legal parcels.

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

- **North:** Service Commercial - Design Review - Floodway Fringe - Waterway Combining District. The parcel is approximately nine (9) acres in size and consist of commercial use.
- **South:** Service Commercial-Design Review-Floodway Fringe-Waterway combining. The parcels ranges from approximately .80 to 7 acres in sizes and consist of commercial buildings and vacant lands
- **West:** Service Commercial-Design Review-Highway Commercial. The parcels are adjacent to the Highway 29 and vary in sizes of approximately .50 acres to 1.6 acres.
- **East:** Agriculture-Design Review-Scenic Combining-Floodway Fringe-Waterway combining district with a split including Commercial Service-Design Review-Floodway Fringe-Waterway combining. The parcel is approximately 31 acres with an adjoining waterway.

18. 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
- Kelseyville Fire Protection District
- California Department of Forestry and Fire Protection (Calfire)

19. 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 for commenting and/or concerns. No requests for consultation were received.

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 checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Sateur Ham, Assistant Planner


SIGNATURE

Date: 07/08/2020

Scott DeLeon – Interim 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 associated parcels are not within a known scenic vista and does not propose any development at this time. Therefore, the proposed parcel map with deviation and major use permit to allow the division of one (1) parcel into four (4) parcels will not have a substantial adverse effect on a scenic vista. No Impact.	1, 2, 10
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		See response I(a). Future development projects have the potential to impact scenic resources depending on location, height, siting, design, proximity to scenic resources, etc. However, future development will require appropriate environmental review and impacts to aesthetics associated with those projects will be considered at that time. Future development will be subject to zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the rural character aesthetic so valued in the City. Less than Significant Impact.	1, 2, 10
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 responses I(a and b). Less Than Significant Impact.	1, 2, 10
d) Create a new source of substantial light or glare which would adversely affect			X		The proposed project will not create a new source of substantial light or glare as it is a minor subdivision, parcel map. However, any proposed future lightings shall be directed downward and not onto adjacent roads	1,2,7

day or nighttime views in the area?					or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance.	
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	<p>The parcel are in areas designated as farmland of local importance, urban and built-up land, and grazing land. The proposed subdivision would allow majority of the areas of farmland of local importance to be donated to the Lake County Land Trust and will remain in its' natural state. Therefore, the proposed project will have no effect on the conversion of any prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use.</p>  <p><i>Figure 2. site map displays various designated farmland type as urban and built-up land (pink), farmland of local important (yellow), grazing land (brown), and prime farmland (green)</i></p> <p>No Impact.</p>	5,6,7,8,9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	<p>The project will not impact Williamson Act contracts. The project site is zoned "C3" Service Commercial and does not contain Williamson Act contracts. See Section II (a).</p> <p>No Impact.</p>	1,2
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				X	<p>The project will not conflict with the existing zoning that would cause the rezoning of forest land, timberland, or timberland production. See Section II (a).</p>	1, 2

defined by Government Code section 51104(g))?					No Impact.	
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. See Section II (a). No Impact.	1, 2, 6, 7, 8, 9
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	See Section II (a). No Impact.	1, 2, 6, 7, 8, 9
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.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The proposed project consist of a minor subdivision and would not conflict with and/or obstruct implementation of the applicable air quality plan. However, potential future developments 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. The permit holder shall obtain all necessary for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment for the Lake County Air Quality Management District.</p> <p>AQ-3: Vegetation that is removed for any development must be properly disposed. The permit holder shall chip vegetation and spread the material for erosion control.</p> <p>AQ-4: 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.</p> <p>Less Than Significant with Mitigation Measures AQ-1 to AQ-4 added.</p>	1, 2, 3

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X	<p>The County of Lake is in attainment of state and federal ambient air quality standards. See response to section III (a). All future development shall adhere to all Federal, State and local agency requirements.</p> <p>No Impact.</p>	1, 2, 3
c) Expose sensitive receptors to substantial pollutant concentrations?		X		<p>This project will not expose sensitive receptors to substantial pollutant concentrations.</p> <p>Less than Significant with AQ-1 to AQ-4 added.</p>	1, 2, 3
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X		<p>This project will not result in other emissions such as those leading to odors or dust adversely affecting a substantial number of people. See responses in Section III (a).</p> <p>Less Than Significant with Mitigation Measures with AQ-1 to AQ-4 added.</p>	1, 2, 3
<p align="center">IV. BIOLOGICAL RESOURCES <i>Would the project:</i></p>					
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>According to the Biological Assessment prepared by WRA (2019), there are fifty (50) special-status plant species within the vicinity but sixteen (16) special-status plant have moderate to high potential to occur in the study area: Bent-flowered fiddleneck (<i>Amsinckia lunaris</i>), Brewer's milk-vetch (<i>Astragalus breweri</i>), Mt. Saint Helena morning glory (<i>Calystegia collina ssp. Oxyphylla</i>), Bristly sedge (<i>Carex comosa</i>), Boggs Lake hedge hyssop (<i>Gratiola heterosepala</i>), Glandular western flax (<i>Hesperolinon adenophyllum</i>), Bolander's horkelia (<i>Horkelia bolanderi</i>), Burke's goldfields (<i>Lasthenia burkei</i>), Colusa layia (<i>Layia sepentrionalis</i>), Legenere (<i>Legenere limosa</i>), Woolly meadowfoam (<i>Limnanthes floccosa ssp. Floccosa</i>), Mayacamas popcornflower (<i>Plagiobothrys lithocaryus</i>), Lobb's aquatic buttercup (<i>Ranunculus lobbii</i>), Marsh checkerbloom (<i>Sidalcea oregana ssp. Hydrophila</i>), Beaked Tracyina (<i>Tracyina rostrata</i>), Oval-leaf Viburnum (<i>Virburnum ellipticum</i>). In addition, there are a total of seventeen (17) special-status wildlife species within the vicinity but nine (9) special-status species to have moderate to high potential to occur in the area: White-tailed Kite (<i>Elanus leucurus</i>), Tricolored Blackbird (<i>Agelaius tricolor</i>), Townsend's western big-eared bat (<i>Corynorhinus townsendii townsendii</i>), Pallid bat (<i>Antrozous pallidus</i>), Silver-haired Bat (<i>Lasionycteris noctivagans</i>), White-tailed Kite (<i>Elanus leucurus</i>), Tricolored Blackbird (<i>Agelaius tricolor</i>), Purple Martin (<i>Progne subis</i>), Western Pond Turtle (<i>Actinemys marmorata</i>), Sacramento Perch (<i>Archoplites interruptus</i>), and Clear Lake Hitch (<i>Lavinia exilicauda chi</i>).</p> <p>In addition, four sensitive land cover types are present within the study area consisting of valley oak woodland, wetlands drainage channel, and intermittent stream.</p> <p>Valley oak woodlands are considered a sensitive vegetation alliance by California Department of Fish and Wildlife (CDFW), therefore impacts must be considered under CEQA review. Additionally, as the woodland is associated with Manning Creek, it is also considered a riparian vegetation and is therefore within the CDFW jurisdiction under Section 1602 of CFGC.</p>	1, 2, 3, 4, 6, 11, 12, 13, 14, 20, 21, 23

				<p>There are no perceived impacts to the habitat or special status species in relation to this project. However, any future projects that could alter native habitat, impact vegetation or land type, or otherwise have potential for “take”, will necessitate appropriate permitting from Local, State, and Federal agencies. The following Mitigation Measures are intended to reduce impacts to Less than Significant.</p> <p>Mitigation Measures:</p> <p>BIO-1: Prior to construction, a special-status plant survey shall be conducted in April, May and July to determine presence or absence. If special-status plants are observed, their location and extent shall be mapped and information regarding their population shall be documented in the CNDDB report. The special-status shall be avoided. If avoidance is impossible, a restoration plan shall be drafted by a qualified biologist to describe activities to mitigate the impacts and a restoration plan shall be submitted to the County staff for approval.</p> <p>BIO-2: To avoid potential impacts to breeding bird species, as recommended by WRA that tree/vegetation removal and initial ground disturbance occur from August 16 to January 31, outside of the general bird nesting season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbances.</p> <p>BIO-3: Any tree removal, to avoid impacts to bat species, shall be performed from September through March, outside of the general bat maternity season.</p> <p>BIO-4: For Pallid bats (<i>Antrozous pallidus</i>), Townsend’s western big-eared bats (<i>Corynorhinus townsendii townsendii</i>), Silver-haired bats (<i>Lasionycteris noctivagans</i>), construction activities shall be conducted outside of the bat maternity (April 1-August 31) or hibernation (November 1-March 31) periods. Should construction activities take place during these periods, bat surveys should be conducted. If maternity roosting bats are discovered during surveys, an exclusion-buffer would be required about the roost(s).</p> <p>BIO-5: For Pacific (western) pond turtle (<i>Actinemys marmorata</i>) (WPT), avoid construction within 300 feet of Manning Creek. If avoidance is not possible, a qualified biologist shall conduct surveys to determine if WPT is present or likely to nest in the area. If present, avoid WPT.</p> <p>BIO-6: Impacts to riparian vegetation and riparian corridors shall be protected and avoided and shall meet all required setbacks per zoning.</p> <p>BIO-7: For Tricolored blackbird (<i>Agelaius tricolor</i>), Purple Martin (<i>Progne subis</i>), White-tailed Kite (<i>Elanus leucurus</i>) and Grasshopper sparrow (<i>Ammodramus savannarum</i>), construction activities shall occur between September 1-January 31. If construction activities must take place outside this window. Pre-construction breeding surveys are recommended within 14 days of</p>	
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				<p>vegetation removal during breeding bird season (Feb 1-August 31). If breeding pair(s) are discovered, an avoidance-buffer would be required around the nest(s).</p> <p>Less Than Significant Impact with BIO-1 to BIO-7 added.</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		<p>According to the Biological Assessment, there are four sensitive land cover types present within the project area consists of valley oak woodland, wetlands drainage channel, and intermittent stream. However, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community as the area will be donated to the Lake County Land Trust and will be marked as “unbuildable” and would be preserved.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 6, 11, 12, 13, 14, 20, 21, 23
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		<p>According to the Biological Assessment, there are 7.06 acres of jurisdictional Waters of the State located within the Study Area boundary. These 7.06 acres are comprised of 0.25 acre of “other waters”, 0.42 acre of riparian wetlands and 6.41 acres of seasonal wetlands. A large, contiguous seasonal wetland (NWI=PEMC, palustrine emergent wetland, seasonally flooded) identified as a potentially jurisdictional wetland is present surrounding the parking area of the drive-in movie theatre within the center of the study area. Smaller seasonal wetlands reside in northwest section of the Study Area, bordering a contiguous disturbed area dominated by fill soils. All seasonal wetlands are dominated by Facultative (FAC-species equally found in wetlands or non-wetlands) to Obligate (OBL-species always occur in wetlands) wetland species including brown-head rush, curly dock, Mediterranean barely, moth mullein and pennyroyal. A few of the smaller seasonal wetlands exhibit vernal pool features including native forbs, such as calico flower and button celery, and dark soils. All wetlands mapped and presented are likely to be considered jurisdictional by the Corps as they are directly connected to a navigable “waters of the U.S.” (Clear Lake). Water can flow overland and through the culvert on the northern boundary of the Study Area, through a man-made ditch before draining into Manning Creek and onto Clear Lake. (See attachment 2).</p> <p>The California Department of Fish and Wildlife may assume jurisdiction over the area within the “top of bank” of the seasonal drainage in the Study Area. Additionally, the riparian habitat along the bank’s edge in eastern section of the Study Area also falls under their jurisdiction as sensitive riparian habitat for a total of 2.15 acres. The wetlands within the Study Area have a clear connectivity to and affect up the nearest traditional navigable water (Clear Lake).</p> <p>There are no perceived impacts to protected wetlands in relation to this project. However, impacts to protected wetlands can be impacted from future developments. If impacts to wetlands are proposed, future projects will necessitate appropriate permitting from local, state, and federal agencies.</p> <p>Less Than Significant Impact with BIO-1 to BIO-6 added.</p>	1, 2, 3, 4, 6, 11, 12, 13, 14, 20, 21, 23
d) Interfere substantially with the movement of any native resident or migratory fish or			X	See Section II (a).	1, 2, 3, 4, 6, 11, 12, 13,

wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?						14, 20, 21, 23
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>Less than Significant Impact.</p> <p>The project would not conflict with any local policies or ordinances.</p> <p>Less than Significant.</p>	1, 2, 3, 4, 6, 11, 12, 13, 14, 20, 21, 23
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		<p>No special conservation plans have been adopted for this site.</p> <p>Less than Significant.</p>	1, 2, 3, 4, 6, 11, 12, 13, 14, 20, 21, 23
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>The 1958 (photorevised 1994) USGS Lakeport 15' quad depicts a building in the proposed project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's (OHP) minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.</p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), 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.</p> <p>Less than Significant with CUL-1 added.</p>	1, 3, 5, 19, 22, 23
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>According to the Cultural Study report done by Flaherty (Flaherty Cultural Resource Services 2019), approximately sixteen (16) acres of survey area resulted in no cultural resources; however, the possibility of buried or obscured cultural resources does exist. In addition, California Historical Resources Information System (CHRIS), 25% of previous studies done by (Kaptain 2010) identified one or more cultural resources. The proposed project area contains or is adjacent to the archaeological site P-17-002404, which consists of a Native American lithic scatter. No changes are expected to archaeological resources as this is a minor subdivision. If future developments does occur, the following mitigation measure should be as followed:</p> <p>CUL-2: If human remains of any type are encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation and legal procedures shall be</p>	1, 3, 5, 19, 22, 23

					<p>followed in case of accidental discovery of human remains during excavation or construction.</p> <p>CUL-3: It is recommended that a qualified professional assess the status of this resource and provide project-specific recommendations.</p> <p>Less than Significant with CUL-2 to CUL-3 added.</p>	
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>No ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.</p> <p>Less Than Significant with CUL-2 to CUL-3 added.</p>	1, 3, 5, 19, 22, 23
<p align="center">VI. ENERGY <i>Would the project:</i></p>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		<p>The proposed minor subdivision would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. All future development shall adhere to all Federal, State and local agency requirements.</p> <p>Less than Significant.</p>	1, 2, 3, 4
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	<p>The existing/future land use would not conflict with or obstruct an energy plan. All future development shall adhere to all Federal, State and local agency requirements.</p> <p>No Impact.</p>	1, 2, 3, 4
<p align="center">VII. GEOLOGY AND SOILS <i>Would the project:</i></p>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p>			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 existing project does 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. All future proposed construction is required to be built consistent with current Seismic Safety construction standards.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered generally stable.</p>	1, 2, 3, 5, 6, 7, 8, 11, 16, 17, 18

iii) Seismic-related ground failure, including liquefaction? iv) Landslides?					Less Than Significant.	
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>The proposed land division would not result in substantial erosion or the loss of top soil. No erosion or loss of topsoil is anticipated. Further review will be required if grading is proposed. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project parcel consists of:</p> <ul style="list-style-type: none"> • Cole Variant clay loam, calcareous substratum (125). The Cole Variant consists of very deep, moderately well drained soils typically occurring on flood plains of 0 to 2 percent slopes. These soils formed in alluvium from mixed rock. Permeability and runoff are slow. • Henneke-Montara complex (141). The Henneke-Montara complex consists of a mixture of Henneke gravelly loam and Montara clay loam. This complex is typically found on hills and mountains of 8 to 15 percent slopes. Henneke soils are shallow and somewhat excessively well drained, while Montara soils are shallow and well drained. Both soils were formed in material weathered from serpentinitic rock. Permeability is moderately slow and runoff is medium for both soil. • Still loam, stratified substratum (233). Still loams consist of very deep, well drained soils typically occurring on alluvial plains of 0 to 2 percent slopes. These soils formed in alluvium from mixed rock. Permeability is moderately slow and runoff is very slow. <p>If greater than fifty (50) cubic yards of soils are moved as part of any future development, a Grading Permit shall be required. 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>Less than significant impact with the incorporated mitigation measures.</p> <p><u>Mitigation Measure:</u></p> <p>GEO-1: Prior to any ground disturbance, the permit holder shall submit <i>Erosion Control and Sediment Plans</i> 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 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</p>	1, 2, 3, 5, 6, 7, 8, 10, 11, 17, 18

				<p>the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after development.</p> <p>GEO-2: Erosion control materials shall be available on site at all times in the form of straw, wattles, sand bags, or other erosion control materials adequate to cover areas of disturbed soils or incipient erosion events. This method will also be used in an event of a forecast storm to prevent any potential runoff to any natural drainages.</p> <p>GEO-3: 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-4: Any soil disturbances shall be avoided between October 15 and April 15 and during times of active precipitation.</p> <p>Less Than Significant with GEO-1 to GEO-2 added.</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	<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. The predominantly soils on the properties are soil unit 125. The shrink-swell potential for the project soil is high but there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 5, 6, 7, 8, 10, 11, 17, 18
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	<p>See response Section VII (c). The proposed project will not create substantial direct or indirect risks to life or property.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 5, 6, 7, 8, 10, 11, 17, 18
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>The project site is serviced by public sewer. The soil type currently do not have any issues in adequately affecting the wastewater disposal system.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 7, 8, 10, 11, 17, 18
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	<p>Disturbance of paleontological resources or unique geologic features is not anticipated.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 7, 8, 10, 11, 17, 18
<p align="center">VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i></p>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		<p>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 future lot development, and/or construction/grading</p>	1, 2, 3, 4, 6

					equipment would be negligible and would not result in a significant impact to the environment. Less Than Significant with Mitigation Measures AQ-1 to AQ-4 added.	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake does not have established thresholds of significance for greenhouse gases. No Impact.	1, 2, 3, 4, 6
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 project is a minor subdivision and does not propose development. All potential future development would be required to keep all hazardous materials in accordance with all applicable federal, state, and local agency requirements. Less than significant	1, 2, 3, 4, 6, 13
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 Response to Section IX (a). Less than significant.	1, 2, 3, 5, 6, 13
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	See Response to Section IX (a). Less than significant	1, 2, 3, 5, 6, 13
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	See Response to Section IX (a). Less than significant	1, 2, 3, 5, 6, 13
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 2, 3, 5, 6, 7, 13

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. All future development would be reviewed by the County Roads Department, Building Department and CalFire for access and safety standards. Less than significant	1, 2, 3, 4, 5, 6
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is not located in a wildland fire hazard zone. The applicant will adhere to all federal, state and local fire requirements/regulations. Less than significant	1, 2, 3, 4, 5, 6
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 proposed project will not violate any water quality standards or waste discharge requirements. The Study Area has 6.83 acres of wetlands and 0.23 acres of “other waters” that may be considered jurisdictional under Section 404 of the Clean Water Act. However, majority of the wetlands area will be preserved by donating to the Lake County Land Trust. If future developments is proposed the applicant will adhere to all federal, state and local fire requirements/regulations. <u>HYD-1:</u> Prior to construction or any ground disturbance, the applicant shall obtain all necessary Federal, State and local agency permits and shall submit a copy of said permit(s) to the Community Development Department within 30 days of obtaining the permit(s). Less Than Significant with Mitigation Measures GEO-1 to GEO-2 and HYD-1 added	1, 2, 3, 6, 13, 14, 20, 21
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 would not substantially interfere with groundwater supplies. Less than Significant	1, 2, 3, 6, 13, 14, 20, 21
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;			X		The proposed project will not alter the existing drainage pattern of the site or area. However, all future development will be analyzed on a project basis for impacts to water quality and be required adhere to all federal, state and local fire requirements/regulations, including Chapter 30 (Grading) of the Lake County Code.	1, 2, 3, 6, 13, 14, 20, 21

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?						
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. However, the northeastern portion of the parcel is within the special flood hazard area. In combination with the soil types within this parcel, the characteristic of this soil type for permeability is considerably slow leading to the susceptibility of ponding and flood hazards. Less than Significant Impact	1, 2, 3, 6, 13, 14, 20, 21
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The existing project would not conflict with or obstruct water quality or management plans. The proposed lot containing wetlands will be donated to the Lake County Land Trust for preservation. Less than Significant Impact	1, 2, 3, 6, 13, 14, 20, 21
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The existing project site would not physically divide an established community. The parcel property is located in a commercial service zone with similar surround zones. No Impact	1, 2, 3, 4, 5, 6
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 floodway fringe combining district in the County’s zoning ordinance requires a major use permit for subdivisions resulting in three (3) or more parcels or lots. The applicant also applied for deviation for a panhandle on the northwest portion of the parcel due to not meeting the length and width ratio of the proposed parcel size. In addition to the panhandle, the parcel is be donated to the County Land Trust for preservation due to it being majority wetlands area. This project is consistent with the Lake County General Plan, Lakeport Area Plan, and Lake County Zoning Ordinance. Less than Significant	1, 2, 3, 4, 5, 6
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 (ARMP) does not identify the parcel as having an important source of aggregate. No loss of mineral resource would result from this project. No Impact.	1, 2, 3, 4, 5, 6
b) Result in the loss of availability of a locally important mineral resource				X	The County of Lake’s General Plan, the Lakeport Area Plan nor the Lake County Aggregate Resource Management Plan designates the cultivation location as being a locally important mineral resource	1, 2, 3, 4, 5, 6

recovery site delineated on a local general plan, specific plan, or other land use plan?				recovery site. No loss of mineral resource would result from this project.	
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	X	<p>There will be no generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project. Short-term increases in ambient noise levels to uncomfortable levels could be expected during future grading and/or construction. Mitigation measures will decrease these noise levels to an acceptable level.</p> <p>Less than Significant with the following mitigation measures incorporated:</p> <p><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p><u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p> <p>Less than Significant with Mitigation Measures NOI-1 through NOI-3 added.</p>	1, 2, 3, 4, 5, 6
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X	<p>The project is not expected to create unusual ground-borne vibration due to site development or operation. All potential future construction would likely create a minimal amount of infrequent ground-borne vibration, but will be analyzed on a project by project basis.</p> <p>Less than Significant.</p>	1, 2, 3, 4, 5, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	<p>The project parcels are not located within an airport land use plan or within two miles of a public airport.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 6

XIV. POPULATION AND HOUSING*Would the project:*

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is a minor subdivision that does not propose development at this time and is not anticipated to induce substantial unplanned population growth in the project area either directly or indirectly. Any future development will be analyzed on a project by project basis for impacts related to population and housing.	1, 2, 3, 4, 5, 6
					Less than Significant.	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		The propose project will not displace substantial number of existing people or housing. See Section XIV(a) above.	1, 2, 3, 4, 5, 6
					Less than Significant.	

XV. PUBLIC SERVICES*Would the project:*

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or physically altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Any future development will be analyzed on a project by project basis for impacts related to public services.	1, 2, 3, 4, 5, 6, 15
					Less than Significant.	

XVI. RECREATION*Would the project:*

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. Any future development will be analyzed on a project by project basis for impacts related to recreation.	1, 2, 3, 4, 5, 6, 15
					No Impact.	

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	This project will not necessitate the construction or expansion of any recreational facilities. See Section XVI(a) above. No Impact.	1, 2, 3, 4, 5, 6, 15
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 minor subdivision will not conflict in circulation system. All future development will be analyzed on a project by project basis for impacts related to transportation and reviewed by the County Roads Department, CalFire, and Caltrans, as necessary. Less than Significant.	1, 2, 3, 4, 5, 9
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	See Section XVII(a). No Impact.	1, 2, 3, 4, 5, 9
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 project would not increase hazards at the project site. See Section XVII(a). No Impact.	1, 2, 3, 4, 5, 9
d) Result in inadequate emergency access?			X	The project will not impact existing emergency access. Section XVII(a). No Impact.	1, 2, 3, 4, 5, 9
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		No ground-disturbing activities are proposed. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), 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. See responses to Section V (b). Less than Significant with Mitigation Measures CUL-1 through CUL-3 added.	1, 3, 5, 19, 22, 23
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		X		Notification of the project was sent to local tribes and other agencies on January 02, 2020. No request for consultation were received. No ground-disturbing activities are proposed. See responses to Section V (b).	1, 3, 5, 19, 22, 23

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.					Less than Significant with Mitigation Measures CUL-2 through CUL-3 added.	
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 buildings in the proposed project area are currently serviced by Lake County Special Districts. Onsite plumbing may cross over parcels and could be an issue if parcels are sold separately. In addition, sewer expansion may be necessary for future development. However, all future development will be reviewed on a project level basis and will adhere to all Federal, State and local agency regulations related to utilities and service systems.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 15
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		<p>As the proposed, the project will have no effect in water supplies. See Section XIX(a) above.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 15
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		<p>The proposed project would not affect the existing wastewater treatment provider. However, if the applicant proposes to sell the proposed individual lot—the applicant will need to contact Lake County Special District regarding wastewater. See Section XIX(a) above.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6,
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		<p>The proposed project will not affect the attainment of solid waste reduction goals. See Section XIX(a) above.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		<p>The project parcels shall adhere to all federal, state and local agency requirement regarding solid waste management. See Section XIX(a) above.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6

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	<p>The project site will not substantially impair an adopted emergency response plan or evacuation plan. The applicant will adhere to all federal, state and local fire requirements/regulations. All future development will be reviewed by CalFire and other safety related agencies and departments.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
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	<p>The project would not exacerbate wildfire risks and is not located within a wildfire hazard zone. See Section XX(a) above.</p> <p>No Impact.</p>	1, 2, 3, 5, 6
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	<p>The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impact to the environment. See Section XX(a) above.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
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	<p>The proposed project will not cause significant risks to people or structures. The proposed lot designated for special flood hazard will be donated to the Lake County Land Trust for preservation. See Section XX(a) above.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
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		<p>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.</p> <p>Less than Significant with Mitigation Measure BIO-1 through BIO-7, CUL-1 through CUL-3, NOI-1 through NOI-3, HYD-1 and GEO-1 through GEO-4</p>	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		<p>Potentially significant impacts have been identified related to Air Quality, Biological Resources, Cultural Resources/Tribal Resources, Geology/Soils, Noise and Hydrology & Water Quality. 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.</p> <p>Less than Significant with Mitigation Measure BIO-1 through BIO-7, CUL-1 through CUL-3, NOI-1 through NOI-3, HYD-1 and GEO-1 through GEO-4</p>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	<p>The proposed project and any future use has no potential to result in adverse indirect or direct effects on human beings.</p> <p>Less Than Significant.</p>	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm
2. Lake County Zoning Ordinance
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/ZoningOrd.htm
3. Lakeport Area Plan
<http://www.lakecountyca.gov/Assets/Departments/CDD/Area+Plans/Lakeport+Area+Plan.pdf?method=1>
4. Chapter 17 (Subdivision Regulations) of the Lake County Code.
5. Public Resource Code, Section 4290 and 4291
6. Community Development Department Application
7. U.S.G.S. Topographic Maps
8. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
9. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/agriculture>
10. Department of Transportation's Scenic Highway Mapping Program,
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
11. Lake County Serpentine Soil Mapping;
<http://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>
12. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDDB>
13. U.S. Fish and Wildlife Service National Wetlands Inventory
14. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
15. Lake County Special Districts
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
18. Lawrence-Livermore Landslide Map Series for Lake County 1979
19. Northwest Information Center; California Historical Resource Information Systems (CHRIS) comments dated January 15, 2020.
20. Biological Resources Assessment Report. WRA Environmental Consultants. November 2019
21. Delineation of Areas Meeting Wetland and Other Waters Criteria. WRA Environmental Consultants. June 2008
22. Cultural Resource Reconnaissance of 16+/- Acres. Flaherty Cultural Resource Services (FCRS). Jay M. Flaherty. May 20, 2019.
23. Site Visit – dated March 21, 2020
24. Chapter 29 and 30 of the Lake County Code.