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

February 22, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 14-33) ENVIRONMENTAL CHECKLIST FORM

1. Project Title:	The Hartmann Complex at Hidden Valley Lake Project
2. Permits:	Initial Study, IS 14-33 for the following: • Major Use Permit (UP 14-09) • Encroachment Permit
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport, California 95453
4. Supervisor District:	District One (1)
5. Contact Person/Phone Number:	Eric Porter - Associate Planner (707) 263-2221
6. Project Location:	19210 Hartmann Road, Hidden Valley Lake, CA
7. Parcel Numbers & Size:	**141-371-01** (Approximately 36.55 acres in size)
8. Project Sponsor's Name/Address:	Randy Murphy, General Manager – Hidden Valley Lake Association 18174 Hidden Valley Road Hidden Valley Lake, CA 95467
9. General Plan Designation:	Public Facilities – Resource Conservation – Community Commercial – Service Commercial
10. Zoning:	"O-FF-FW-WW" – Open Space District – Floodway Fringe Combining District – Floodway Combining District – Waterway Combining District
11. Flood Zone:	"AO" – Area within the 1% Annual Chance Flood Hazard Zone.
12. Natural Hazards:	N/A
13. Waterways:	Coyote Creek runs alongside the western Project Site boundary. Gallagher Creek is located southwest of the Project Site.
14. Fire District:	South Lake County Fire Protection District/Calfire

Attachment 5

15. School District: Middletown Unified School District

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 proposed Hartmann Complex at Hidden Valley Lake Project (Proposed Project) consists of the demolition of the existing approximately 7,200 square foot (sf) Hidden Valley Lake Association building, and the construction of a new building, referred to as the Hartmann Complex, approximately 255 feet northwest of the existing facility. The approximately 12,483 sf Hartmann Complex would house the same facilities that currently operate at the existing Hidden Valley Lake Association building, including the Greenview Restaurant & Café and golf Pro Shop, plus the addition of expanded banquet facilities. An approximately 3,180 sf covered patio would be attached to the Hartmann Complex building. Golf amenities surrounding the Hartmann Complex would be modified to include additional driving range tees with netting, relocated practice greens, and repositioning of the 1st hole golf tees. The Proposed Project would also include additional parking and a dedicated drop-off area.

Implementation of the Proposed Project requires approvals from the County of Lake (County), including grading, building, and demolition permits. Furthermore, the existing Hidden Valley Lake Association facility would be relocated from a County zoning designation of Community Commercial (C2) to Open Space (O), and would require a Major Use Permit. As required by the County's Department of Public Works, a sidewalk, curb, and gutter within six inches of the parcel boundary's right of way would be constructed, necessitating an Encroachment Permit. The County's issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA).

Project activities would consist of development within previously disturbed, paved, and regularly maintained areas of the golf course and do not include expansion of the existing golf course boundaries. Utility providers such as the Hidden Valley Lake Community Services District, South Lake County Fire Department, Pacific Gas & Electricity, and South Lake Refuse and Recycling are expected to remain the same. No improvements will be made within 20 feet of Coyote Creek. **Figures 1**, **2**, and **3** below depict the approximately 5-acre Project Site location and Project Site plans.

Existing Access:

The Project Site is accessible from Hartmann Road. The existing parking lot has three separate entrance/exit points off of Hartmann Road.

Existing Development:

The parcel is currently developed with amenities associated with the Hidden Valley Lake Golf Course, including the Greenview Restaurant & Café, Pro Shop, tennis courts, parking lot, and greens.

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

- *North:* Parcels to the North are zoned "R1" Single-Family Residential. These parcels contain single family homes, many of which abut the Hidden Valley Lake Golf Course.
- *South*: Parcels to the south are zoned "C2" Community Commercial, "R1" Single-Family Residential, and "O" Open Space District. These parcels contain single family homes, a commercial shopping center, as well as greens for the Hidden Valley Lake Golf Course.
- *West:* Parcels to the west are zoned "PDR" Planned Development Residential and "O" Open Space District. The majority of this area is undeveloped grassland.

- *East:* Parcels to the east are zoned "C1" Local Commercial District and "R1" Single-Family Residential. These parcels contain dispersed single-family homes.

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

- County of Lake
  - Lake County Community Development Department
  - Lake County Department of Public Works – Road Division
  - Lake County Department of Public Works – Surveyor
  - Lake County Air Quality Management District
  - Lake County Water Resources Department
  - Lake County Public Services
  - Lake County Department of Environmental Health
- South Lake Fire Protection District
- Regional Water Quality Control Board

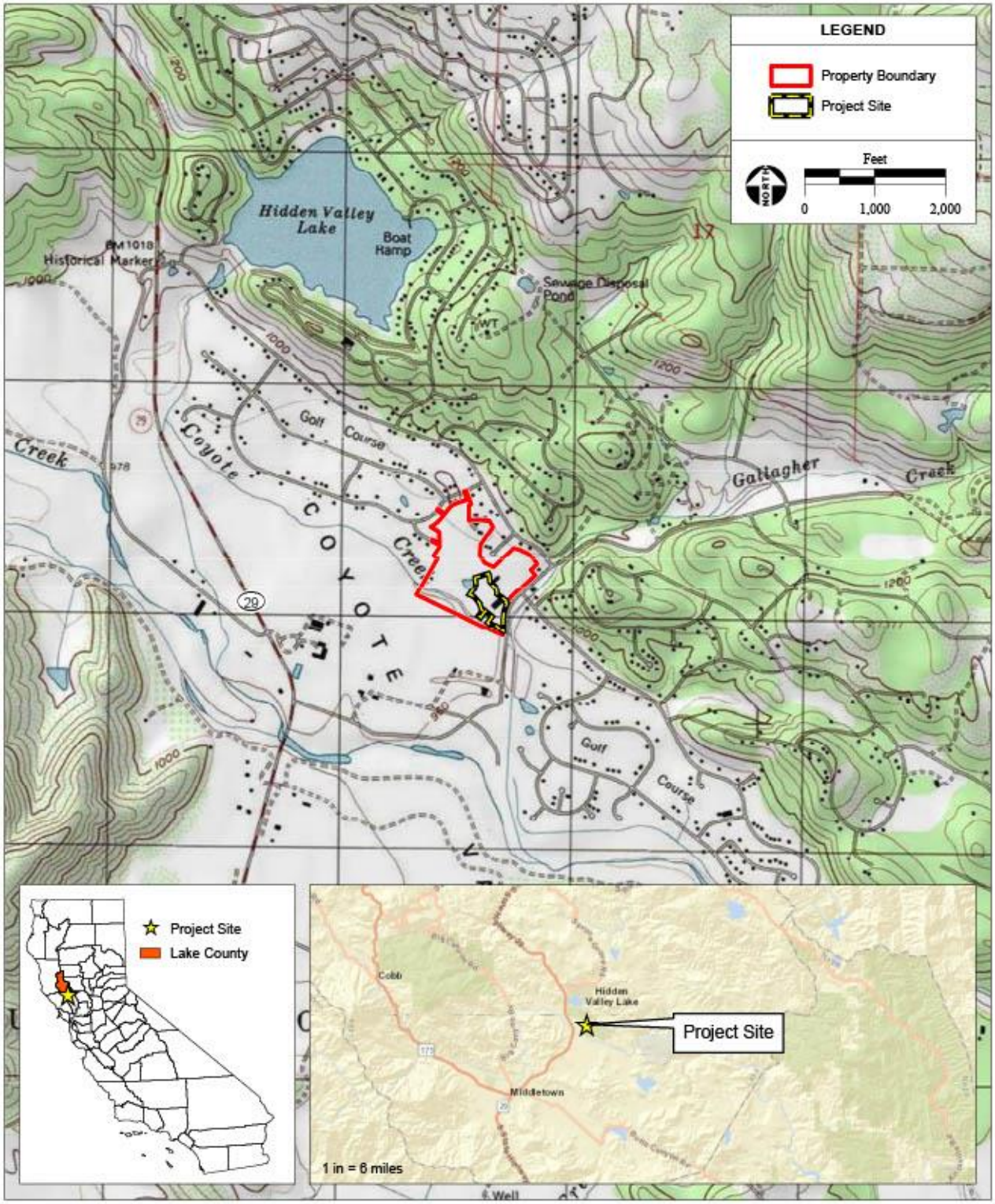
19. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal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

Native American outreach was conducted by HELIX Environmental Planning, Inc. during preparation of the Cultural Resources Assessment, which included California Register of Historical Resources and California Native American Heritage Commission's Sacred Lands File searches (**Attachment 4**). Furthermore, a Cultural Resources Monitoring and Treatment Agreement was entered into between the Middletown Rancheria of Pomo Indians of California and the Hidden Valley Lake Association (**Attachment 3**). The County of Lake, as the Lead Agency, initiated consultation with interested tribes pursuant to Public Resources Code 21080.3.1 and AB-52.

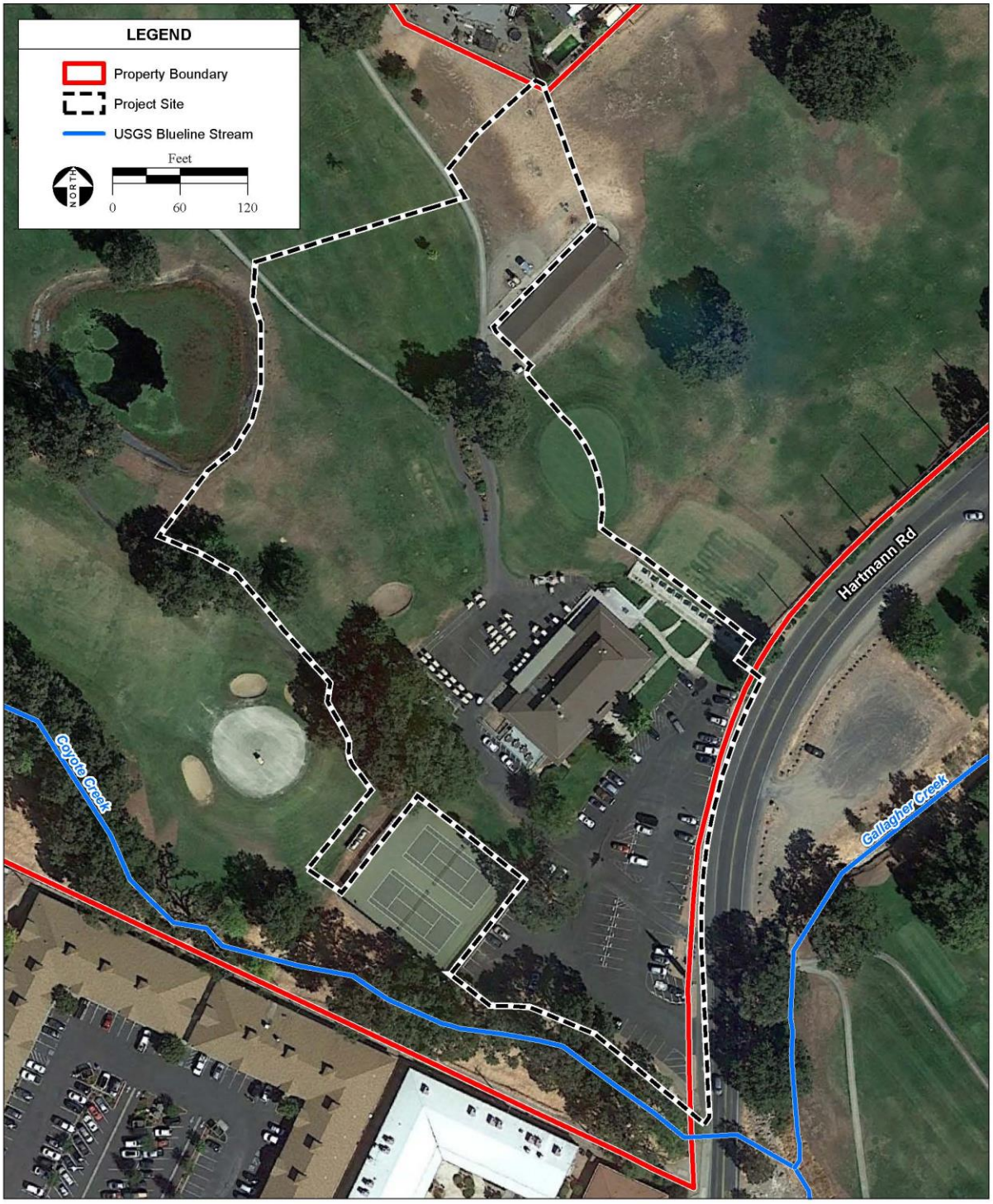
ATTACHMENTS

Attachment 1 – Air Quality and GHG Model Runs
Attachment 2 – Biological Letter Report
Attachment 3 – Cultural Resources Monitoring and Treatment Agreement
Attachment 4 – Cultural Resources Assessment
Attachment 5 – Asbestos Report
Attachment 6 – Drainage Study and Hydraulic Analysis
Attachment 7 – Trip Generation Estimates
Attachment 8 – Mitigation Monitoring and Reporting Program



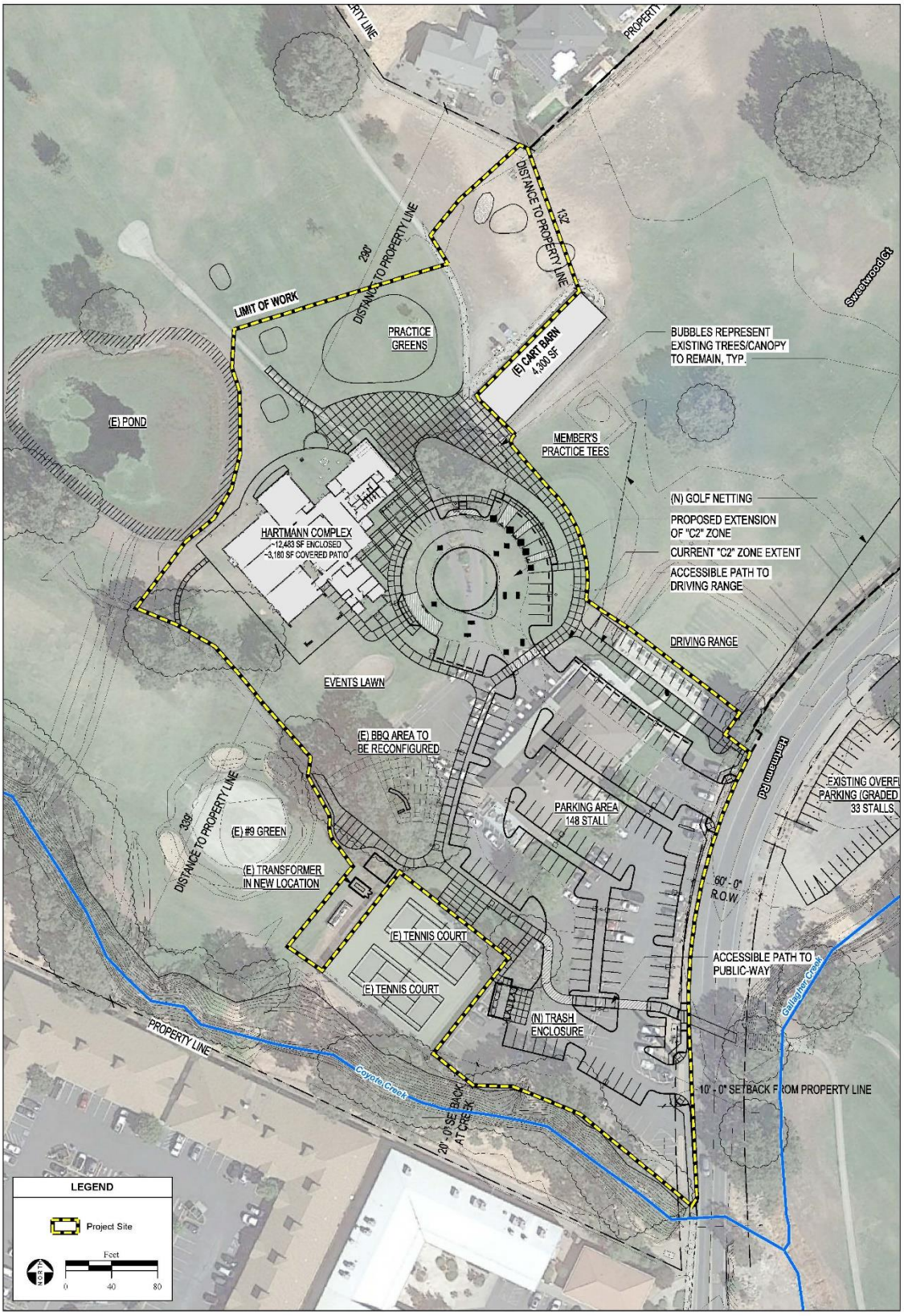
SOURCE: "Middletown, CA" USGS 7.5 Minute Topographic Quadrangle, T11N R6W, Unsectioned Areas of Guenoc, Mt. Diablo Baseline & Meridian; ESRI World StreetMap. 2020; AES, 10/28/2020

Figure 1
Site and Vicinity



SOURCE: Williams Paddon, 7/1/2020; DigitalGlobe Aerial Photograph, 9/18/2019; AES, 11/17/2020

Figure 2
Aerial Photograph



SOURCE: Williams Paddon, 7/1/2020; DigitalGlobe Aerial Photograph, 9/18/2019; AES, 11/17/2020

Figure 3
Site Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact requiring mitigation to bring it to a less-than-significant level. A Mitigation Monitoring and Reporting Program, included as **Attachment 8**, ensures compliance with mitigation measures during project implementation.

☐ Aesthetics	☒ **Greenhouse Gas Emissions**	☐ Public Services
☐ Agriculture & Forestry Resources	☒ **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:
AES, Consultants. Reviewed by Peggy Barthel, County of Lake

Scott DeLeon, 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 *Except as provided in Public Resources Code Section 21099, would the project:*						
a) Have a substantial adverse effect on a scenic vista?				X	The Project Site is not located near a designated State Scenic Highway or other designated scenic corridor. The nearest eligible State Scenic Highway is State Route 29, approximately 0.6 miles west of the Project Site, which does not provide views of the Project Site. The Proposed Project would construct the Hartmann Complex, which would be similar in aesthetics to the current Hidden Valley Lake Association facility. There are no direct views of scenic resources at ground level on the Project Site that would potentially be blocked due to construction of the Proposed Project. No unique resources such as rock outcroppings or historic buildings exist on the Project Site. **No Impact**	4
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	See discussion I(a) above. **No Impact**	4
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	The Proposed Project would construct the Hartmann Complex approximately 255 feet northwest of the existing Hidden Valley Lake Association facility, which would be aesthetically similar. The Proposed Project would not substantially degrade the existing visual character and/or quality of the public views from Hartmann Road or any residences abutting the existing golf course. **No Impact**	4
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The Project Site currently emits light from the existing Hidden Valley Lake Association facility, golf course, and associated facilities. The Proposed Project would not emit substantial new sources of light or glare compared to existing conditions. 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. **Less Than Significant Impact**	2
II. AGRICULTURE AND FORESTRY RESOURCES *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:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the				X	The Project Site is classified by the Farmland Mapping and Monitoring Program as "Urban and Built-Up Land" and does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the Proposed Project would not result in the conversion of farmland.	5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					**No Impact**	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The Proposed Project is not zoned agricultural and does not contain a Williamson Act contract. The Proposed Project would not conflict with existing zoning for agricultural uses. **No Impact**	2, 5, 6
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 Proposed Project is not zoned forest land or timberland and would therefore not conflict with or result in the rezoning of forest land or timberland. **No Impact**	2, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The Proposed Project would not result in the loss or conversion of forest land to a non-forest use. **No Impact**	2, 6
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 discussion II(a) and II(c) above. **No Impact**	2, 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		Lake County is currently in attainment for all state and federal air quality standards. Consequently, there are no adopted air quality plans or thresholds for Lake County. However, the Proposed Project would be required to comply with all Lake County Air Quality Management District (LCAQMD) rules and regulations for construction. **Less Than Significant Impact**	1, 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	The Lake County Air Basin is designated as an attainment area for all applicable federal and state ambient air quality standards. Therefore, the Proposed Project would not generate emissions of any criteria air pollutant for which the project region is nonattainment. **No Impact**	26
c) Expose sensitive receptors to substantial pollutant concentrations?		X			As described in **Section VIII(a)** below and quantified in **Attachment 1**, operation of the Proposed Project would not result in a substantial increase in emissions over existing conditions. Impacts associated with operational emissions are considered less than significant. The Proposed Project has the potential to expose off-site sensitive receptors to construction activities, which result in the emission of particulate matter from diesel-fueled engines. Construction-related activities associated with the	26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Proposed Project would generate emissions of criteria air pollutants from demolition, site preparation (e.g., excavation, grading, and clearing), off-road equipment, material transport, worker vehicles, vehicle travel on unpaved roads, paving, and application of architectural coatings. Existing off-site sensitive receptors consist of residences, located approximately 300 feet north and east of the Project Site, and Coyote Valley Elementary School, located approximately 400 feet west of the Project Site. The generation of dust (fugitive PM_{10} and $PM_{2.5}$) during construction activities could adversely affect sensitive receptors and construction workers by exacerbating existing respiratory problems such as asthma. Dust can also adversely affect children and the elderly who are more susceptible to respiratory illnesses. This is a potentially significant impact. **Mitigation Measure AQ-1** requires that dust and construction control measures are implemented that would minimize emissions from construction activities. With mitigation, any potential air quality impacts would be reduced to less than significant **Less Than Significant with Mitigation Incorporated** **Mitigation Measures:** **AQ-1: The following control measures shall be implemented during construction:** **a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source.** **b) When wind speeds result in dust emissions crossing property lines, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized.** **c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity).** **d) All exposed soils shall be watered as needed to prevent dust density as described above and in order to prevent dust from visibly exiting the property.** **e) Any visible tracked out dirt on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least one time per day. Removal shall be accomplished by using wet sweeping or a HEPA filter equipped vacuum device. Dirt from vehicles exiting the site shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road.** **f) All haul trucks transporting soil, sand, or other loose material offsite shall be covered.** **g) All vehicle speeds on unpaved roads shall be limited to 25 mph.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					h) During construction the contractor shall, where feasible, utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. **i) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		The Proposed Project would result in diesel exhaust emissions from on-site construction equipment during the construction phase. Diesel exhaust emissions can result in temporary and intermittent odors at off-site sensitive receptors. These odors are generally not detectible beyond a project's property line due to the rapid deposition of diesel exhaust emissions. Impacts associated with construction odors are considered less than significant. **Less Than Significant Impact**	
IV. BIOLOGICAL RESOURCES *Would the project:*						
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 Letter Report was prepared for the Proposed Project by Analytical Environmental Services (**Attachment 2**). To support the analysis in the Biological Letter Report, queries were generated from the California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS), U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation list, Natural Resources Conservation Service (NRCS) custom soils report, and USFWS National Wetlands Inventory map of wetland features. ***Sensitive Habitat:*** There are no sensitive habitat types or designated Critical Habitat present on the Project Site. The Proposed Project would not result in development within areas not already developed. A 20-foot setback from Coyote Creek, consistent with County setback requirements, has been included as a component of the Proposed Project's design (**Figure 3**). Additionally, a small pond is present adjacent to the Project Site. The pond is a manmade water hazard within the golf course and would not be directly impacted by the Proposed Project. The pond is subject to regular disturbance from golfers and landscapers. This feature is isolated and is typically dry, except for brief periods following high rain events. Due to a failed lining, water collected in the pond percolates into the soil and has not historically overflowed. The pond does not provide habitat for aquatic species. Based on the site topography, pond overflow would flow away from the Project Site and proposed development. The proposed Hartmann Complex building would be in excess of 20 feet from the high water mark of the pond, although some patio areas would be within 20 feet of the high water mark of the pond. Given the proximity of aquatic habitat to the Project Site, there is the potential for impaired water runoff to enter Coyote Creek and the pond. This is a potentially significant impact. With implementation of **Mitigation Measure HYD-1**, impacts to sensitive aquatic habitats would be less than significant. ***Oak Trees:*** Native oak trees are identified as an important resource in the County's General Plan. Oak trees on the Project Site occur west of the existing Cart Barn, along the western edge of the existing parking lot, and are dispersed to the west and south	1, 15, 21, 22, 23, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					of the existing Hidden Valley Lake Association building, as seen on **Figure 2.** All of the oak trees within the Project Site will be avoided through design measures and will not be removed as part of the Proposed Project. If unforeseen circumstances dictate that oak trees need to be removed, this action would be addressed through consultation with the County. Impacts to oak trees would be less than significant. ***Nesting Migratory Birds:*** Migratory birds and their nests are protected from "take" by the Migratory Bird Treaty Act (16 U.SC. 703-711), which makes it unlawful to "…pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess or any part, nest, or egg of any such bird…" (50 CFR 10). The Project Site and areas surrounding the Project Site are largely developed and are subject to high levels of regular disturbance from existing on-site operations, nearby residences, commercial development, and roadways. However, there is potential for migratory birds to nest on and within 500 feet of the Project Site. Construction-related disturbance that commences during the nesting season has the potential to impact nesting migratory birds, if present. This is a potentially significant impact. With implementation of **Mitigation Measure BIO-1**, impacts to nesting migratory birds would be less than significant. ***Townsend's big-eared bat:*** Mature trees on the project site may provide suitable roosting habitat for Townsend's big-eared bat. The Proposed Project has the potential to negatively impact Townsend's big-eared bat should trees with basal hollows occur on the project site be scheduled for removal. No tree removal is proposed. However, in the event hat tree removal is required, implementation of Mitigation Measure BIO-2 would reduce impacts to Townsend's big-eared bat to less than significant. ***Special-Status Species:*** The Project Site does not contain suitable habitat to support regionally occurring special-status plants. Mature trees on the Project Site may provide suitable roosting habitat for Townsend's big-eared bat. However, trees are not anticipated to be removed as part of the Proposed Project; therefore, the Proposed Project would not affect roosting habitat. The adjacent Coyote Creek provides suitable habitat for foothill yellow-legged frog (FYLF). While the Project Site does not contain suitable habitat for FYLF, it is possible that FYLF may incidentally occur at the transition between upland habitat adjacent to the stream and the Project Site. Therefore, construction activities associated with the Proposed Project could potentially disturb FYLF habitat. This would be a potentially significant impact. To ensure that the Proposed Project does not impact individual FYLF that may incidentally occur on the Project Site, **Mitigation Measure BIO-3** would be implemented and impacts to FYLF would be less than significant. **Less Than Significant Impact with Mitigation Incorporated** **Mitigation Measures:** **BIO-1: Should work commence during the nesting season (February 15 to September 15), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than five days prior to the start of ground disturbing activities. Areas within 500 feet of construction shall be surveyed as possible for active nests. Should an active nest be identified, a "disturbance-free" buffer shall be established by the qualified biologist based on the needs of the species identified. The buffer shall remain in place until the biologist determines that the nest is no longer active. Should construction cease for a period of five days or more, an additional pre-construction nesting bird survey shall be conducted.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					BIO-2: Prior to removal of trees with a diameter at breast height (dbh) exceeding six inches, a qualified biologist shall conduct a survey of trees to determine whether trees with potential bat roosts are scheduled for removal. If trees scheduled for removal do not have roost habitat, then no further mitigation is necessary. If trees scheduled for removal are observed with roost habitat, the trees shall be removed over a two-day process as outlined below: • **Removal shall occur while bats are not actively utilizing the potential roost tree. Removal shall occur as possible outside of maternity season. The maternity roosting season for bats is approximately February 1 through September 1 (but varies due to rainfall and temperature). The best time for removal of structures that may support maternity roosting is between February 1 and April 15.** • **On day 1, branches and small limbs not containing potential bat roost habitat (cavities, crevices, exfoliating bark, etc.) shall be removed using chainsaws only.** • **On day 2, the remainder of the tree shall be removed.** **BIO-3: A pre-construction survey for FYLF shall be conducted by a qualified biologist within five days of initiating ground disturbing activities. Surveys shall cover between left and right bankfull at least 500 feet upstream and 500 feet downstream of the work area as accessible. Surveys shall extend up to 30 feet above bankfull within 100 feet of work areas when suitable, accessible habitat is present.** **Work within 100 feet of Coyote Creek shall occur during the dry months (July 1 through October 31) as possible. Timing shall also occur outside of the FYLF breeding season (March 1 to June 30) to the extent possible. If work must occur between October 31 and June 30, a monitor shall be present, or FYLF shall be excluded from active work areas by an exclusionary fence that is at least 24 inches tall and has a no-climb barrier installed along the top. Prior to commencement of work, a qualified biologist will inspect the fence and work area to ensure proper installation and clearance of FYLF. These measures shall be implemented in the following manner:** ▪ **If a work area is within 100 feet of Coyote Creek, a monitor will be present during work and will ensure that no FYLF are impacted. Observed FYLF will be avoided by construction activities by at least 50 feet unless the monitor is positioned between the FYLF and the construction activity.** ▪ **Work areas can alternatively be separated from Coyote Creek by exclusionary fencing as described above and no monitoring would be required. If exclusionary fencing is utilized, fencing must extend the length of the active work area plus 100 feet downstream and upstream, unless impeded by Hartmann Road.** ▪ **If a FYLF is found in a work area and cannot be avoided, the qualified biologist will coordinate with CDFW to develop an acceptable relocation strategy.**	
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			The Project Site is developed and there are no sensitive habitat types present. A 20-foot setback from Coyote Creek, consistent with County setback requirements, has been included as a component of the Proposed Project's design. As described above, a small manmade pond which does not provide habitat for aquatic species is located adjacent to the Project Site. The proposed Hartmann Complex building would be located in excess of 20 feet from the high water mark of the pond. However, given the proximity of aquatic habitat to the Project Site, there is the potential for impaired water runoff to enter Coyote Creek and the pond. This	1, 15, 21, 22, 23, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					would be a potentially significant impact. **Mitigation Measure HYD-1** would reduce impacts from water runoff to riparian or other sensitive natural communities to a less-than-significant level. **Less Than Significant Impact with Mitigation Incorporated**	
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			According to the Biological Letter Report (**Attachment 2**), no aquatic habitat, including wetlands or waters of the U.S., occurs on the Project Site. Aquatic habitat in the vicinity of the Project Site includes a small man-made pond surrounded by the golf course green northwest of the Project Site and Coyote Creek southwest of the Project Site. Implementation of **Mitigation Measures HYD-1** and **HAZ-1** would protect off-site aquatic habitat by minimizing the risk of hazardous materials spills and preventing runoff of impaired water off-site. **Less Than Significant Impact with Mitigation Incorporated**	1, 24
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 Site is within a developed area that is surrounded by barriers to wildlife movement. The Project Site lacks wildlife corridors and does not contain features that would facilitate wildlife movement. The Proposed Project would not modify the adjacent Coyote Creek. Coyote Creek is subject to high levels of development and disturbance that have removed the riparian vegetation and have provided a complete barrier to migration downstream of the Project Site. Therefore, there would be no impacts to migratory fish, migrating wildlife or wildlife corridors. No mitigation is necessary. **No Impact**	1, 15, 21, 22, 23, 24
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The Proposed Project would not conflict with any local policies protecting biological resources. Chapter 30, Article 4 of the County's Municipal Code identifies the appropriate setbacks from waterways. Setbacks from Coyote Creek and the pond consistent with County requirements are included as a component of the project design. **Less Than Significant Impact**	1, 9
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	There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover the area of the Project Site. Therefore, the project would not conflict with any established conservation plan. **No Impact**	1, 3, 27
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resource Survey was performed by Senior Archaeologist Clarus Backes, M.A., RPA of HELIX Environmental Planning, Inc., dated June 2020 (**Attachment 4**). The survey found there were no previously recorded cultural resources within the Area of Potential Effects (APE) boundaries. Native American outreach did not provide any specific prehistoric resources in the area. No cultural materials were found in the grassy and paved areas of the APE. However, approximately 20 pieces of obsidian debitage were found in the areas of bare soil at the bases of trees near the APE's southern border. There is always the potential, however remote, that previously unknown archaeological resources and/or human remains could be encountered during subsurface construction activities. This is a potentially significant impact. If any artifacts, archaeological features, or human remains are encountered during grading or excavation, the mitigation measures below shall be implemented. Therefore, with the mitigations	7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					measures incorporated below, all potential environmental impacts would be reduced to less than significant. **Less Than Significant with Mitigation Incorporated** **Mitigation Measures:** **CR-1: Prior to the initiation of ground-disturbing activities all construction personnel shall be trained in the protection of cultural resources, the recognition of buried cultural remains, and the notification procedures to be followed upon the discovery of archaeological materials, including Native American burials. The training shall be presented by an archaeologist who meets the Secretary of Interior's Standards for Prehistoric and Historic Archaeology and by a Native American representative and should include recognition of both prehistoric and historic resources. Personnel shall be instructed that unauthorized collection or disturbance of artifacts or other cultural materials is illegal, and that violators will be subject to prosecution under the appropriate state and federal laws. Supervisors shall also be briefed on the consequences of intentional or inadvertent damage to cultural resources.** **CR-2: Impacts to surface and subsurface cultural resources not previously identified shall mitigated through the implementation of a monitoring program during demolition and construction grubbing, grading, and excavation. Native American consultation shall also be undertaken as part of this mitigation measure. The monitoring program shall include the following:** ▪ **<u>Retention of a Qualified Archaeologist</u>. A qualified archaeologist shall be retained to implement a monitoring and recovery program during all ground-disturbing activity associated with the Project, including grubbing, grading, and excavation. The qualified archaeologist shall meet the Secretary of Interior's Professional Standards for prehistoric and historic archaeology.** ▪ **<u>Preconstruction Briefing</u>. Construction personnel shall be briefed by the qualified archaeologist on procedures to be followed in the event that unique archaeological resources, historical resources, or human remains are encountered during construction. The qualified archaeologist shall be required to provide a telephone number where they can be reached by the construction contractor, as necessary.** ▪ **<u>Construction Monitoring</u>. An archaeological monitor working under the supervision of the qualified archaeologist shall observe all initial ground-disturbing activities associated with the project, including grubbing, grading, and excavations. The monitor shall be authorized to halt construction, if necessary, in the immediate area where buried cultural remains are encountered. Prior to the resumption of grading activities in the immediate vicinity of the cultural remains, Lake County shall provide the qualified archaeologist with the necessary resources to identify and implement a program for the appropriate disposition of those remains.** ▪ **<u>Monitoring Report.</u> A complete set of the daily monitoring logs shall be kept on site throughout the earth-moving activities and be available for inspection. The daily monitoring log shall be keyed to a location map to indicate the area monitored, date, assigned personnel, and results of monitoring, including the recovery of archaeological material, sketches of recovered materials, and associated geographic site data. Within 90 days of**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					the completion of the archaeological monitoring, a monitoring report shall be submitted to Lake County and filed with the NWIC. **CR-3: In the event of an accidental discovery or recognition of any human remains, PRC Section 5097.98 must be followed. If there is a discovery or recognition of human remains during project-related earthmoving activities, the following steps shall be taken:** **1. There shall be no further excavation or disturbance of the specific location or any nearby area reasonably suspected to overlie adjacent human remains until the Lake County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or** **2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:** **▪ The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;** **▪ The descendent identified fails to make a recommendation; or** **▪ The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.** **CR-4: The Cultural Resources Treatment and Monitoring Agreement (Attachment 3) entered into between the Middletown Rancheria of Pomo Indians of California and the Hidden Valley Lake Association shall be adhered to in order to formalize procedures for the protection and treatment of Native American cultural resources, as defined by the agreement.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See response to Section V(a). **Less Than Significant with Mitigation Incorporated**	7
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See response to Section V(a). **Less Than Significant with Mitigation Incorporated**	7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VI. ENERGY *Would the project:*						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		Construction of the Proposed Project would consume energy primarily from fuel consumed by construction vehicles and equipment. Fossil fuels used for construction vehicles and other equipment would be used during site clearing, grading, paving, and building. Fuel consumed during construction would be temporary in nature and would not represent a significant demand on available fuel. There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Additionally, project-related design features and mitigation measures would provide fuel and energy reduction during construction. Overall fuel and energy reductions are difficult to quantify; however, certain air quality emission reduction measures would also reduce fuel and electricity use during construction of the Proposed Project. **Mitigation Measure AQ-1** would reduce energy consumption by requiring the contractor to minimize equipment idling time. Additionally, all diesel-fueled construction vehicles would be required to meet the latest emissions standards. These measures would further reduce fuel and energy use during all stages of construction and avoid the wasteful, inefficient, or unnecessary consumption of fuel energy. Therefore, construction of the Proposed Project would not result in inefficient, wasteful, or unnecessary consumption of fuel energy as it would comply with relevant standards. **Less Than Significant Impact**	1, 3
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The Proposed Project would be designed and constructed to comply with the applicable requirements of the California Building Code and CALGreen. Accordingly, the Proposed Project would not conflict with a State or local plan for renewable energy or energy efficiency, and would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, this impact would be less than significant. **Less Than Significant Impact**	1, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS *Would the project:*						
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		Earthquake Faults Although the Project Site is located in an area that may be subject to seismic ground shaking in the future, there are no mapped surface faults on the Project Site that would have the potential to rupture. The nearest active Alquist-Priolo fault is the Hunting Creek Fault, approximately ten miles east of the Project Site. Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction Although potential damage to people or structures from seismic ground shaking could occur, compliance with the California Building Standards Code (CBC) would require the seismic-design response spectrum to be established and incorporated into the design of all new structures. Any new structures and utilities would be designed to withstand seismic forces per CBC requirements. Therefore, these construction standards would minimize the seismic ground shaking effects on developed structures to a less-than-significant level. Landslides Due to low slopes and relatively stable soils on the Project Site, the Proposed Project would not be significantly prone to landslides and would not result in an increased risk of landslides. **Less Than Significant Impact**	15, 18, 20
b) Result in substantial soil erosion or the loss of topsoil?		X			Soils on the Project Site are classified by the USDA Web Soil Survey as having a low erosion potential. Construction of the Proposed Project would involve grading and earth moving activities, as well as construction of project components. Up to 500 cubic yards of fill material may be required to raise the site. Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events, which could generate accelerated runoff, localized erosion, and sedimentation. This is a potentially significant impact. **Mitigation Measure HYD-1** requires the Project Applicant obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit administered by the Central Valley Regional Water Quality Control Board and have an approved Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction activities. The Construction SWPPP would specify Best Management Practices (BMPs) for erosion and sediment control measures. With implementation of **Mitigation Measure HYD-1**, impacts resulting from soil erosion or the loss of top soil would be reduced to less than significant. Additionally, earthwork, grading, and soil stockpiling activities associated with new construction would be conducted in accordance with the conditions of a grading permit issued by the Lake County Community Development Department and the Lake County Grading Ordinance. **Less Than Significant Impact with Mitigation Incorporated**	15
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 USDA Web Soil Survey of the Project Site, soils on the Project Site include Lupoyoma silt loam and Still loam. These soils are generally well drained and generally stable. The groundwater table is over 80 inches deep; therefore, there is a low risk of liquefaction at the Project Site. Based on the soil types present, there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the Proposed Project. **Less Than Significant Impact**	15, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 soils on the Project Site are generally stable and are not classified as having a high shrink-swell potential. Soils on the Project Site are not highly expansive and the linear extensibility of the soils is moderate. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects from expansive soil. Impacts would be less than significant. **Less Than Significant Impact**	15, 20
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	Soil types on the Project Site primarily consist of Lupoyoma silt loam and Still loam, which are soil types typical of areas with low slopes and are well-drained. Loamy soils are typically suitable for on-site wastewater disposal systems. However, no new onsite wastewater disposal system is being proposed; no impact would occur. **No Impact**	15
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			There is always the potential, however remote, that previously unknown unique paleontological resources or sites could be encountered during subsurface construction activities. This is a potentially significant impact. In the event that paleontological resources or sites are found, **Mitigation Measures GEO-1** would ensure that the Proposed Project would not directly or indirectly destroy a unique paleontological resource or site. Furthermore, no unique geological features are present on the Project Site. With implementation of **Mitigation Measure GEO-1**, impacts to paleontological resources would be less than significant. **Less Than Significant with Mitigation Incorporated** **Mitigation Measure:** **GEO-1: In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.**	
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X			Air quality and greenhouse has (GHG) emissions were estimated for the Proposed Project and are included as **Attachment 1**. Operational GHG emissions from build-out of the Proposed Project would result from direct mobile sources, including vehicle trips, as well as indirect GHG emissions sources from electricity use, solid waste disposal, water and wastewater processing, usage, and conveyance. As shown in **Attachment 1**, operation of the Proposed Project is estimated to result in an increase of 194 metric tons of CO_2 equivalent (MT CO_2e) per year above the current facilities operations. Additionally, because the Proposed Project would replace an older less energy efficient facility with a new structure built consistent with the most recent Green Building Code standards, the actual increase in emissions may be even less. While Lake County has not adopted a threshold of significance for GHG emissions, the nearby Bay Area Air Quality Management District (BAAQMD) has established GHG thresholds that are used by several air districts in Northern California, including a numeric threshold of 1,100 MT CO_2e per year. The County, in its discretion, has deemed that the BAAQMD's GHG thresholds are appropriate to use to evaluate the significance of the Proposed Project's GHG emissions. Compared to the BAAQMD threshold, operation of the Proposed Project would result in a negligible increase in GHG emissions. Therefore, operation of the Proposed Project would not result in a	1

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					substantial increase in GHG emissions over existing conditions. Impacts associated with operational GHG emissions are considered less than significant. Construction of the Proposed Project would emit GHG emissions primarily from the combustion of diesel fuel in heavy equipment. Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. GHG emissions resulting from the temporary use of standard equipment for construction and grading equipment could potentially generate GHG emissions. This would be a potentially significant impact. Incorporation of Mitigation **Measure AQ-1** would minimize GHG emissions from construction activities and reduce potential impacts to a less-than-significant level. **Less Than Significant with Mitigation Incorporated**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		See VIII(a) above. To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. The quantitative thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets. Thus, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). Additionally, the Proposed Project would replace an older less energy efficient facility with a new structure built consistent with the most recent Green Building Code standards, which were adopted in part to further the State's climate change goals. Because the Proposed Project emissions would be below the BAAQMD numeric threshold and would replace an older facility with a more energy and water efficient structure, the Proposed Project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. **Less Than Significant Impact**	1, 3
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			Construction of the Proposed Project would require site preparation activities, such as excavation and grading at the Project Site. During construction, oil, diesel fuel, gasoline, hydraulic fluid, and other liquid hazardous materials could be used. If spilled, these substances could pose a risk to the environment or human health. This is a potentially significant impact. **Mitigation Measure HYD-1** would require the Project Applicant obtain coverage under the current NPDES Construction General Permit for construction activities and implement the listed BMPs during construction, which addresses potential leaks and spills from vehicles and construction equipment. Furthermore, **Mitigation Measure HAZ-1**, which address accidental spill prevention, would mitigate potential impacts from accidental release of hazardous materials during construction of the Proposed Project. With implementation of these Mitigation Measures and adherence to regulatory requirements, potential impacts associated with hazardous materials during construction activities would be less than significant. The Asbestos Report (**Attachment 5**) prepared for the Proposed Project indicates that asbestos is present in the existing Hartmann Complex building. If asbestos-containing material is disturbed during demolition of the existing building it could potentially pose health risks to construction workers. This is a potentially significant impact. **Mitigation Measure HAZ-2**, which requires proper removal of asbestos-containing martial, would reduce impacts to a less than significant level.	1, 2, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The design and construction of the proposed Hartmann Complex and associated facilities would comply with CBC, as amended, and the 2016 California Fire Code, as amended. Other laws and regulations that govern the use and storage of hazardous materials include, but are not limited to, Chapter 6.95 of the California Health and Safety Code (inventory and emergency response), Title 8 of the Code of California Regulations (CCR) (workplace safety), and Titles 22 and 26 of the CCR (hazardous waste). Delivery of hazardous materials to the Project Site and along public roadways would be required to comply with CFR Title 49, as monitored and enforced by the California Highway Patrol and Caltrans. Storage of all flammable materials at construction sites would be subject to the regulations of Title 19 of the CCR and the Uniform Fire Code. All operation activities would be required to adhere to local standards set forth by the County, as well as state and federal health and safety requirements that are intended to minimize risk to the public from hazardous materials, such as Cal/OSHA requirements, the Hazardous Waste Control Act, the California Accidental Release Prevention Program, and the California Health and Safety Code. Compliance with these regulations in conjunction with the Mitigation Measures listed above, would reduce potential exposure of people or the environment to hazardous materials associated with the Proposed Project to a less-than-significant level. **Less Than Significant with Mitigation Incorporated** **Mitigation Measures:** **HAZ-1: An accidental spill prevention and response plan shall be developed which will include a list of all hazardous materials used and/or stored on the Project Site during construction activities; appropriate information about initial spill response, containment, and cleanup strategies; and a list of appropriate County contact information. The spill prevention and response plan shall be included as a component of the SWPPP described in Mitigation Measure HYD-1. The plan shall require containment equipment and sufficient supplies to combat spills of oil or hazardous substances shall be on site at all times during construction.** **HAZ-2: Materials containing asbestos shall be properly removed in accordance with State OSHA and Federal regulations (CCR & CFR) by a licensed Asbestos Abatement Contractor certified by the State of California Division of Occupational Safety and Health, prior to any renovation and/or demolition that may disturb asbestos containing material. Containment and disposal of asbestos-containing material shall be in accordance with the Local EPA Air Quality Management District.**	
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) and X(a). With **Mitigation Measures HYD-1, HAZ-1,** and **HAZ-2** incorporated, impacts would be reduced to less than significant. **Less Than Significant with Mitigation Incorporated**	1, 2, 3
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X			The Proposed Project is located approximately 0.10 miles northeast of Coyote Valley Elementary School. However, any potential impacts related to hazardous emissions or materials associated with the Proposed Project would be reduced to less than significant levels through **Mitigation Measures HYD-1, HAZ-1,** and **HAZ-2.** **Less Than Significant with Mitigation Incorporated**	1, 2, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Site is not listed as a site containing hazardous materials in the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board's GeoTracker database. **No Impact**	16, 17
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 Proposed Project is not located within an airport land use plan or within two (2) miles of a public airport or private airstrip. **No Impact**	13
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		Construction of the Proposed Project would occur within the boundary of the Project Site and would not result in lane closures and thus would not affect emergency access or evacuation. The Proposed Project has been reviewed by the Department of Public Works, South Lake County Fire Protection District, and other agencies and departments for safety and access concerns. The Proposed Project would adhere to all applicable Federal, State and local emergency access requirements. **Less Than Significant Impact**	1, 2, 3
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 located within a Moderate Fire Hazard Severity Zone in a State Responsibility Area and within a Non-Very High Fire Hazard Severity Zone in a Local Responsibility Area. The Project Site does not involve unique slopes or other factors that would exacerbate wildfire risks. The Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant. The risk of igniting a wildfire during construction is not likely, as construction would occur in a currently developed area. However, construction-related activities associated with the proposed project could involve the use of spark-producing construction equipment, which could temporarily increase the risk of igniting a fire on the Project Site. This is a potentially significant impact. To reduce the risk of wildland fires, **Mitigation Measure HAZ-3** would be required to mitigate the potential to ignite fires during construction, such as requiring construction equipment to be equipped with a spark arrestor in good working order. Therefore, with implementation of **Mitigation Measure HAZ-3**, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant. **Less Than Significant with Mitigation Incorporated** **Mitigation Measure:** **HAZ-3: During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.**	10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			Coyote Creek runs along the Western boundary of the Project Site (see **Figure 3**). Construction of the Proposed Project could potentially violate water quality standards or waste discharge requirements, as construction equipment and materials have the potential to result in accidental discharge of pollutants into water resources, including Coyote Creek. This would be a potentially significant impact. Potential pollutants include particulate matter, sediment, oils and greases, concrete, and adhesives. **Mitigation Measure HYD-1** includes obtaining coverage under the current NPDES Construction General Permit for construction activities and implementation of BMPs during construction to prevent impacts to water quality. With implementation of **Mitigation Measure HYD-1**, impacts from construction activities on water quality would be reduced to less than significant. Operation of the Proposed Project could potentially introduce contaminants into water resources from stormwater runoff, as parking lots often contain contaminants such as vehicle oil and gasoline. However, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A Drainage Study and Hydraulic Analysis was conducted for the Proposed Project and is included as **Attachment 6**. As described in the Drainage and Hydraulic Analysis, stormwater quality and hydromodification measures incorporated in the Project design are sized correctly to meet State runoff requirements and the drainage system is adequately sized for potential site runoff. With implementation of **Mitigation Measure HYD-1** and the Project design elements targeting runoff, impacts from operation of the Proposed Project would be reduced to less than significant. **Less Than Significant with Mitigation Incorporated** **Mitigation Measure:** **HYD-1: The Project Applicant shall obtain coverage under the NPDES Construction General Permit prior to initiation of construction activities. The State Water Resources Control Board (SWRCB) requires that construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the Clean Water Act (CWA). To comply with the NPDES permit, a Notice of Intent shall be filed with the SWRCB.** **A SWPPP shall be approved prior to construction. The SWPPP shall include a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) including a description of the type and location of erosion and sediment control BMPs to be implemented at the Project Site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the Project Site. A copy of the SWPPP shall be kept on the Project Site. Water quality BMPs identified in the SWPPP may include, but are not limited to, the following:** ▪ **Areas where ground disturbance occurs shall be identified in advance of construction and limited to approved areas.** ▪ **Vehicular construction traffic shall be confined to the designated access routes and staging areas.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					▪ **Equipment maintenance and cleaning shall be confined to staging areas. No vehicle maintenance shall occur on-site during construction.** ▪ **Supervisory construction personnel shall be informed of environmental concerns, permit conditions, and final project specifications. Said personnel shall be responsible for instructing on-site work to meet the requirements of the SWPPP including making sure work is conducted outside of protected trees' drip lines to the extent possible.** ▪ **Disturbed areas shall be restored to pre-construction contours to the extent possible.** ▪ **Hay/straw bales and silt fences shall be used to control erosion during stormwater runoff events.** ▪ **The highest quality soil shall be salvaged, stored, and used for native re-vegetation/seeding.** ▪ **Drainage gaps shall be implemented in topsoil and spoil piles to accommodate/reduce surface water runoff.** ▪ **Sediment control measures shall be in place prior to the onset of the rainy season and will be maintained until disturbed areas have been re-vegetated. Erosion control structures shall be in place and operational at the end of each day if work activities occur during the rainy season.** ▪ **Fiber rolls shall be placed along the perimeter of disturbed areas to ensure sediment and other potential contaminants of concern are not transported off-site or to open trenches. Locations of fiber rolls will be field adjusted as needed and according to the advice of the certified SWPPP inspector.** ▪ **Vehicles and equipment stored in the construction staging area shall be inspected regularly for signs of leakage. Leak-prone equipment will be staged over an impervious surface or other suitable means will be provided to ensure containment of any leaks. Vehicle/equipment wash waters or solvents will not be discharged to surface waters or drainage areas.** ▪ **During the rainy season (dates to be specified in the SWPPP), soil stockpiles and material stockpiles will be covered and protected from the wind and precipitation. Plastic sheeting will be used to cover the stockpiles and straw wattles will be placed at the base for perimeter control.** ▪ **Contractors shall immediately control the source of any leak and immediately contain any spill utilizing appropriate spill containment and countermeasures. Leaks and spills shall be reported to the designated representative of the lead contractor and shall be evaluated to determine if the spill or leak meets mandatory SWPPP reporting requirements. Contaminated media shall be collected and disposed of at an off-site facility approved to accept such media.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 tie into the existing municipal water mains. The Proposed Project has been designed with bioretention areas, which would allow the recharge of groundwater supplies. The Proposed Project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. **Less Than Significant Impact**	
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			No surface water resources occur on the Project Site. Grading, cut and fill activities, impervious surfaces, and earth-moving activities associated with construction of the Proposed Project have the potential to result in erosion, siltation, temporary changes to drainage patterns, and contamination of stormwater. This would be a potentially significant impact. Implementation of **Mitigation Measure HYD-1** consists of obtaining coverage under the current NPDES Construction General Permit for construction activities. This would include implementation of BMPs during construction to reduce the potential for impacts associated with erosion and exceeding water quality thresholds. Implementation of BMPs such as fiber rolls, hay bales, and silt fencing, would reduce the potential for sediment and stormwater runoff containing pollutants from entering receiving waters. The Construction General Permit also includes post-construction performance standards to protect the physical and biological integrity of aquatic ecosystems. Impacts related to alterations in drainage patterns and impervious surfaces due to construction of the Proposed Project would be less than significant with mitigation. Once operational, the Proposed Project would increase impervious surfaces on the Propose Site through expansion of the parking area and Hartmann Complex. However, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A Drainage Study and Hydraulic Analysis was conducted for the Proposed Project and is included as **Attachment 6.** Flooding on- or offsite would not substantially increase due to the proposed project, as surface runoff would be managed through site design. The Project Site is relatively flat; grading associated with the Proposed Project would not significantly alter drainage patterns or result in changes in elevation. Furthermore, the relocation of the Hidden Valley Lake Association building 255 feet northwest of the existing facility is not anticipated to impede or redirect flood flows compared to current conditions. Impacts due to operation of the Proposed Project would be less than significant. **Less Than Significant with Mitigation Incorporated**	1, 3, 24
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The Proposed Project is located within FEMA-defined Flood Hazard Zone AO, a 1% Annual Chance Flood Hazard Zone. However, the Proposed Project would not involve additional hazardous materials compared to current conditions and would not increase the likelihood of the release of pollutants due to flooding. The Project Site is not located in an area of potential inundation by seiche or tsunami. **Less Than Significant Impact**	11, 20
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The Proposed Project would not significantly affect groundwater recharge or water quality. Therefore, the Proposed Project would not conflict with or obstruct water quality or sustainable groundwater management plans. **No Impact**	1, 2, 3, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	Projects that have the potential to physically divide an established community typically include new freeways and highways, major arterials streets, and railroad lines. The Proposed Project would not physically divide an established community. No impact would occur. **No Impact**	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The Proposed Project is located within the Middletown Area Plan and designated Public Facilities – Resource Conservation – Community Commercial – Service Commercial in the Lake County General Plan. Currently, the parcel is zoned "O-FF-FW-WW" – Open Space District – Floodway Fringe Combining District – Floodway Combining District – Waterway Combining District. The existing Hidden Valley Lake Association facility would be relocated from a County zoning designation of Community Commercial (C2) to Open Space (O). This change in zoning would require a Major User Permit, which is a component of the Proposed Project. With approval of the Major Use Permit, the Proposed Project would be consistent with all applicable development standards in the Zoning Ordinance and would not conflict with the General Plan, Middletown Area Plan or Zoning Ordinance. **Less Than Significant Impact**	1, 2, 3
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Lake County Aggregate Resource Management Plan does not identify a source of minerals at the Project Site. **No Impact**	12
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Middletown Area Plan, nor the Lake County Aggregate Resource Management Plan designates the Project Site as being a locally important mineral resource recovery site. **No Impact**	1, 3, 12
XIII. NOISE *Would the project result in:*						
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		Construction of the Proposed Project may result in short-term increases in the ambient noise environment. The Proposed Project shall adhere to all requirements and standards outlined in the Lake County Zoning Ordinance: • The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas at the property lines • In addition, 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. Implementation of the requirements of the Lake County Zoning Ordinance, as described above, would minimize the potential for sleep disturbance and would reduce the potential for construction noise to result in a nuisance. As a result, this impact is considered to be less than significant.	1, 2

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The Proposed Project is not expected to create unusual groundborne vibration due to construction, and will be required to adhere to all local requirements related to construction and noise levels. **Less Than Significant Impact**	1, 2
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The Proposed Project is not located within an airport land use plan or within two (2) miles of a public airport or private airstrip. **No Impact**	13
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 Proposed Project does not involve the construction of homes or facilities that would directly or indirectly induce unplanned population growth. **No Impact**	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing would be displaced as a result of the Propose Project. **No Impact**	
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 Proposed Project does not necessitate the need for new or altered government facilities. The Proposed Project would replace the existing Hidden Valley Lake Association building, and is expected to primarily accommodate existing guests and patrons, and would therefore not impact existing service ratios or response times. Emergency services are already available to the Project Site through the Lake County Sheriff's Department, South Lake Fire Protection District and the California Department of Forestry and Fire Protections (Calfire). **Less Than Significant Impact**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Proposed Project would not have any significant impacts on existing parks or other recreational facilities. The Proposed Project is expected to primarily accommodate existing guests and is not likely to significantly increase the number of guests that visit the proposed Hartmann Complex or golf facilities. **Less Than Significant 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		The Proposed Project would expand and relocate the existing Hidden Valley Lake Association facility, as well as expand the driving range tees with netting, relocate the practice greens, and reposition the 1st hole golf tees. However, none of these activities would significantly expand the recreational facilities associated with the existing golf course. Any potential environmental effects associated with the Proposed Project have been reduced to less than significant levels through appropriate mitigation measures. **Less Than Significant Impact**	
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		Construction of the Proposed Project would temporarily result in a negligible increase in traffic volumes in the vicinity of the Project Site. Vehicular trips from construction would consist of worker trips and deliveries of equipment and materials to and from the Project Site. The temporary increase in trips due to construction of the Proposed Project would not cause a significant change to roadway level of service. There would be a less-than-significant impact. Trip generation rates for the Proposed Project are based on the 10th Edition of the Trip Generation Manual, Institute of Transportation Engineers (ITE)," Land Use 931 - Quality Restaurant" and are included as **Attachment 7**. A 50 percent trip reduction was applied due to the fact that many patrons of the existing complex reside locally and are expected to walk, bike, or use golf-carts to access the Proposed Project. As shown in **Attachment 7**, the Proposed Project is expected to result in approximately 201 additionally daily trips and 19 additional trips during the PM peak hour. Access to the Proposed Project would be provided by State Route 29 (SR-29) and Hartmann Road. The intersection of SR-29 and Hartmann Road was recently improved with a roundabout and operates acceptably under current conditions, Therefore, operation of the Proposed Project would not constitute a substantial increase in traffic, and would not cause a significant change to roadway level of service. There would be a less-than-significant impact. **Less Than Significant Impact**	1, 25
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The Proposed Project involves replacement of an existing facility and is expected to primarily accommodate existing patrons residing locally in the Hidden Valley Lake community. Based on the MTC Travel Model, the Lake County regional average daily vehicle miles traveled (VMT) per capita is estimated to be 31.1 in the year 2020 and 30.1 in the year 2040. As the Hidden Valley Lake Community is within a 2-mile radius of the Project Site, the Proposed Project is not expected to increase VMT over the regional average. Therefore, the Proposed Project is not expected to increase VMT or be a significant generator of VMT. The Proposed Project would not be in conflict and/or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). **Less Than Significant Impact**	1

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Proposed Project does not include modification to the existing roadways or design features that would increase hazards. **No Impact**	
d) Result in inadequate emergency access?				X	Construction of the Proposed Project would occur within the Project Site boundary and would not result in lane closures and thus would not affect emergency access or evacuation. **No Impact**	
XVIII. TRIBAL CULTURAL RESOURCES *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:*						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			See Response to Section V. **Less Than Significant with Mitigation Incorporated (MMs CR-1** through **CR-4)**	7
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See Response to Section XVIII(b). **Less Than Significant with Mitigation Incorporated (MMs CR-1** through **CR-4)**	7
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
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		The Project Site is served by existing utilities, which would be reconfigured to connect to the proposed Hartmann Complex building. All utility improvements would take place within the Project Site Boundary; therefore, the effects of the improvements are evaluated throughout this Initial Study. No offsite utility improvements would be needed to serve the Proposed Project. As explained in **Section XIX (b)** and **(c)** below, the Proposed Project is not anticipated to significantly increase water or wastewater demand. Correspondence with Warren Consulting Engineers confirms that the Proposed Project's anticipated water demand could sufficiently be supported by the existing six-inch sewer line and two-inch water line, and upsizing of these utility lines is not required. Additionally, a Fire Flow Test confirmed that adequate fire flow can be maintained in the event of a fire-related emergency and expansion of the existing water lines is not required. Furthermore, the Hidden Valley Lake Community Services District has indicated that sufficient water supplies and wastewater capacity exist to serve the Proposed Project. The Proposed Project would not require the relocation and/or expansion of new utility infrastructure and impacts would be less than significant.	8, 28, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The Proposed Project would continue to be served by the Hidden Valley Lake Community Services District, which currently provides water services to the existing Hidden Valley Lake Association facility. The Proposed Project would add two additional toilet fixtures and three additional sinks compared to the existing Hidden Valley Lake Association facility. The increase in water use due to the additional fixtures and sinks, as well as expanded facilities, is not expected to significantly increase water demand compared with existing conditions. Correspondence with the Hidden Valley Lake Community Services District has indicated that sufficient water supplies exist to serve the Proposed Project. **Less Than Significant Impact**	14, 28
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		The Proposed Project would continue to be served by the Hidden Valley Lake Community Services District, which provides wastewater treatment services for the current Hidden Valley Lake Association facility. The generation of wastewater associated with the Proposed Project is not expected to significantly increase compared to existing conditions. Correspondence with the Hidden Valley Lake Community Services District has indicated that adequate wastewater treatment capacity exists to serve the Proposed Project. **Less Than Significant Impact**	8, 28
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		The Proposed Project is not expected to generate a significant increase in solid waste compared to existing conditions. The Proposed Project would continue to be served by South Lake Refuse and Recycling, with waste disposed of at the adjacent Eastlake Sanitary Landfill. The Eastlake Sanitary Landfill has a maximum permitted capacity of 6,050,000 cubic yards and a remaining capacity of 2,859,962 cubic yards. Based on this capacity, it is not anticipated that the potential increase in solid waste production would exhaust the remaining landfill capacity. The Proposed Project would continue to comply with all local, state and regulations regarding solid waste. **Less Than Significant Impact**	19
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		See XIX(d). **Less Than Significant Impact**	19
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The Project Site is located within a Moderate Fire Hazard Severity Zone in State Responsibility Area and within a Non-Very High Fire Hazard Severity Zone in a Local Responsibility Area. Construction of the Proposed Project would occur within the Project Site boundaries and would not result in lane closures and thus would not affect emergency access or evacuation. The Project has been reviewed by the Department of Public Works, South Lake County Fire Protection District, and other agencies and departments for safety and access concerns. The Proposed Project will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13, Article VIII, of the Lake County Code. **Less Than Significant Impact**	9, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Proposed Project would be located on a relatively flat area, surrounded by irrigated golf course greens and commercial and residential development. The Proposed Project does not involve unique slopes or other factors that would exacerbate wildfire risks. Therefore, wildfire risk would not be exacerbated and the potential to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire is less than significant. **Less Than Significant Impact**	10, 15
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		As mentioned above, the Proposed Project is not located in a Very High Fire Hazard Severity Zone. The Proposed Project would be constructed and located within the Project Site boundary. It is not anticipated that new electrical distribution lines, whether overhead or underground, would be necessary to serve the Proposed Project. If deemed necessary, the Proposed Project would improve and/or maintain existing access roads per County and South Lake County Fire Protection District requirements identified through the Building Permit process. All improvements shall adhere to all Federal, State and local agencies requirements. **Less Than Significant Impact**	10
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	As described in Section VII, Geology and Soils, the Proposed Project is not located on an unstable geologic unit or soil and does not have a high risk of landslides or liquefaction. The Project Site is relatively flat and grading associated with the Proposed Project would not significantly alter drainage patterns. Therefore, the Proposed Project would not 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. No impact would occur. **No Impact**	15
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			As discussed in the previous sections, the Proposed Project could potentially have significant environmental effects with respect to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, GHG Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Tribal Cultural Resources. However, the impacts of the Proposed Project would be reduced to a less than significant level with the implementation of the mitigation measures identified in the sections. **Less Than Significant with Mitigation Incorporated**	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		X			Cumulative impacts for each resource area have been considered within the analysis of each resource area. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level. **Less Than Significant with Mitigation Incorporated**	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
current projects, and the effects of probable future projects)?						
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The potential direct environmental effects of the Proposed Project have been considered within the discussion of each environmental resource area in the previous sections. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level. **Less Than Significant with Mitigation Incorporated**	ALL

* Impact Categories defined by CEQA

****Sources List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Middletown Area Plan
4. Caltrans California State Scenic Highway System Map - 2018. https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983.
5. California Important Farmland Finder, California Department of Conservation https://maps.conservation.ca.gov/dlrp/ciff/
6. County of Lake Parcel Viewer: http://gispublic.co.lake.ca.us/portal/home/
7. A Cultural Resources Assessment, performed by Senior Archaeologist Clarus Backes, M.A., RPA of "Helix", dated June 2020 (Included as **Attachment 4**)
8. Email Correspondence with Greg Ventura of Warren Consulting Engineers, Inc.
9. Lake County Code of Ordinances
10. California Department of Forestry and Fire Protection, Fire Hazard Mapping – Lake County: https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/
11. Federal Emergency Management Agency (FEMA) - Flood Hazard Maps https://msc.fema.gov/portal/home
12. Lake County Aggregate Resource Management Plan
13. Phone Correspondence with County of Lake Public Works Department
14. Hidden Valley Lake Community Services District. Services. https://www.hvlcsd.org/services
15. USDA Natural Resources Conservation Service Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
16. California Department of Toxic Substances Control EnviroStor: https://www.envirostor.dtsc.ca.gov/public/
17. State Water Resources Control Board GeoTracker. https://geotracker.waterboards.ca.gov/
18. California Department of Conservation Fault Activity Map of California. https://maps.conservation.ca.gov/cgs/fam/
19. CalRecycle. SWIS Facility/Site Activity Details – Eastlake Sanitary Landfill. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3787?siteID=930
20. CalOES MyHazards: https://myhazards.caloes.ca.gov/
21. U.S. Fish and Wildlife Service (USFWS). Critical Habitat for Threatened Endangered Species. https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap-=9d8de5e265ad4fe09893cf75b8dbfb77

22. California Native Plant Society. Inventory of Rare and Endangered Plants of California. http://www.cnps.org
23. California Department of Fish and Wildlife (CDFW). List of California Terrestrial Natural Communities Recognized by the Natural Diversity Database.
24. U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory. https://www.fws.gov/wetlands/Data/Mapper.html
25. 10th Edition of the Trip Generation Manual, Institute of Transportation Engineers
26. California Air Resources Board. Maps of State and Federal Area Designations. https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations
27. USFWS Environmental Conservation Online System - Habitat Conservation Plans: https://ecos.fws.gov/ecp0/conservationPlan/region/summary?region=9&type=HCP
28. Email Correspondence with Hannah Davidson, Water Resources Specialist I, with Hidden Valley Lake Community Services District.
29. Email Correspondence with Dennis White of Hidden Valley Lake Community Services District