



**COUNTY OF LAKE**  
**Community Development Department**  
**PLANNING DIVISION**  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Phone (707) 263-2221 FAX (707) 263-2225

will be working on Bio past 5 years  
Arc past 5 years

**Planning Division Application**  
(Please type or print)

Project name: 4436 LAKESHORE Blvd  
Assessors Parcel #: 029 - 141 - 22

| INITIAL FEES:                |                         |
|------------------------------|-------------------------|
| RZ                           | <u>19-02</u> \$2,053.00 |
| GPAP                         | <u>19-02</u> \$2,637.00 |
| IS                           | <u>19-41</u> \$1,425.00 |
| ARC REV                      | \$75.00                 |
| Sub Total:                   |                         |
| \$6,190.00                   |                         |
| Technology recovery 2% Cost  | \$122.30                |
| General Plan Maintenance Fee | \$50.00                 |
| Total:                       | \$6,362.30              |

Zoning: R3-SC-F-WW  
General Plan: DC-HDR  
Receipt #: 41365  
Initial: SHZ/DNC

**APPLICANT:**

NAME: RICHARD TSIRI & BEVERLEY R. SIRI  
MAILING ADDRESS: P.O. BOX 3818  
CITY: SANTA ROSA  
STATE: CA. ZIP: 95402  
PRIMARY PHONE: (707) 542-6438  
SECONDARY PHONE: (707) 481-5423  
EMAIL: BTSIRI@SBCGLOBAL.NET

**PROPERTY OWNER (IF NOT APPLICANT):**

NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PRIMARY PHONE: ( ) \_\_\_\_\_  
SECONDARY PHONE: ( ) \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**PROJECT LOCATION**

ADDRESS: 4436 LAKESHORE Blvd.

PRESENT USE OF LAND:  
VACANT

**DESCRIPTION OF PROJECT:**

CHANGE ZONING FROM R-3  
TO R1

**SURROUNDING LAND USES:**

North: R1 SINGLE-FAMILY RESIDENTIAL + R3 MULTI-FAMILY RESIDENTIAL  
South: R1 SINGLE-FAMILY RESIDENTIAL (COVERED ALONG SHORELINE)  
East: LAKE  
West: R1 SINGLE-FAMILY RESIDENTIAL (WATER TREATMENT FACILITY)

**PARCEL SIZE(S):**

Existing: 0.44 ACRES  
Proposed: 0.44 ACRES

**RECEIVED**

JUL 10 2019

Existing/Proposed Water Supply: SPECIAL DISTRICTS CSA SAME COUNTY COMMUNITY  
Existing/Proposed Sewage Disposal: LAKE COUNTY SANITATION DEVELOPMENT DEPT.  
Fire Protection District: LAKEPORT FIRE PROTECTION DISTRICT  
School District: LAKEPORT UNIFIED SCHOOL DISTRICT

### At-Cost Project Reimbursement

I, Richard T. Slat SR., the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$ 6,362.80 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19, February 7, 2017). In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.





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**PLANNING DIVISION**  
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Phone (707) 263-2221 FAX (707) 263-2225

*will be working Bio past 5 years  
Arc past 5 years*

**Planning Division Application**  
(Please type or print)

Project name: 4436 LAKESHORE Blvd  
Assessors Parcel #: 029 - 141 - 22

**INITIAL FEES:**

|         |              |            |
|---------|--------------|------------|
| RZ      | <u>19-02</u> | \$2,053.00 |
| GPAP    | <u>19-02</u> | \$2,637.00 |
| IS      | <u>19-41</u> | \$1,425.00 |
| ARC REV |              | \$75.00    |

|                              |            |
|------------------------------|------------|
| <b>Sub Total:</b>            | \$6,190.00 |
| Technology recovery 2% Cost  | \$122.30   |
| General Plan Maintenance Fee | \$50.00    |
| <b>Total:</b>                | \$6,362.30 |

Zoning: R3-SC-F-WW

General Plan: DC-HDR

Receipt #: 41365

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**APPLICANT:**

NAME: RICHARD TSIRI & BEVERLEY R. SIRI  
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PRIMARY PHONE: ( ) \_\_\_\_\_  
SECONDARY PHONE: ( ) \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**PROJECT LOCATION**

ADDRESS: 4436 LAKESHORE Blvd.

**PRESENT USE OF LAND:**

VACANT

**DESCRIPTION OF PROJECT:**

CHANGE ZONING FROM R-3  
TO R1

**SURROUNDING LAND USES:**

North: R1 Single-Family Residential + R3 Multi-Family Residential  
South: R1 Single-Family Residential (bordered along shoreline)  
East: LAKE  
West: R1 SINGLE-FAMILY RESIDENTIAL (WATER TREATMENT FACILITY)

**PARCEL SIZE(S):**

Existing: 0.44 ACRES

Proposed: 0.44 ACRES

**RECEIVED**

**JUL 10 2019**

Existing/Proposed Water Supply: SPECIAL DISTRICTS CSA LAKE COUNTY COMMUNITY

Existing/Proposed Sewage Disposal: LAKE COUNTY SANITATION DEVELOPMENT DEPT.

Fire Protection District: LAKEPORT FIRE PROTECTION DISTRICT

School District: LAKEPORT UNIFIED SCHOOL DISTRICT

### At-Cost Project Reimbursement

I, Richard T. Siri Sr., the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$ 6,362.80 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19, February 7, 2017). In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.
7. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.
9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
10. Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.
11. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). [www.envirostor.atasc.ca.gov/public/](http://www.envirostor.atasc.ca.gov/public/) The proposed project site is ☐ or is not ☐ included on the most recent list.
12. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.

13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP  
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)**

Ownership

Contract to Purchase\*

Letter of Authorization\*

Power of Attorney\*

*\*Must Attach Evidence*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

RICHARD T. SIRI SR.

(Please Print)

Name of Company or Corporation (if applicable):

(Please Print)

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name: \*RICHARD T. SIRI SR.

Date: \_\_\_\_\_

Email address: RTSIRI@SBC GLOBAL.NET

Phone Number: 702-481-5423

  
Signature of Owners/Agent\* Name

7-10-19  
Date

  
Signature of Applicant

7-10-19  
Date



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

File: \_\_\_\_\_  
AP#: 029-141-22  
Applicant: Richard T. Siri &  
Beverly R. Siri

**PLANNING DIVISION  
SUPPLEMENTAL DATA FORM**

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing "N/A" or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

**I. Project Description**

Project Name: ZONING CHANGE  
Address of Project: 4436 LAKESHORE BLVD  
Description of objective of project and its operational characteristics:

CHANGE ZONING FROM R-3 TO R1

Type of business: NA  
Product or service provided: \_\_\_\_\_

|   |                                    |
|---|------------------------------------|
| Hours of operation <u>NA</u>              | Days of operation <u>NA</u>        |
| Number of shifts (normal) _____           | Employees per shift (normal) _____ |
| Number of shifts (peak) _____             | Employees per shift (peak) _____   |
| Number of deliveries per day _____        | Number of pick-ups per day _____   |
| Number of customer per day _____          | Lot size _____                     |
| Number and type of company vehicles _____ |                                    |

|   |                           |
|---|---------------------------|
| Floor area of existing structures _____ | Proposed floor area _____ |
| Number of parking spaces _____          | Number of floors _____    |
| Type of loading facilities _____        |                           |
| Additional relevant information _____   |                           |

**II. Will the project involve any of the following? If yes, please explain on separate sheet.**

|  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Building or grading on steep slopes?              | _____      | <u>X</u>  |
| 2. Extensive grading?                                | _____      | <u>X</u>  |
| 3. Building on fill or expansive soils?              | _____      | <u>X</u>  |
| 4. Change in dust, ash, smoke, fumes or odors?       | _____      | <u>X</u>  |
| 5. Alter any lakeshore, drainage course or waterway? | _____      | <u>X</u>  |

Supplemental Data Form

|  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 6. Use of water well or surface water diversion?   | —          | <u>X</u>  |
| 7. Do portions of the site periodically flood?   | <u>X</u>   | —         |
| 8. Alteration of site drainage?  | —          | <u>X</u>  |
| 9. Result in loss of wetland or streamside vegetation?   | —          | <u>X</u>  |
| 10. Reduce acreage of any agricultural croplands or soils?                                     | —          | <u>X</u>  |
| 11. Include removal of trees or large amounts of brush?  | —          | <u>X</u>  |
| 12. Increase noise or vibration on or off site?  | —          | <u>X</u>  |
| 13. Be substantially different in size or character from surrounding development?              | —          | <u>X</u>  |
| 14. Have either a notice of violation or citation been issued concerning the project?          | —          | <u>X</u>  |
| 15. Could the project be controversial?  | —          | <u>X</u>  |
| 16. Substantially increase energy use?   | —          | <u>X</u>  |
| 17. Is there a risk of an explosion or release of hazardous substances in case of an accident? | —          | <u>X</u>  |
| 18. Result in the loss of existing housing units?  | —          | <u>X</u>  |
| 19. Generate substantial additional traffic?   | —          | <u>X</u>  |
| 20. Increase traffic hazards to motor vehicles, bicyclists or pedestrians?                     | —          | <u>X</u>  |
| 21. Involve the use of toxic or hazardous substances, flammables or explosives?                | —          | <u>X</u>  |
| 22. Expose people to untreated or partially treated human wastes or chemical pollution?        | —          | <u>X</u>  |
| 23. Change a scenic view or vista from existing residential areas, or public lands or roads?   | —          | <u>X</u>  |
| 24. Involve large outdoor areas to be lit at night?  | —          | <u>X</u>  |
| 25. Do the site or buildings have any archaeological or historical significance?               | —          | <u>X</u>  |
| 26. Is the project part of a larger project or series of projects?                             | —          | <u>X</u>  |



**COUNTY OF LAKE**

Community Development Department  
255 N. Forbes St.  
Lakeport, CA 95453  
(707) 263-2382

Receipt No.: **50540**

Receipt Date: **07/10/2019**

## RECEIPT

**RECORD & PAYER INFORMATION**

Record ID: RZ19-02  
Record Type: Planning Entitlement  
Property Address: 4436 LAKESHORE BLVD, LAKEPORT 95453  
Parcel Number: 029-141-22  
Description of Work: Rezoning R3 to R1  
Job Value: \$0.00  
Payer: Richard T. Siri  
Applicant:  
  
Owner: SIRI RICHARD T & BEVERLEY R TRUSTEE

**PAYMENT DETAIL**

| Date       | Payment Method | Reference | Cashier | Comments          | Amount     |
|------------|----------------|-----------|---------|-------------------|------------|
| 07/10/2019 | Check          | 7436      | COUNTER | Rezoning R3 to R1 | \$6,362.30 |

**FEE DETAIL**

| Fee Description   | Account Code       | Fee Amount        | Current Paid      |
|---|--------------------|-------------------|-------------------|
| Zoning Rezone - Initial Fee Planning                          | 001-2702-461.66-13 | \$1,900.00        | \$1,900.00        |
| General Plan Amendment Map - Initial Fee Planning             | 001-2702-461.66-12 | \$2,565.00        | \$2,565.00        |
| Zoning Rezone - Initial Fee Public Works                      | 001-1908-461.66-10 | \$125.00          | \$125.00          |
| General Plan Amendment Map - Initial Fee Public Works         | 001-1908-461.66-10 | \$44.00           | \$44.00           |
| Zoning Rezone - Initial Fee Environmental Health              | 170-4010-461.66-13 | \$28.00           | \$28.00           |
| General Plan Amendment Map - Initial Fee Environmental Health | 170-4010-461.66-12 | \$28.00           | \$28.00           |
| Basic Initial Study - Initial Fee Planning                    | 001-2702-461.66-12 | \$1,425.00        | \$1,425.00        |
| Archeological Review Fee - ARC REV                            | 001-2702-422.21-40 | \$75.00           | \$75.00           |
| General Plan Maintenance                                      | 001-2702-461.66-21 | \$50.00           | \$50.00           |
| Technology Recovery 2% Cost                                   | 001-2702-461.66-19 | \$122.30          | \$122.30          |
|   |                    | <b>\$6,362.30</b> | <b>\$6,362.30</b> |

**RECEIVED**

**JUL 10 2019**

**LAKE COUNTY COMMUNITY**

**DEVELOPMENT DEPT.**

**BIOLOGICAL RESOURCE ASSESSMENT  
WITH BOTANICAL SURVEY  
and DELINEATION OF WATERS OF THE U.S.  
for  
RICHARD SIRI PROPETY  
APN 029-161-22  
LAKE COUNTY, CALIFORNIA**

---

**June 27, 2019**

**Prepared by  
Northwest Biosurvey**



**BIOLOGICAL RESOURCE ASSESSMENT  
WITH BOTANICAL SURVEY  
and DELINEATION OF WATERS OF THE U.S.  
for  
RICHARD SIRI PROPETY  
APN 029-161-22  
LAKE COUNTY, CALIFORNIA**

**June 27, 2019**

**Prepared for:** Mr. Richard Siri  
PO Box 3818  
Santa Rosa, CA 95402  
[rtsiri@sbcglobal.net](mailto:rtsiri@sbcglobal.net)

**Prepared by:** Northwest Biosurvey  
1905 Westlake Drive  
Kelseyville, CA 95451  
(707) 889-1061

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**APPENDIX A** CNDDDB 9-Quad Species List

**APPENDIX B** Regional CWHR Species List



## 1.0 PROJECT DESCRIPTION

**1.1 Proposed Project:** This biological resource assessment and survey covers a parcel approximately 0.46 acre in size, a portion of which extends into Clear Lake past a seawall. The request for the assessment is being made by the local permitting agency for a rezone request.

No development of the parcel, shoreward or lakeward, is proposed at this time. Future development lakeward of the existing seawall may require additional environmental review (potential impact assessment and mitigation), which will be determined by the local agency.

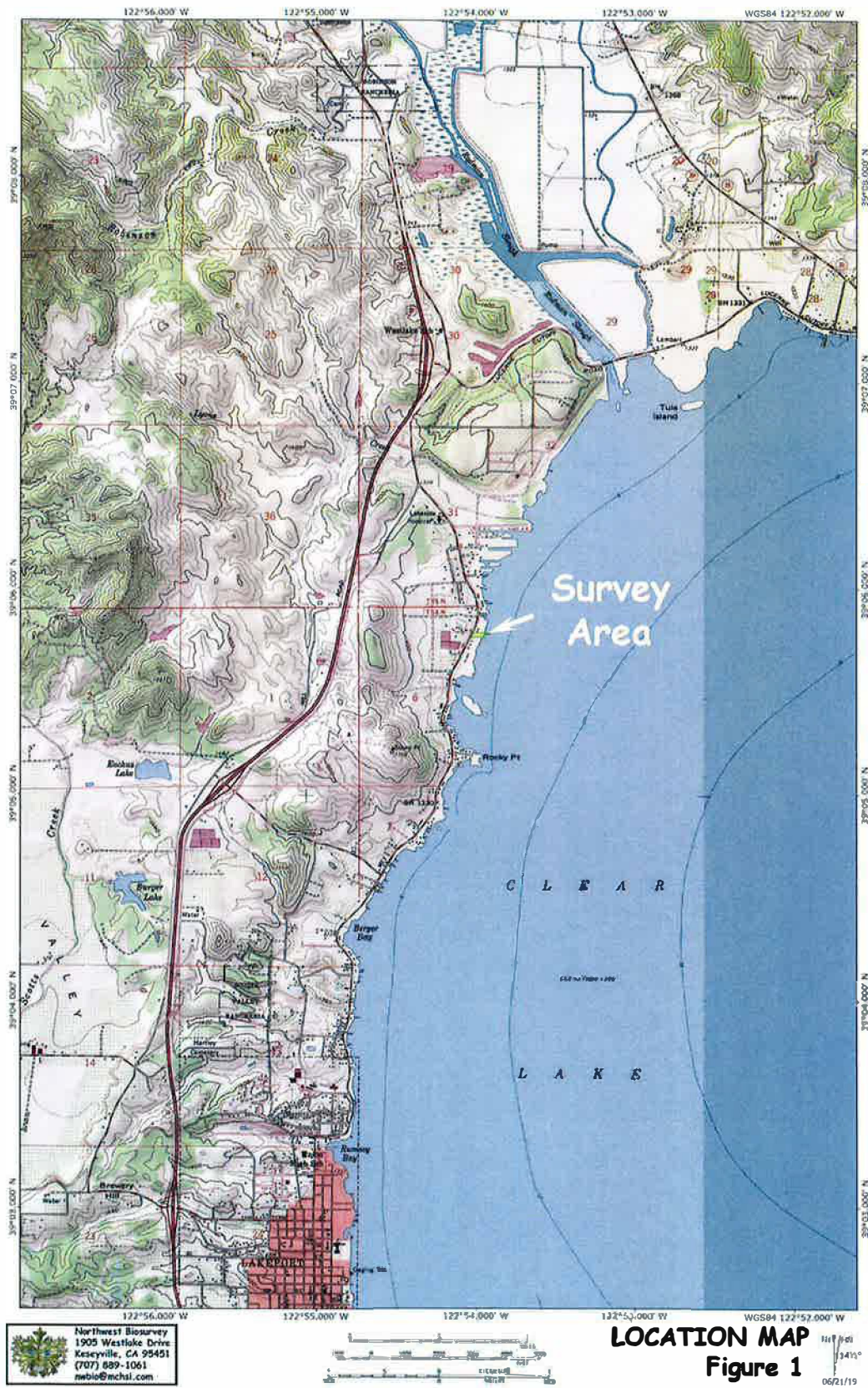
This assessment includes completion of a botanical survey and assessment of biological resources on the property as part of the California Environmental Quality Act (CEQA) review required for new development. The initial phase of this assessment evaluates the potential of the property to contain sensitive plant and wildlife habitat. The second phase consists of field surveys, including a botanical survey listing all plant taxa<sup>1</sup>. The biological resource assessment will determine whether the property contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under the California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA). As used here, the terms sensitive plant or wildlife includes all state or federal rare, threatened, or endangered species and all species listed in the California Natural Diversity Database (CNDDB) list of "Special Status Plants, Animals, and Natural Communities".

A delineation of waters of the U.S. was conducted for this project and is presented in **Section 6**.

**1.2 Location:** The project site is located at 4436 Lakeshore Blvd., Lakeport, California (APN 029-141-22; T13N R8W Sec. 6, Lakeport, Calif. 7½' Topographic Map). A location map is provided in **Figure 1**.

---

<sup>1</sup> Many sensitive plants and wildlife are subspecies or varieties which are taxonomic subcategories of species. The term "taxa" refers to species and their sub-specific categories.



## 2.0 ASSESSMENT METHODOLOGY

The basis of the biological resource assessment is a comparison of existing habitat conditions within the project boundaries to the geographic range and habitat requirements of sensitive plants and wildlife. It includes all sensitive species that occupy habitats similar to those found in the project area and whose known geographic ranges encompass it. The approach is conservative in that it tends to over-estimate the actual number of sensitive species potentially present.

The analysis includes the following site characteristics:

- Location of the project area with regard to the geographic range of sensitive plant and wildlife species
- Location(s) of known populations of sensitive plant and wildlife species as mapped in the California Natural Diversity Database (CNDDDB)
- Soils of the project area
- Elevation
- Presence or absence of special habitat features such as vernal pools and serpentine soils

In addition to knowledge of the local plants and wildlife, the following computer databases were used to analyze the suitability of the site for sensitive species:

- California Department of Fish and Wildlife (CDFW), *California Natural Diversity Database (CNDDDB)*; RareFind 5, 2019
- California Native Plant Society's (CNPS) *Electronic Inventory of Rare and Endangered Vascular Plants of California* (2019 edition)
- California Department of Fish and Wildlife, *California Wildlife Habitat Relationships System (CWHRS)*, Version 9.0

The CNDDDB and RareFind 5 databases consist of maps and records of all known populations of sensitive plants and wildlife in California. This data is continually updated by the CDFW with new sensitive species population data.

The CNPS database produces a list of sensitive plants potentially occurring at a site based on the various site characteristics listed above. While use of the CNPS inventory does not in itself eliminate the need for an in-season botanical survey, it can, when used in conjunction with other information, provide a very good indication of the suitability of a site as habitat for sensitive plant species.

The CWHR database operates on the same basis as the CNPS inventory. Input includes geographic area, plant community (including development stage), soil structure, and special features such as presence of water, snags, cover, and food (fruit, seeds, insects, etc.).

**2.1 Botanical Survey Methods:** An in-season survey was conducted for the project site. The CNDDb report and maps for the Lakeport quadrangle were referenced prior to the survey. Vegetation communities were identified based on the nomenclature of *A Manual of California Vegetation* (Sawyer et al. 2009) as modified by the California Native Plant Society (CNPS), and mapped on a 1"=50' aerial photo. Vegetation community names are based on an assessment of dominant cover species.

Plants occurring on the site were identified using *The Jepson Manual of Higher Plants of California*. Where necessary, species names were updated based on the 6<sup>th</sup> edition, *CNPS Inventory of Rare and Endangered Plants of California*. A map of the plant communities is provided in **Figure 2**.

**2.2 Delineation Methods:** The delineation has been conducted as prescribed in the *Corps of Engineers Wetlands Delineation Manual*, January 1987 and the *Arid West 2008 Supplement*. The survey included use of lidar mapped overlays and an extensive foot survey.

**2.3 Survey Dates:** Site visits for in-season floristic surveys, mapping, and the delineation were made on June 21, 2019. Due to the fact that the parcel has been almost completely covered with fill material and no project is being proposed that can be evaluated, an early spring survey was not deemed necessary. Additionally, previous site visits for assessments and surveys were made by a different biological company several years ago.

**2.4 Biological Assessment Staff:** The assessment, botanical field surveys, plant taxonomy, and the delineation were conducted by Steve Zalusky, Northwest Biosurvey principal biologist. Mr. Zalusky has a Master of Science Degree in Biology from the California State University at Northridge and a Bachelor of Science Degree in Zoology from the University of California at Santa Barbara. Mr. Zalusky has over 35 years of experience as a biologist in the government and private sectors. He completed his wetland delineation training under Terry Huffman of Huffman & Associates, Inc.

Database review, pre-survey research, and report preparation were conducted by Danielle Zalusky. Ms. Zalusky has 15 years of experience as a planner in local government and the private sector and 17 years as a field biologist. She has a Bachelor of Arts Degree all course work toward an M.A. Degree in Rural and Town Planning from Chico State University. Prior to joining Northwest Biosurvey in 2002, Ms. Zalusky was a senior planner for the Lake County Community Development Department.



### 3.0 SITE CHARACTERISTICS

**3.1 Topography and Drainage:** The Siri property is located along the shores of Clear Lake north of the City of Lakeport. It occupies a narrow, relatively level strip of land surrounding the lake. This terrain slopes gently into Clear Lake to the east and extends up an ever-increasing slope westward into the low foothills at the base of the Mayacamas Range. The property is at an elevation of approximately 1,332 feet msl (mean sea level). Clear Lake is at an elevation of 1,326 feet msl.

**3.2 Soils:** Based on the *Soil Survey of Lake County, California* prepared by the U.S. Resource Conservation Service, the parcel contains a single soil type, described as follows:

▪ **Manzanita loam, 5-15% slopes (soil unit 160):**

This very deep, well-drained soil is on terraces. It formed in alluvium derived from mixed rock sources. This unit includes small areas of Forbesville soils. Natural vegetation on this soil is mainly oaks, manzanitas, and annual grasses. Loams occur in the surface and upper subsurface layers. The lower 56 inches are clay loams. Permeability is slow, surface runoff is medium, and the hazard of erosion is moderate.

**3.3 Vegetation Types:** This site contains three plant communities or vegetation types based on or derived from the "Standardized Classification" scheme described in the California Native Plant Society (CNPS) *A Manual of California Vegetation*. These vegetation types and other cover types are listed below in **Table 1**. They are described below the table and shown in the vegetation map provided in **Figure 2**. Photos are provided below.

**TABLE 1. AREAS OF VEGETATION TYPES**

| VEGETATION TYPE                | ACRES       | PERCENT OF TOTAL |
|--------------------------------|-------------|------------------|
| California Valley Oak Riparian | 0.05        | 10.87            |
| Red Willow Thicket             | 0.02        | 4.35             |
| Bulrush-Cattail Marsh          | 0.06        | 13.04            |
| Exposed Substrate              | 0.05        | 10.87            |
| Open Water                     | 0.03        | 6.52             |
| Ruderal                        | 0.25        | 54.35            |
| <b>Total</b>                   | <b>0.46</b> | <b>100.0%</b>    |

- **California Valley Oak Riparian:**

This "community" consists of a single California valley oak (*Quercus lobata*) on this small parcel; however, its canopy covers the entire lake frontage of the property lakeward of the retaining wall. The patch size (aerial extent of community) is too small to support a distinct shrub or ground cover layer. The trunk of this tree is seasonally submerged during high lake-level years. The ground cover is exposed substrate along the lakeshore.

- **Red Willow Thicket:**

This homogenous community consists of a dense canopy of mature red willow (*Salix laevigata*), which at the time of the survey was flooded by Clear Lake and subsequently lacked a shrub or ground cover.

- **Bulrush-Cattail Marsh:**

This dense community extends lakeward to a depth of approximately three feet during normal lake elevations. The deeper, lakeward portion consists of a homogenous stand of tule (*Schoenoplectus acutus* var. *occidentalis*), which blends shoreward into broadleaf cattail (*Typha latifolia*).

- **Exposed Substrate:**

This substrate occupies the zone between the base of the retaining wall and the currently-flooded lakeward portion of the property. Depending on recent flooding history, it may vary from bare soil and cobble to a dense cover of crabgrass (*Digitaria sanguinalis*), with minor contributions from the more mesic (moist soil) introduced species of the ruderal portion of the property.

- **Open Water:**

At the time of the survey (June 21, 2019), open water occupied the northeastern corner of the property. This habitat will transition into exposed substrate as the season progresses. Depending on depth, this habitat supports floating vegetation: marsh purslane (*Ludwigia peploides*).

- **Ruderal:**

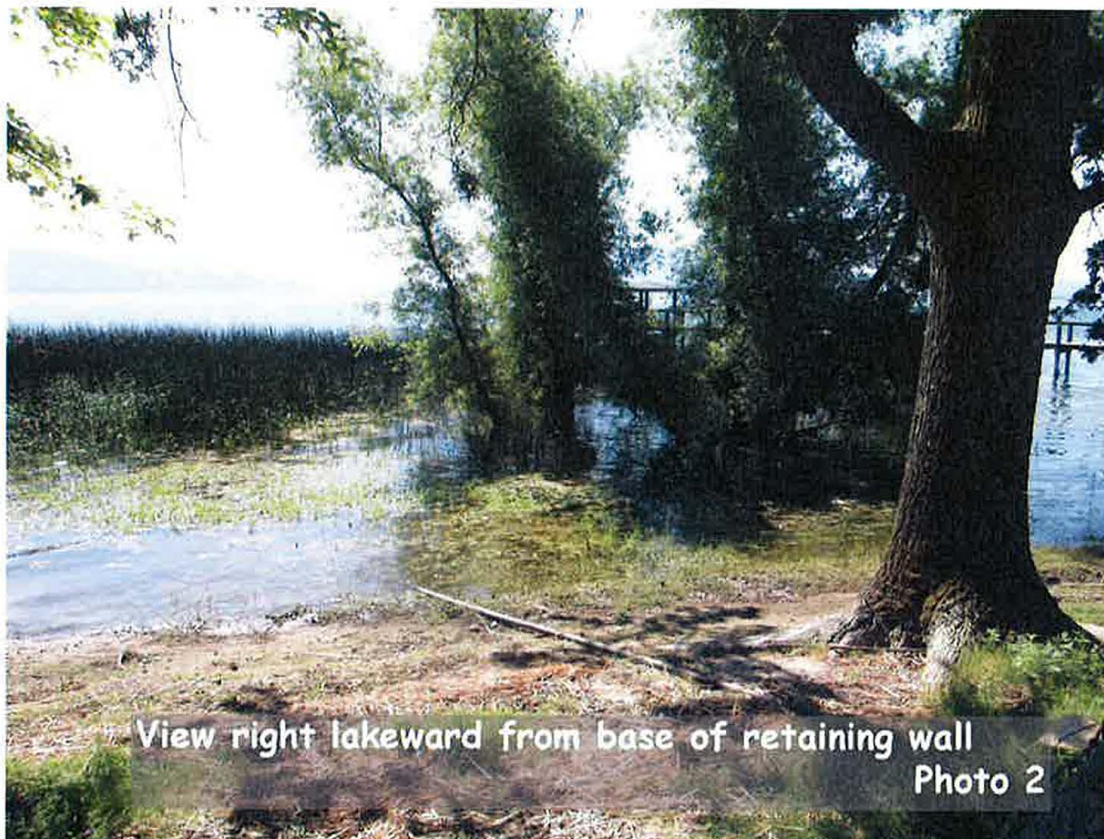
This term refers to disturbed and/or maintained areas such as structures, roads, parking areas, or maintained landscaping. The entire parcel shoreward of the retaining wall is maintained as a mowed landscape of introduced annual grasses and forbs. These grasses and forbs include soft chess (*Bromus hordeaceus*), ripgut grass (*Bromus diandrus*), cheeseweed mallow (*Malva parviflora*), winter vetch (*Vicia*

*villosa* ssp. *villosa*), prickly sow thistle (*Sonchus asper*), and yellow star thistle (*Centaurea solstitialis*).

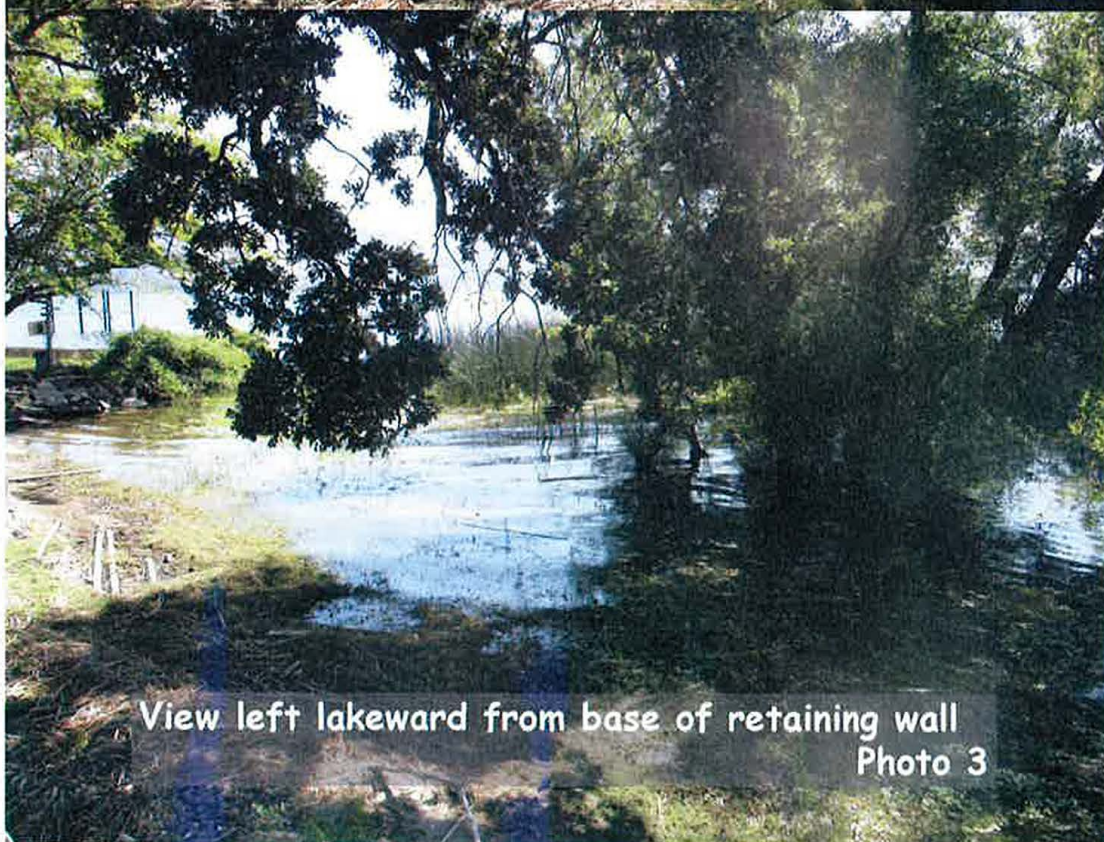


Property shoreward of retaining wall (retaining wall at fence)  
Photo 1





View right lakeward from base of retaining wall  
Photo 2



View left lakeward from base of retaining wall  
Photo 3



**TABLE 3. CNDDB SENSITIVE PLANT AND WILDLIFE SPECIES WITHIN THE LAKEPORT, CALIF. 7½' QUADRANGLE**

| Habitat Type                        | Habitat Present |
|-------------------------------------|-----------------|
| Coastal and Valley Freshwater Marsh | No              |

| Plant Species                                | Common Name              | Habitat Requirements/<br>Fed-State-CNPS* Status   | Blooming<br>Season/Form    | Habitat<br>Present     |
|--|--------------------------|---|----------------------------|------------------------|
| <i>Amsinckia lunaris</i>                     | bent-flowered fiddleneck | Coastal bluff scrub, cismontane woodland, valley & foothill grassland; --/--/1B.2   | March-June<br>ann. herb    | Poor habitat           |
| <i>Antirrhinum subcordatum</i>               | dimorphic snapdragon     | Chaparral, lower montane conif. forest, usually on serpentine or shale on south and west-facing slopes; -<br>--/--/4.3                          | April-July<br>ann. herb    | Habitat not<br>present |
| <i>Arctostaphylos manzanita ssp. elegans</i> | Konocti manzanita        | Chaparral, cismontane woodland, lower montane conif. forest/volcanic; --/--/1B.3  | March-May<br>everg. shrub  | Habitat not<br>present |
| <i>Astragalus breweri</i>                    | Brewer's milk-vetch      | Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland (open, often gravelly)/often serpentinite, volcanic; --/--/4.2 | April-June<br>ann. herb    | Habitat not<br>present |
| <i>Brasenia schreiberi</i>                   | watershield              | Marshes & swamps/freshwater; --/--/2B.3   | March-Sept<br>rhizom. herb | Poor habitat           |
| <i>Clarkia gracilis ssp. tracyi</i>          | Tracy's clarkia          | Chaparral (openings, usually serpentinite); --/--/4.2   | April-June<br>ann. herb    | Habitat not<br>present |
| <i>Cryptantha dissita</i>                    | serpentine cryptantha    | Chaparral/serpentine outcrops; --/--/1B.2   | April-June<br>ann. herb    | Habitat not<br>present |
| <i>Erythranthe nudata</i>                    | bare monkeyflower        | Chaparral, cismontane woodland, serpentinite seeps; --/--/4.3   | May-June<br>ann. herb      | Habitat not<br>present |
| <i>Fritillaria purdyi</i>                    | Purdy's fritillary       | Chaparral, cismontane woodland, lower montane coniferous forest; usually serpentinite; --/--/4.3  | March-June<br>bulb. herb   | Habitat not<br>present |
| <i>Hesperolinon adenophyllum</i>             | glandular western flax   | Chaparral, cismontane woodland, valley & foothill grassland/usually serpentine chaparral; --/--/1B.2  | May-Aug.<br>ann. herb      | Habitat not<br>present |
| <i>Layia septentrionalis</i>                 | Colusa layia             | Chaparral, cismontane woodland, valley & foothill grassland/sandy or serpentine; --/--/1B.2   | April-May<br>ann. herb     | Habitat not<br>present |
| <i>Leptosiphon acicularis</i>                | bristly leptosiphon      | Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland; --/--/4.2   | April-July<br>ann. herb    | Habitat not<br>present |
| <i>Leptosiphon latisectus</i>                | broad-lobed leptosiphon  | Broad-leaved upland forest, cismontane woodland; --/--/4.3  | April-June<br>ann. herb    | Habitat not<br>present |
| <i>Plagiobothrys lithocaryus</i>             | Mayacamas popcorn-flower | Chaparral?, cismontane woodland, valley & foothill grassland; mesic; --/--/1A/GH/SH (presumed extinct)  | April-May<br>ann. herb     | Habitat not<br>present |

| Plant Species            | Common Name              | Habitat Requirements/<br>Fed-State-CNPS* Status   | Blooming<br>Season/Form            | Habitat<br>Present  |
|--------------------------|--------------------------|---|------------------------------------|---------------------|
| <i>Ranunculus lobbii</i> | Lobb's aquatic buttercup | Cismontane woodland, North Coast coniferous forest, valley and foothill grassland, vernal pools/mesic--/4.2 | Feb.-May<br>ann. herb<br>(aquatic) | Habitat not present |
| <i>Tracyina rostrata</i> | beaked tracyina          | Cismontane woodland, valley & foothill grassland; --/1B.2   | May-June<br>ann. herb              | Poor habitat        |

\*See CNPS list for key

| Wildlife Species                  | Common Name                           | Habitat Requirements,<br>Status  | Season<br>Present      | Habitat Present                                   |
|-----------------------------------|---------------------------------------|--|------------------------|---|
| <i>Andrena blennospermatis</i>    | Blennosperma vernal pool andrenid bee | Ground nests in uplands near vernal pools; G2/S2   | year-round             | Habitat not present                               |
| <i>Bombus occidentalis</i>        | western bumblebee                     | Once common in the western U.S., these bees are important pollinators of both wild plants and crops. Threats to be bee include insecticides, loss of habitat, climate change and diseases from commercial bee rearing. G4/S1 | year-round             | Habitat not present                               |
| <i>Dubiraphia brunnescens</i>     | brownish dubiraphian riffle beetle    | Inhabits exposed, wave-washed willow roots in shallow water. Known only from NE shore of Clear Lake; G1/S1   | year-round             | Habitat not present<br>above seawall              |
| <i>Archoplites interruptus</i>    | Sacramento perch                      | Warm water: sloughs, slow-moving rivers, ponds; SSC/G2G3/S1  | year-round             | Habitat not present<br>above seawall              |
| <i>Lavinia exilicauda chi</i>     | Clear Lake hitch                      | Found only in Clear Lake, Lake County and assoc. ponds. Spawns in streams flowing to Clear Lake; SSC/ST/G4/S1  | year-round             | Habitat not present<br>above seawall              |
| <i>Lavinia symmetricus ssp. 4</i> | Clear Lake – Russian River roach      | Closely related species found either in tributaries to Clear Lake, Lake County, or the Russian River and its tributaries; SSC/G4/S2S3  | year-round             | Habitat not present<br>above seawall              |
| <i>Emys marmorata</i>             | western pond turtle                   | Aquatic turtle found in ponds, lakes, rivers, creeks, marshes & irrigation ditches with abundant vegetation and rocky or muddy bottoms; In woodland, forest, & grasslands; SSC/G3G4/S3                                       | year-round             | Habitat not present<br>above seawall              |
| <i>Pandion haliaetus</i>          | osprey                                | Large, fish-bearing waters usually in mixed conifer habitats/typically nests are within 15 miles of good fish-producing body of water; WL/G5/S4  | sometimes<br>migratory | Possible habitat<br>near shore – no<br>nests seen |
| <i>Ardea herodias</i>             | great blue heron                      | Shallow ponds and estuaries, & salt and fresh emergent wetlands; G5/S4   | sometimes<br>migratory | No rookeries on<br>property                       |

| Wildlife Species                | Common Name               | Habitat Requirements, Status   | Season Present        | Habitat Present                                 |
|---------------------------------|---------------------------|--|-----------------------|---|
| <i>Nycticorax nycticorax</i>    | black-crowned night heron | Shallow freshwater and saltwater marshes, swamps, lakeshores, wooded streams, and ponds. Roosts by day in mangroves or swampy woodland. Often nests with other herons; G5/S3 | migratory             | No rookeries on property                        |
| <i>Phalacrocorax auritus</i>    | double-crested cormorant  | Along coast, inland lakes; fresh, salt & estuarine waters; WL/G5/S4  | sometimes migratory   | Possible habitat near shore – no nests seen     |
| <i>Elanus leucurus</i>          | white-tailed kite         | Open areas and marshes near woodlands and water; SFP/G5/S3   | year-round            | Possible nesting habitat in oak                 |
| <i>Haliaeetus leucocephalus</i> | bald eagle                | Large bodies of water with adjacent snags. Nests in large old-growth or dominant live tree (often ponderosa pine) with open branches; FD/SE/SFP/G5/S2                        | wintering and nesting | No habitat present                              |
| <i>Agelaius tricolor</i>        | tricolored blackbird      | Fresh emergent wetland (marshes) with cattails, tules, sedges. Largely endemic to California; SSC/ST/G2G3/S1S2   | year-round            | Moderate habitat near shore- none seen or heard |
| <i>Pekania pennanti</i>         | fisher, West Coast DPS    | No. Coast conifer forest: old-growth conifer or riparian forests; cavities, snags, logs, rocky areas; SCT/SSC/G5/S3  | year-round            | No habitat present                              |
| <i>Taxidea taxus</i>            | American badger           | Dryer open stages of shrub, forest, & herbaceous habitats. Needs friable soils for burrows and open uncultivated ground; SSC/G5/S3   | year-round            | No habitat present                              |

### Key for Table 3:

SE/ST/SD=State Endangered/Threatened/Delisted

SC/SCD=State Candidate for Listing/Delisting

SSC=CDFW Species of Special Concern

SFP=CDFW Fully Protected

WL=CDFW Watch List

FE/FT/FD=Federal Endangered/Threatened/Delisted

FPE/FPT/FPD/FP=Federal Proposed Endangered/Threatened/Delisting

### NatureServe Conservation Status:

G1/S1 = Global/State Critically Imperiled

G2/S2 = Global/State Imperiled

G3/S3 = Global/State Vulnerable

G4/S4 = Global/State Apparently Secure

G5/S5 = Global/State Secure

SNR=Not rated

FC=Federal Candidate

Patricia Franklin (Tribal Historic Preservation officer, Scott's Valley Band of Pomo) for her input on the project area.

At the time of this writing, no response had been received from either the NAHC or Patricia Franklin.

### ***Fieldwork***

All field inspection work was conducted on-foot, using transect sweep methods. Mineral soils were examined for historic and prehistoric cultural materials and features. The parcel had been mowed allowing a complete inspection of the mineral soil. Transects in this area were spaced at 6 meter intervals. As most of the parcel had been covered with fill, a close inspection was made of the unaltered shoreline as well as property immediately west and south of the parcel (where the natural ground surface was still visible). Though isolated artifacts would not have been seen due to fill placement, any significant cultural sites and features would have been discovered and recorded as they would have been observed on adjacent parcels.

## **STUDY RESULTS AND RESOURCE SIGNIFICANCE**

### ***Isolated Historic and Prehistoric Artifacts (see map at end of report)***

One isolated piece of historic glass was discovered across the street to the west of the parcel. This piece of manganese dioxide glass had been manufactured sometime between 1880 and 1914.

In addition, one isolated piece of Borax Lake obsidian stone tool manufacturing waste was discovered on the surface of the fill soil on the parcel. It is likely that this artifact was brought in with the fill and does not represent a cultural item originally on the parcel.

### **Significance**

Though isolated artifacts can sometimes provide information about past cultural uses, they are not considered "significant" cultural resources as defined in the Public Resources Code. Recording their location in this report mitigates any impact that might occur as a result of project development.

No other historic or prehistoric cultural materials or features were encountered.





## RECOMMENDATIONS

As no "significant" historic resources were discovered on the parcel, it is recommended that the proposed project be approved as planned.

In the unlikely event that undiscovered cultural sites are encountered during the ground disturbance process, it is recommended that work in the immediate vicinity of the find be suspended and a Registered Professional Archaeologist called in to evaluate the find as required by CEQA<sup>4</sup>.

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<sup>4</sup> CEQA sec. 21083.2

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## PROJECT AREA AND CULTURAL RESOURCES



1. Borax Lake obsidian flake
2. Historic glass

MORRISON 1874 LAND PATENT

The United States of America,

To all to whom these presents shall come, Greeting:

CERTIFICATE

No. 14381.

~~Whereas~~ Samuel Morrison of Lake County California

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at San Francisco California whereby it appears that full payment has been made by the said Samuel Morrison.

According to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for the Lot numbered one of Section one, in Township fourteen north of Range nine west, and the Lot numbered four of Section thirty one, in Township fifteen north of Range eight west, the Lot numbered four of Section six, and the south east quarter of the north west quarter of Section six, in Township fourteen north of Range eight west, Mount Diablo Meridian in the district of lands subject to sale at San Francisco California, containing one hundred and fifty six acres, and twenty four hundredths of an acre,

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tracts have been purchased by the said Samuel Morrison,

Now know ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant unto the said Samuel Morrison,

and to his heirs, the said Tracts above described: To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatever nature, thereto belonging, unto the said Samuel Morrison.

and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In testimony whereof, I, Mysses S. Grant, President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the first day of September, in the year of our Lord one thousand eight hundred and seventy four, and of the Independence of the United States the thirty ninth.



BY THE PRESIDENT:

U. S. Grant

By

J. D. Hill, Secretary.

J. K. Safford, Recorder of the General Land Office.

**NATIVE AMERICAN HERITAGE COMMISSION**

915 Capitol Mall, RM 364

Sacramento, CA 95814

(916) 653-4082

(916) 657-5390 – Fax

nahc@pacbell.net

*Information Below is Required for a Sacred Lands File Search*

Project: \_\_\_\_\_ 19-30 Siri development project \_\_\_\_\_

County \_\_\_\_\_ Lake \_\_\_\_\_

USGS Quadrangle Name \_\_\_\_\_ Lakeport 7.5' USGS \_\_\_\_\_

Township \_14N Range \_9W Section(s) 6

Company/Firm/Agency:

\_\_\_\_\_ Archaeological Research \_\_\_\_\_

Contact Person: \_\_\_\_\_ John Parker \_\_\_\_\_

Street Address: \_\_\_\_\_ PO Box 1353 \_\_\_\_\_

City: \_\_\_\_\_ Lucerne \_\_\_\_\_ Zip: \_\_\_\_\_ 95458 \_\_\_\_\_

Phone: \_\_\_\_\_ (707) 274-2233 \_\_\_\_\_

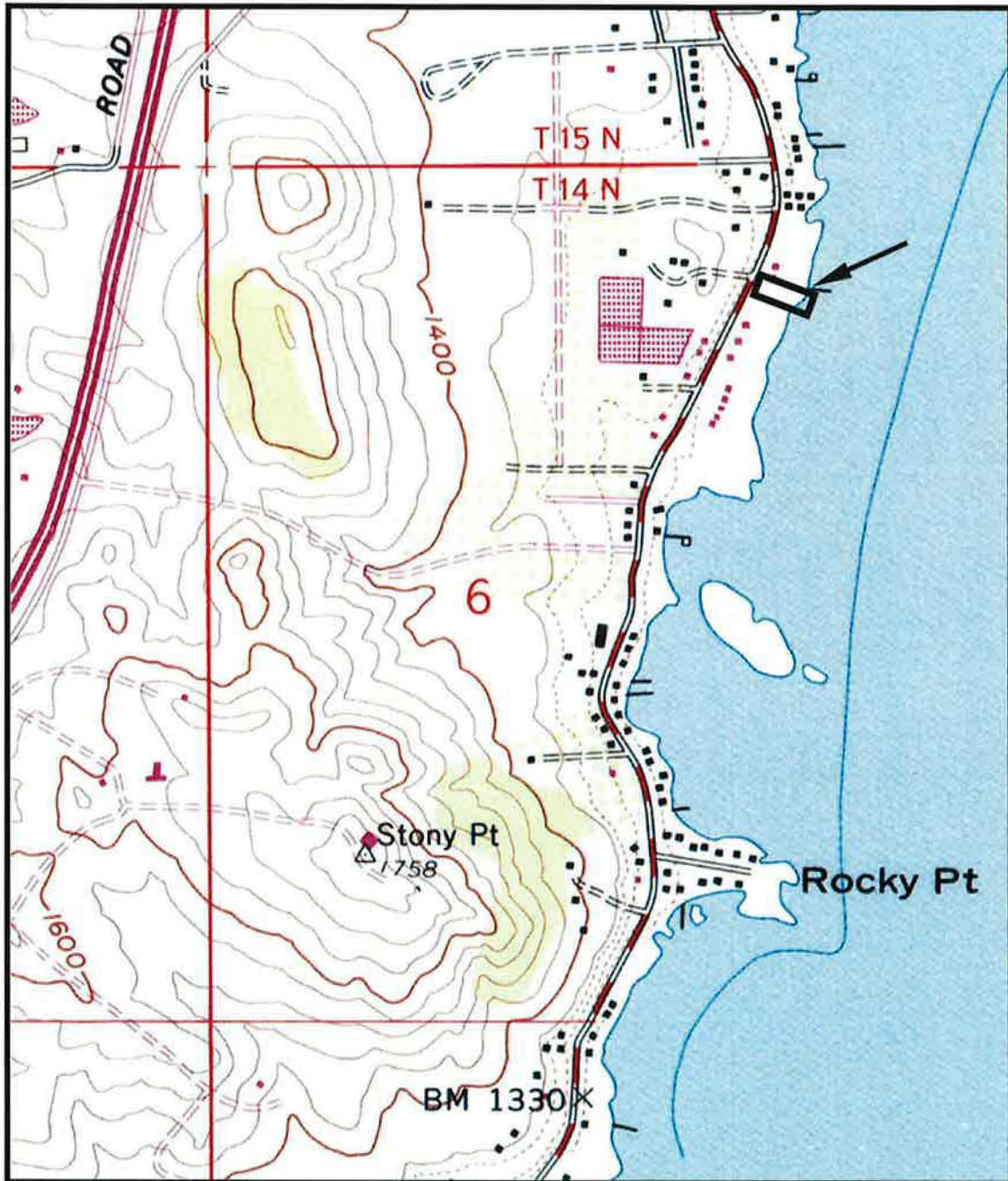
Fax: \_\_\_\_\_

Email: \_\_\_\_\_ dr.john@wolfcreekarcheology.com \_\_\_\_\_

Project Description: Field inspection of <1 acre (see attached map)



**LAKEPORT TOPO MAP  
SHOWING PROPOSED PROJECT AREA**



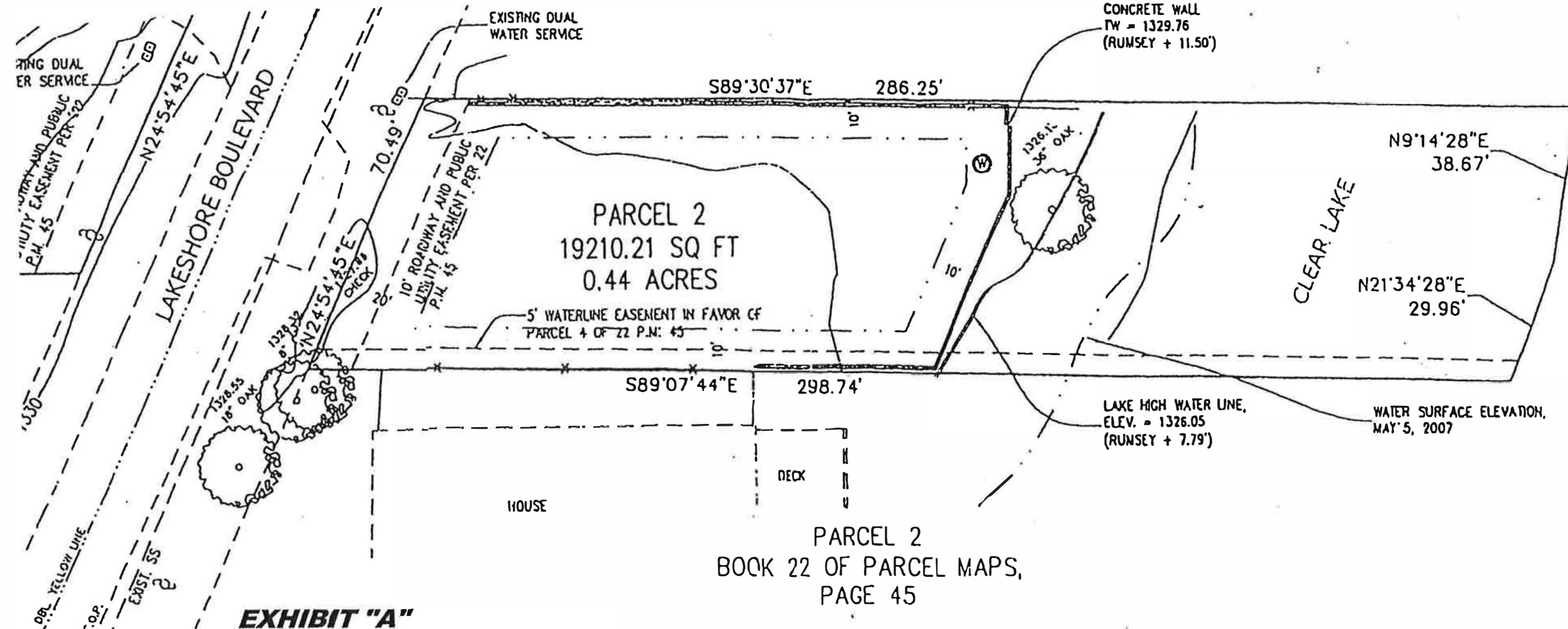
# ZONING MAP of

PARCEL 2  
41-PM-20-22, INCLUSIVE

RECEIVED

JUL 10 2019

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.



## EXHIBIT "A" SECTION 3.7(b)1. OF ORDINANCE 1602

WE HEREBY CERTIFY THAT THE  
PLANNING COMMISSION OF LAKE COUNTY,  
CALIFORNIA, ADOPTED THIS MAP ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIR, PLANNING COMMISSION

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

WE HEREBY CERTIFY THAT THIS MAP  
CONSTITUTES SECTION 3.7(b)1. OF  
ORDINANCE 1602 OF LAKE COUNTY,  
CALIFORNIA, AND THAT SECTION WAS  
ADOPTED BY ORDINANCE \_\_\_\_\_, PASSED  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS

\_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS

### PARCEL 2

CURRENT ZONING: R-3

PROPOSED CHANGE TO: R-1

CURRENT GENERAL PLAN: HCR-RC

PROPOSED GENERAL PLAN: LDR-RC