



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

September 17, 2020

# CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 19-41) ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Richard & Beverly Siri General Plan Amendment and Rezone
2. **Permits:** Initial Study, IS 19-41 for the following:
  - General Plan Amendment (GPAP 19-02)
  - Rezone (RZ 19-02)
  - Initial Study (IS 19-41)
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Supervisor District:** District 4
5. **Contact Person:** Victoria Kim, Assistant Planner (707) 263-2221
6. **Project Location:** 4436 Lakeshore Blvd.  
Lakeport, CA
7. **Parcel Number and Size:** 029-141-22 (Approximately 0.44 acres in size)
8. **Project Sponsor's Name/Address:** Richard & Beverly Siri  
PO Box 3818  
Santa Rosa, CA 95402
9. **General Plan Designation:** Resource Conservation – High Density Residential
10. **Zoning Designation:** “R3 – SC – FF - WW” Multi-Family Residential – Scenic  
Combining – Floodway Fringe – Waterway Combining District
11. **Flood Zone:** “AE” area of 100 year flood.
12. **Slope:** Relatively flat (0-10%), except at retaining wall/shoreline (> 30%)
13. **Natural Hazard:** Project area is within Special Flood Hazard Area and the Local Responsibility Area
14. **Fire Protection District:** Lakeport Fire Protection District/Cal Fire
15. **School District:** Lakeport 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 parcel fronts the shoreline of Clear Lake and is approximately 0.44 acres (19,166 square feet) along Lakeshore Blvd. north of the City of Lakeport, and is currently vacant. The site is flat and contains an existing retaining wall along the northern and part of the southern lot line, as well as along the shoreline of Clear Lake (east). The future development is planned to be a single-family dwelling with garage,

which would be approved through the ministerial Building permit process. The existing access/roadway would be improved to meet all Federal, State and local agency requirements. Due to the shape of the lot, location of the shoreline and retaining wall, the remaining buildable plot size is approximately 5,350 square feet.

The applicant is requesting approval of a Rezone of APN: 029-141-22 from “R3 – SC – FF – WW” Multi-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining District to “R1 – SC – FF – WW” Single-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining District to accommodate plans for the single family home.

#### REZONE REQUEST:

Parcel Number	Current Zoning Designation	Proposed Zoning Designation
029-141-22	“R3 – SC – FF – WW” <i>(Multi-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining)</i>	“R1 – SC – FF – WW” <i>(Single-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining)</i>

In addition, the applicant is also requesting approval of a General Plan Amendment of APN 029-141-22 “RC – HDR” Resource Conservation – High Density Residential to “RC-LDR” Resource Conservation– Low Density Residential.

#### GENERAL PLAN AMENDMENT REQUEST:

Parcel Number	Current General Plan Designation	Proposed General Plan Designation
029-141-22	“RC – HDR” <i>(Resource Conservation – High Density Residential)</i>	“RC-LDR” <i>(Resource Conservation– Low Density Residential)</i>

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

- North: “R3” – Multi-Family Residential; “SC” – Scenic Combining District; “FF” – Floodway Fringe; “WW” – Waterway Combining District. The parcels sizes range from approximately 0.398 to 0.635 acres in size.
- South: “R1” – Single-Family Residential; “SC” – Scenic Combining District; “FF” – Floodway Fringe; “WW” – Waterway Combining District. The parcels sizes range from approximately 0.383 to 0.682 acres in size.
- West: “R1” – Single-Family Residential; “SC” – Scenic Combining District; “FF” – Floodway Fringe Combining District. The parcels sizes range from approximately 0.139 to 1.588 acres in size.
- East: Waters of Clear Lake.

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

- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Water Resources Department
- Lake County Sanitation District (Special Districts)

- Lake County Sheriff's Department
- Lakeport Fire Protection District
- California Department of Fish & Wildlife (CDFW)

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes for commenting and/or concerns. No requests for consultation were received. Responses from the following tribes were received:

**For AB52 (Assembly Bill 52):**

July 22, 2019	Redwood Valley (Scotts Valley Band of Pomo Indians) – tribe does not have comments
July 22, 2019	Koi Nation – tribe has no interest in this project
July 23, 2019	Middletown Rancheria – tribe declines comments
August 16, 2019	Yocha Dehe – tribe declines comments

**For SB18 (Senate Bill 18):**

August 7, 2019	Redwood Valley (Scotts Valley Band of Pomo Indians) – tribe does not have comments
August 8, 2019	Middletown Rancheria – tribe declines comments

**ATTACHMENTS**

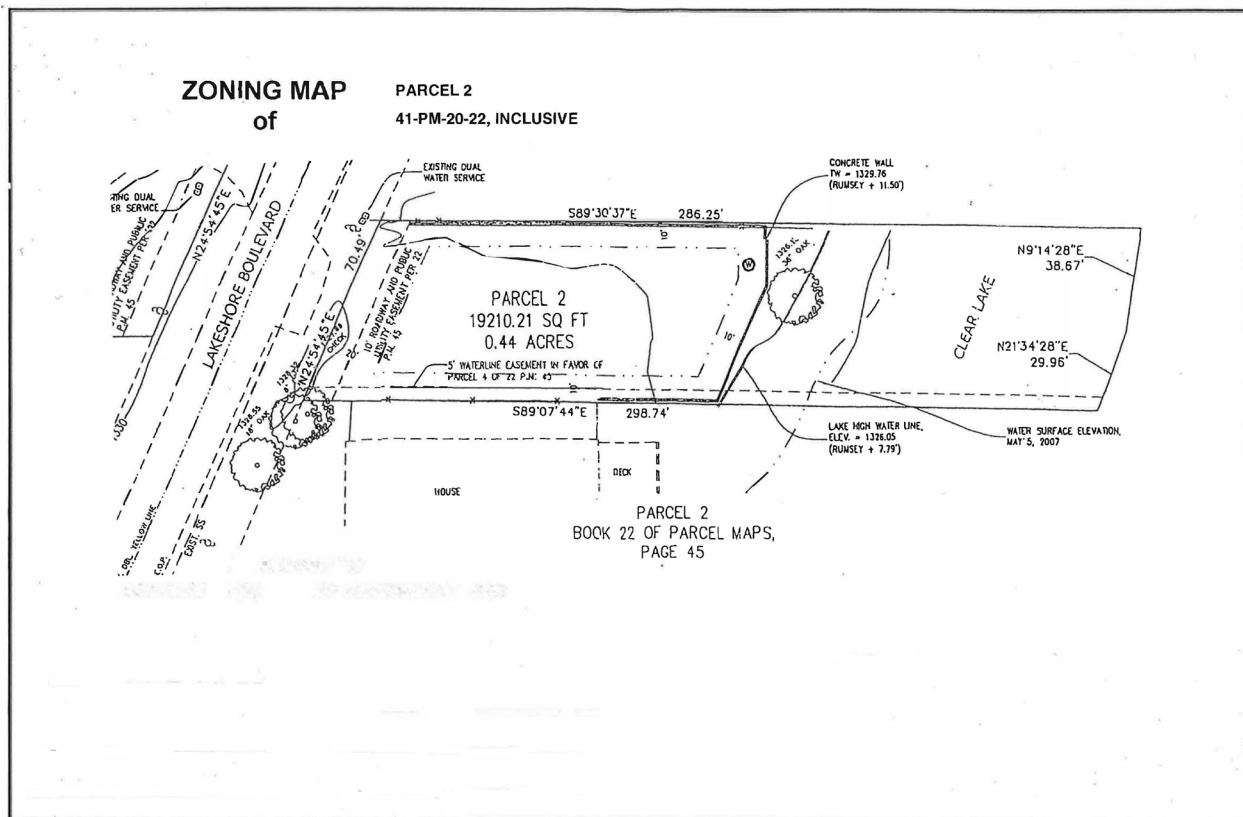
Attachment 1-Project Application and Supplemental Data Form received July 10, 2019

Attachment 2-Project Supplemental Data Form for Initial Study received October 15, 2019

Attachment 3-Biological Resource Assessment with Botanical Survey and Delineation of Wastes of the U.S., prepared by Northwest Biosurvey, dated June 27, 2019

Attachment 4-Mitigation monitoring Reporting Program

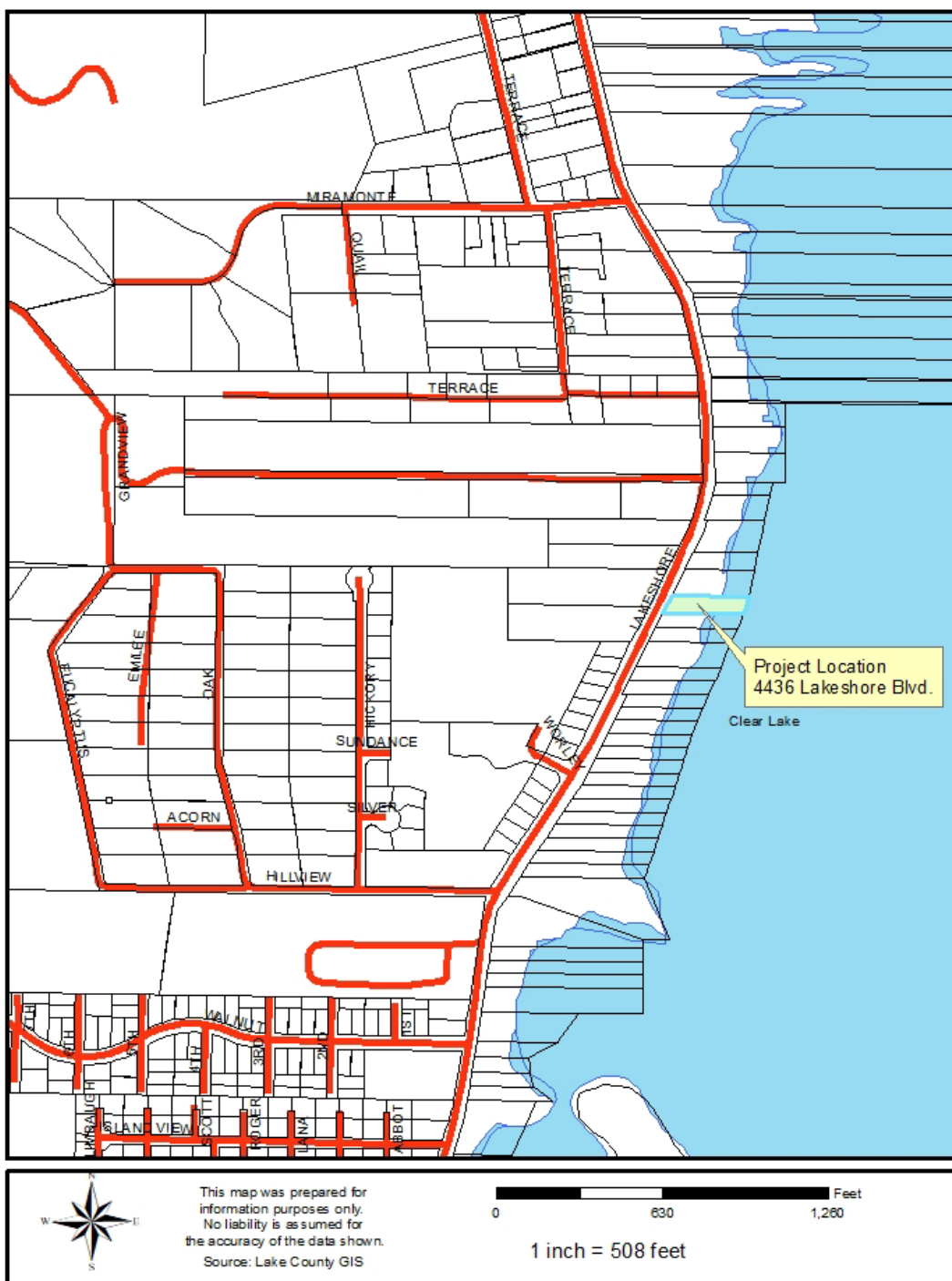
## EXISTING/PROPOSED PARCEL MAP



## EXISTING SITE CONDITIONS



## VINCINITY MAP



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                             | <input type="checkbox"/> Greenhouse Gas Emissions              | <input type="checkbox"/> Public Services                                      |
| <input type="checkbox"/> Agriculture & Forestry Resources       | <input type="checkbox"/> Hazards & Hazardous Materials         | <input type="checkbox"/> Recreation   |
| <input checked="" type="checkbox"/> <b>Air Quality</b>          | <input type="checkbox"/> Hydrology / Water Quality             | <input type="checkbox"/> Transportation                                       |
| <input checked="" type="checkbox"/> <b>Biological Resources</b> | <input checked="" type="checkbox"/> <b>Land Use / Planning</b> | <input checked="" type="checkbox"/> <b>Tribal Cultural Resources</b>          |
| <input checked="" type="checkbox"/> <b>Cultural Resources</b>   | <input type="checkbox"/> Mineral Resources                     | <input type="checkbox"/> Utilities / Service Systems                          |
| <input type="checkbox"/> Energy                                 | <input type="checkbox"/> Noise                                 | <input type="checkbox"/> Wildfire   |
| <input type="checkbox"/> Geology / Soils                        | <input type="checkbox"/> Population / Housing                  | <input checked="" type="checkbox"/> <b>Mandatory Findings of Significance</b> |

**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:  
Victoria Kim, Assistant Planner



SIGNATURE

Date: September 17, 2020

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**
<b>I. AESTHETICS</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located in a residential area of the County. The proposed site is accessible and visible from Lakeshore Boulevard, a local scenic roadway. The project site is located within a Scenic Combining District, which is intended to allow development while protecting scenic resources. The future use would be designed and situated in a manner that would not obstruct views of the natural features and scenic resources in the area (mainly Clear Lake and views of Mt. Konocti), consistent with County policies for preserving scenic resources. All future development shall adhere to development standards outlined within the Scenic Combining District intended to protect scenic resources.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The proposed use would not damage scenic resources.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 6, 8
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 rezone and general plan amendment would not substantially degrade the existing visual character or quality of the site and surrounding area. The surrounding parcels are undeveloped and/or developed with single and/or multi-family residences. All future development shall adhere to all federal, state and local agencies requirements.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project is not anticipated to create additional light or glare. All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: <a href="http://www.darksky.org">www.darksky.org</a> and provisions of section 21.41.8 of the Zoning Ordinance.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 6



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center"><b>II. AGRICULTURE AND FORESTRY RESOURCES</b></p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	According to the Farmland Mapping and Monitoring Program the project site is designated as "Urban and Built-Up Land." Uses immediately surrounding the site include single and/or multi-family residences. No impacts to farmland would occur with future construction on the proposed project.  <b>No Impact.</b>	1, 2, 3, 5, 6, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	As proposed, the project will not impact agricultural uses or Williamson Act contracts. The project site is zoned "R3" Multi-Family Residential and does not contain Williamson Act contracts. Uses surrounding the project site consist of undeveloped parcels and parcels with residences. Surrounding parcels are zoned "R3" Multi-Family Residential, "R2" Two-Family Residential, "R1" Single-Family Residential, and "O" Open Space (County maintenance yard).  <b>No Impact.</b>	1, 2, 3, 5, 6, 9, 10, 11
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	As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production.  <b>No Impact.</b>	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.  <b>No Impact.</b>	1, 2, 3, 5, 6, 7
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	As proposed, this project would not induce changes that would result in its conversion to non-agricultural or non-forest use.  <b>No Impact.</b>	1, 2, 3, 5, 6, 7, 11
<p align="center"><b>III. AIR QUALITY</b></p> <p><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The proposed Rezone and General Plan Amendment will not conflict with and/or obstruct implementation of the applicable air quality plan. All future development shall adhere to all federal, state and local agencies requirements. All future development shall obtain all necessary permits from LCAQMD.  <b>Less Than Significant with Mitigation Measures Incorporated:</b> <b>AQ-1:</b> Work practices and/or future development shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles. <b>AQ-2:</b> All vegetative waste from future development activities shall be	1, 2, 3, 5, 6, 9, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>composted and/or chipped as a means of disposal. All vegetation removed shall be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create a nuisance odors, smoke or dust.</p> <p><b>AQ-3:</b> Burning of vegetative material is discourage, but if not alternative material is available, a Smoke Management Plan shall be submitted to the Lake County Air Quality Management District and the local fire protection District for review and approval.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	<p>The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>There are residences on properties adjacent to the subject parcel. The nearest residence is approximately 10 feet from the site. Future development of the single family home would require standard temporary construction activities and would adhere to all applicable air quality standards.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 4, 7, 12
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?				X	<p>There are residences on properties adjacent to the subject parcel. The nearest residence is approximately 10 feet from the site.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 7, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>IV. BIOLOGICAL RESOURCES</b> <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A <i>Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S.</i> was prepared by Northwest Biosurvey on June 27, 2019 for the project. The survey states that the shoreward area of the retaining wall has been recently disturbed, including a thick layer of fill material, and has limited the number and diversity of plant taxa. No special-status animals or plants were detected within the proposed areas or adjacent areas. If land clearing is performed in the future on the lakeward area of the retaining wall, a pre-construction special-status species survey is recommended.</p> <p>All future development shall obtain all necessary federal, state and local agency permits, which may include additional environmental analyses. Also, all future development may be required to complete the following:</p> <p><b>BIO-1:</b> If initial ground disturbance or removal of vegetation occurs between February 1 and August 31 of any year, pre-construction surveys should be performed by a qualified biologist no more than 14 days prior to commencement of such activities to determine the presence and location of nesting bird species. If active nests are observed, temporary protective breeding season buffers will be established to avoid incidental take of birds, nests, or young. The appropriate buffer distance is dependent on the species, surrounding vegetation, and topography, and should be determined by a qualified biologist as appropriate to prevent nest abandonment or direct mortality from vegetation removal. The buffer shall be eliminated following the end of active nesting as determined by the biologist.</p> <ul style="list-style-type: none"> <li>• <b>Non-breeding Season:</b> September 1 through January 31. Ground disturbance and removal of vegetation within the Study Area does not require pre-construction surveys if performed between September 1 and January 31.</li> </ul> <p><b>BIO-2:</b> All future residential development and its access shall be emphasized within the central portions of the project parcel and be accessed by existing Lakeshore Boulevard.</p> <p><b>BIO-3:</b> All future development shall maintain a minimum of a thirty (30) foot or greater setback from top of bank for all waterways located on project parcel.</p> <p><b>BIO-4:</b> Any future development shall meet all the requirements of Lake County Municipal Code Chapter 25, Floodplain Management.</p> <p><b>BIO-5:</b> Prior to any work occurring in and/or near any waterway, the applicant shall submit Erosion and Sediment Control Plans and a Storm Water Management Plan to the Community Development Department for review and approval. Said Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. [Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.</p> <p><b>Less Than Significant with Mitigation Incorporation.</b></p>	1, 2, 3, 4, 5, 6, 13, 15, 16


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>According to the <i>Biological Resource Assessment with Botanical Survey</i> the lakeward area of the retaining wall (east side) identifies riparian or other sensitive natural communities with a total of eighteen sensitive wildlife species. <i>(Please see photo below)</i></p>  <p><b>Less Than Significant Impact with Mitigation Measures BIO-1 through BIO-5 incorporated.</b></p>	1, 2, 3, 5, 6, 7, 13, 15, 16
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>See discussion in Section IV (b) above.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6, 7, 13, 15, 16
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	<p>The limited size of the project area along the lakeshore would not interfere with fish or wildlife. Additionally, there are no recorded wildlife corridors or native wildlife nursery sites on the project property.</p>  <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 13, 15, 16
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	<p>The project would not conflict with any established conservation plan.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	<p>No special conservation plans have been adopted for this site.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6
<p align="center"><b>V. CULTURAL RESOURCES</b> <i>Would the project:</i></p>						
a) Cause a substantial adverse change in the significance of a		X			A <i>Cultural Resource Inventory</i> was prepared by John Parker on July 5, 2019 for this property. During the field inspection of the archeological research it	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
historical resource pursuant to §15064.5?					<p>was discovered that fill had been placed on the shoreward area of the retaining wall. The fill material amounts between approximately 1 to 4 feet in depth. No ground-disturbing activities are proposed.</p> <p><b>CUL-1:</b> Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p><b>CUL-2:</b> If any human remains are encountered during site preparation and construction activities, the applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p><b>Less Than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.</b></p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		<p>No changes are expected to archaeological resources.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>No ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. However, the applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.</p> <p><b>Less Than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.</b></p>	1, 2, 3, 5, 6
<b>VI. ENERGY</b> <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		<p>Future development of a single family home would not consume excessive amounts of energy. All future development shall adhere to all necessary Federal, State and local agencies requirements.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	<p>The future land use would not conflict with or obstruct an energy plan.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.  <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.  <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered generally stable.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 10, 17, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?			X		The proposed Rezone and General Plan Amendment is not anticipated to result in substantial soil erosion or loss of topsoil at this time. No grading is proposed for this project. Further review will be required if grading is proposed. According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel consists of:  <ul style="list-style-type: none"> <li>Manzanita loams with 5-15% slopes (soil unit 160) formed in alluvium derived from mixed rock sources. The permeability of the soil is slow. Surface runoff is medium, and the hazard of erosion is moderate. This very deep, well-drained soil is on terraces. This soil unit is on the entire parcel.</li> </ul> <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 10
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 10, 18
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The shrink-swell potential for the project soil type is moderate. The proposed project would not increase risks to life or property.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 10
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	The project site will be served through a public waste disposal system.  <b>No Impact.</b>	1, 2, 3, 5, 6, 10, 20



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	Disturbance of paleontological resources or unique geologic features is not anticipated.  <b>No Impact.</b>	1, 2, 3, 5, 6
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 12
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake does not have established thresholds of significance for greenhouse gases.  <b>No Impact.</b>	1, 2, 3, 5, 6, 12
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Routine construction materials and all materials associated with the possible future residence will be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 23, 30
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).  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 23, 30
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school.  <b>No Impact.</b>	1, 2, 3, 5, 6, 7
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 databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. The nearest listed site is the North Lakeport Water Treatment Plant, located approximately 250 feet to the west.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 20, 23
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 21
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 19
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 in a non-wildland fire hazard severity zone. The applicant will adhere to all federal, state and local fire requirements/regulations.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>X. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		This project will not violate any water quality standards or waste discharge requirements. The project will employ Best Management Practices (BMPs) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. No construction or grading are proposed.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		As proposed, the project would not decrease groundwater supplies or interfere substantially with groundwater recharge. Water will be provided by public water.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 31
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:  i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?			X		The project site is currently disturbed with approximately 1 to 4 feet fill material on the shoreward side of the retaining wall. The proposed Rezone and General Plan Amendment would not alter the existing drainage pattern of the site or area. Future development of a residence will be required to employ BMPs for erosion and drainage, and will obtain any necessary permits related to storm water.    <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 7, 15, 16, 29, 30
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is located within flood zone "AE" area of one hundred year flood. In addition, the soils at the project site are generally stable; therefore is minimal potential to induce mudflows. All future development, shall adhere to all Federal, State and local agency requirements, including Chapter 25 (Floodplain Management) of the Lake County Code.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 7, 10, 24, 30
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The project would not conflict with or obstruct water quality or management plans.  <b>No Impact.</b>	1, 2, 3, 5, 6, 29
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?			X		The proposed project site is an existing lot surrounded by residential development and would not physically divide an established community.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or			X		The proposed Rezone and General Plan Amendment will not cause a significant environmental impact or conflict with any land use plan, including but not limited to the Lake County General Plan, the Lakeport Area Plan and the Lake County Zoning Ordinance as the applicant is requesting a Rezone from "R3 – SC – FF – WW" Multi-Family Residential – Scenic Combining –	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
mitigating an environmental effect?					Floodway Fringe – Waterway Combining District to “R1– SC – FF – WW” Single-Family Residential – Scenic Combining – Floodway Fringe – Waterway Combining District and a General Plan Amendment from “RC – HDR” Resource Conservation – High Density Residential to “RC-LDR” Resource Conservation– Low Density Residential to accommodate future development for a single family home. All development will adhere to all existing federal, state and local agency requirements. Additionally, the surrounding parcels re developed with single family dwelling and supporting accessory structures.  <b>Less Than Significant Impact.</b>	
<b>XII. MINERAL RESOURCES</b> <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify the parcel as having an important source of aggregate. No loss of mineral resource would result from this project.  <b>No Impact.</b>	1, 3, 4, 5, 6, 25
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake’s General Plan, the Lakeport Area Plan nor the Lake County Aggregate Resource Management Plan designates the location as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project.  <b>No Impact.</b>	1, 2, 3, 5, 6, 25
<b>XIII. NOISE</b> <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated during a future construction, but these impacts would not be significant or long lasting. Maximum non-construction related sounds levels shall not exceed maximum levels specified in Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. A future construction would create a minimal amount of infrequent groundborne vibration.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two miles of a public airport.  <b>No Impact.</b>	1, 2, 3, 5, 9, 21
<b>XIV. POPULATION AND HOUSING</b> <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. The parcel is currently zoned for multi-family residential and is proposing to be rezoned to single family residential for development of a single family home and garage.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 9
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		No people or housing will be displaced as a result of the project.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XV. PUBLIC SERVICES</b> <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. The site is currently served by existing public services and there will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 9
<b>XVI. RECREATION</b> <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The project will not have any impacts on existing parks or other recreational facilities.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 9
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities.  <b>No Impact.</b>	1, 2, 3, 5, 9
<b>XVII. TRANSPORTATION</b> <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is accessible off of Lakeshore Blvd. A minimal temporary increase in traffic is anticipated due to construction, occupants exiting and entering premises, and periodic incoming and outgoing deliveries.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 9, 26, 27
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		No significant impacts are anticipated in the proposed project and future land uses.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 9, 26, 27
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 would not increase hazards at the project site.  <b>No Impact.</b>	1, 2, 3, 4, 5, 9, 26, 27
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. The project has been reviewed by County Public Works, the Fire Marshall and other agencies for safety and access concerns. Future development will be required to adhere to all access regulations.  <b>No Impact.</b>	1, 2, 3, 4, 5, 9, 19, 26, 27, 44

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVIII. TRIBAL CULTURAL RESOURCES</b> <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			No ground-disturbing activities are proposed. During the field inspection of the archeological research it was discovered that fill had been placed on the shoreward area of the retaining wall. The fill material amounts between approximately 1 to 4 feet in depth. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.  <b>Less Than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.</b>	1, 2, 3, 5, 6
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		Notification of the project was sent to local tribes and other agencies on July 22, 2019. No requests for consultation were received. No ground-disturbing activities are proposed.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		According to the Lake County Special Districts Administration, the parcel is located within CSA #21 N. Lakeport service area for water service and also within LACOSAN for public sewer service. Both water and sewer utilities run along Lakeshore Blvd and the project would not impact the District's ability to provide services. The project shall adhere to all federal, state and local agencies requirements upon connection.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 15, 20
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The subject parcel is served by public water and a future development would have sufficient water supplies.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 15
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		See discussion XIX(a) above.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 31, 32
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		A single family residence on this parcel would generate standard amounts of solid waste that would not be in excess of local standards or available capacity.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 31, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste will apply to this project.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 31, 32
<b>XX. WILDFIRE</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located in a non-wildland fire hazard severity zone and is within the Lakeport Fire Protection District. The applicant shall adhere to all federal, state and local fire requirements/regulations.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 19, 22, 30, 44
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 project would not exacerbate wildfire risks.  <b>No Impact.</b>	1, 2, 3, 5, 6, 19, 22, 30, 44
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		Access to the site will be achieved through a driveway to connect to Lakeshore Blvd. Utilities will be provided by connecting to existing power, water and sewer along Lakeshore Blvd. as well.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 44
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	Currently, the project parcel is vacant. However future development may include constructing a single-family dwelling and accessory structures to a primary use (garages, pier, sheds, etc.). The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project. However, the project parcel is located within the flood zone "AE" and shall adhere to all federal, state and local agencies requirements, including Chapter 25 (Flood Plain Management) of the Lake County Code.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 19, 22, 24, 30, 44



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The Rezone and General Plan Amendment would have no impact on the environment. The applicant plans to develop a single family residence on the existing lot zoned for residential development in a residential area. Potentially significant impacts have been identified related to Air Quality, Biological Resources, and Cultural/Tribal Cultural Resources. However, with implementation of the mitigation measures identified within the Initial Study, all impacts would be reduced to Less Than Significant. With the mitigation measures identified throughout the Initial Study, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources. All future development shall adhere to all Federal, State and local agency requirement, which may include additional environmental review (depending on the proposed use).  <b>Less Than Significant with Mitigation Incorporated.</b>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			. Potentially significant impacts have been identified related to Air Quality, Biological Resources, and Cultural/Tribal Cultural Resources. However, with implementation of the mitigation measures identified within the Initial Study, all impacts would be reduced to Less Than Significant. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects will not contribute to significant increase effects on the environment.  <b>Less Than Significant with Mitigation Incorporated.</b>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			See XXI (a) and (b) above. All future development shall adhere to all Federal, State and local agency requirements, which may require additional environmental review. Implementation of and compliance with all Federal, State and local agencies requirements would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered.  <b>Less Than Significant with Mitigation Incorporated.</b>	ALL

\* Impact Categories defined by CEQA

**\*\*Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Lakeport Area Plan
4. Community Development Department Application
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/agriculture>
8. Department of Transportation's Scenic Highway Mapping Program, [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
9. California Department of Transportation: <http://www.dot.ca.gov>
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDB>
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S for Richard Siri Property was completed by Northwest Bio-Survey on June 27, 2019.
14. Mitigation Monitoring and Reporting Program.
15. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
18. Lawrence-Livermore Landslide Map Series for Lake County 1979
19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection - Fire Hazard Mapping
23. National Pollution Discharge Elimination System (NPDES)
24. FEMA Flood Hazard Maps; <https://www.fema.gov/>
25. Lake County Aggregate Resource Management Plan
26. Lake County Bicycle Plan
27. Lake County Transit for Bus Routes
28. Lake County Grading Ordinance - Chapter 30 of County Code  
[https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/lake_county/codes/code_of_ordinances)
29. Lake County Storm-Water Ordinance - Chapter 29 of County code  
[https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/lake_county/codes/code_of_ordinances)
30. Lake County Natural Hazard database. [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
31. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
32. Lake County Waste Management Department
33. Redwood Valley of Scotts Valley Band of Pomo Indians comments dated July 22, 2019 (RFR) and August 07, 2019 (SB18).
34. Koi Nation comments dated July 22, 2019.
35. City of Lakeport comments dated July 22, 2019
36. Middletown Rancheria of Pomo Indians of California comments dated July 23, 2019 (RFR) and August 08, 2019 (SB18).
37. Lake County Department of Public Work; County Surveyor Agency comments dated July 29, 2019.
38. Lake County Assessor's Office comments dated August 07, 2019
39. Northwest Information Center; California Historical Resource Information Systems (CHRIS) comments dated August 08, 2019 and August 20, 2019.
40. Lake County Department of Environmental Health Agency comments dated August 19, 2019.
41. Lake County Department of Water Resources Agency comments dated August 19, 2019.

42. Lakeport Fire Protection Department comments dated August 21, 2019
43. Yocha-Dehe Project comments dated August 16, 2019.
44. Living with Wildfire, Lake County Community Wildfire Protection Plan.  
<http://www.lakecountycalifornia.gov/Assets/County+Site/Fire+Safe+Council/cwpp/cwpp.pdf>
45. Site Visit –Monday, January 10, 2020.