

Initial Study & Environmental Checklist

South Lakeport Annexation Project



City of Lakeport

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Section 1: INTRODUCTION

The proposed South Lakeport Annexation Project (“Annexation Project”) consists of the annexation of approximately 123.64 acres located along the South Main Street and Soda Bay Road corridor just south of the current city limits of the City of Lakeport. The land lies within the approved Sphere of Influence (“SOI”) for the City of Lakeport. An SOI is a planning boundary that is outside of an agency’s legal boundary (i.e., the city limit line) that defines the agency’s probable future boundary and service area. In order for lands to be considered for annexation to a city, the land must be within the city’s designated SOI.

To incorporate the South Lakeport Annexation Project area into the City of Lakeport, the City must apply to the Local Agency Formation Commission of Lake County (“Lake LAFCO”) for approval of the annexation. Under State law, LAFCO is responsible for coordinating and overseeing logical and timely changes to local government agency boundaries. LAFCO is authorized to approve, with or without amendments, or to disapprove proposals for annexation.

Under the California Environmental Quality Act (“CEQA”), the City Council will act as lead agency and must make an environmental determination prior to taking action on a Resolution of Application for LAFCO approval of the Annexation Project. Lake LAFCO is a responsible agency under CEQA and must also make an environmental determination. This Initial Study/Environmental Checklist was prepared to assist the City Council and Lake LAFCO in determining whether two previous environmental documents which evaluate the impacts associated with development in the City of Lakeport and the Lakeport

SOI are sufficient to serve as the environmental documents for the Annexation Project. These two documents are:

- The Environmental Impact Report prepared for the City of Lakeport General Plan 2025 (“2009 EIR”), State Clearinghouse Number 2005102104; and
- The Addendum to the Lakeport General Plan 2025 EIR which was prepared for a General Plan amendment updating the Lakeport SOI (“2014 EIR Addendum”).

1.1 South Lakeport Annexation Project Background

The City of Lakeport’s long-range planning documents include policies and maps pertaining to the future expansion of the City’s boundaries to accommodate growth in a logical and orderly manner. The City of Lakeport General Plan 2025 was adopted by the Lakeport City Council on April 21, 2009 (Resolution No. 2347). The 2009 EIR was prepared for the General Plan pursuant to CEQA and certified by the Lakeport City Council on April 21, 2009 (Resolution No. 2346). The General Plan addresses future growth and development in the City and in the Lakeport SOI.

On February 17, 2015, the Lakeport City Council adopted Resolution No. 2531 certifying the 2014 EIR Addendum and approving a General Plan amendment for the Focused General Plan Update and Pre-zoning Project (“2015 Revised General Plan”). This action was undertaken in support of the South Lakeport Annexation Project. It substantially reduced the area within the Lakeport SOI, changed the pre-zoning of some of the lands within the SOI, and added General Plan policies relating to resource protection, conservation and urban growth. The 2014 EIR Addendum specifically considered the environmental effects associated with modifications to the boundary of the Lakeport SOI along the South Main Street–Soda Bay Road corridor and pre-zoning of

land in the Lakeport SOI for Industrial and Major Retail uses. The modifications to the Lakeport SOI were subsequently approved by Lake LAFCO on October 14, 2015 (Resolution No. 2015-009).

The 2009 EIR for the City of Lakeport General Plan 2025 and the 2014 EIR Addendum for the Revised General Plan are cited extensively in this Initial Study/Environmental Checklist and are incorporated by reference herein. These documents are available for review during business hours at the City of Lakeport Community Development Department (225 Park Street, Lakeport, CA 95453) and also may be reviewed on the City of Lakeport website at:

https://www.cityoflakeport.com/community_development/annexation_document_center.php

1.2 Purpose of this Initial Study/Environmental Checklist

This Initial Study/Environmental Checklist assesses whether the EIR prepared for the City of Lakeport General Plan 2025 and the EIR Addendum prepared for the 2015 Revised General Plan are sufficient for use as the CEQA documents for the South Lakeport Annexation Project per CEQA Guidelines 15153(a) which states:

The Lead Agency may employ a single EIR to describe more than one project, if such projects are essentially the same in terms of environmental impact. Further, the Lead Agency may use an earlier EIR prepared in connection with an earlier project to apply to a later project, if the circumstances of the projects are essentially the same.

CEQA Guidelines Section 15153(b)(1) provides further guidance as follows:

When a Lead Agency proposes to use an EIR from an earlier project as the EIR for a separate, later project, the Lead Agency shall use the following procedures:

1. *The Lead Agency shall review the proposed project with an initial study, using incorporation by reference if necessary, to determine whether the EIR would adequately describe:*
 - A. *The general environmental setting of the project;*
 - B. *The significant environmental impacts of the project;*
and
 - C. *Alternatives and mitigation measures related to each significant effect.*

The following Initial Study/Environmental Checklist evaluates each of the determinations cited in CEQA Guidelines Section 15153(b)(1). It also addresses the determinations established by CEQA Guidelines Section 15162(a) which confirm whether a subsequent EIR is needed. CEQA Guidelines Section 15162(a) requires preparation of a subsequent EIR if, after certification of an EIR, there are substantial changes in the project or the circumstances under which it is undertaken that would result in new or more severe significant effects, or if there are mitigation measures or alternatives not previously considered that would substantially reduce one or more significant effects.

1.3 Summary of Findings of Initial Study

The Initial Study finds that the 2009 EIR for the City of Lakeport General Plan 2025 and the 2014 EIR Addendum for the Revised General Plan adequately describe the general environmental setting for the South Lakeport Annexation Project. In particular, the 2014 EIR Addendum specifically identifies revisions to the boundaries of the Lakeport SOI that are consistent with the boundaries of the Annexation Project. The 2009 EIR and the 2014 EIR Addendum provide sufficient environmental analysis to identify the impacts associated with the

Annexation Project and mitigation measures were adopted which reduced significant environmental impacts to a level of insignificance. The Initial Study further finds that none of the conditions exist which would necessitate preparation of a subsequent EIR.

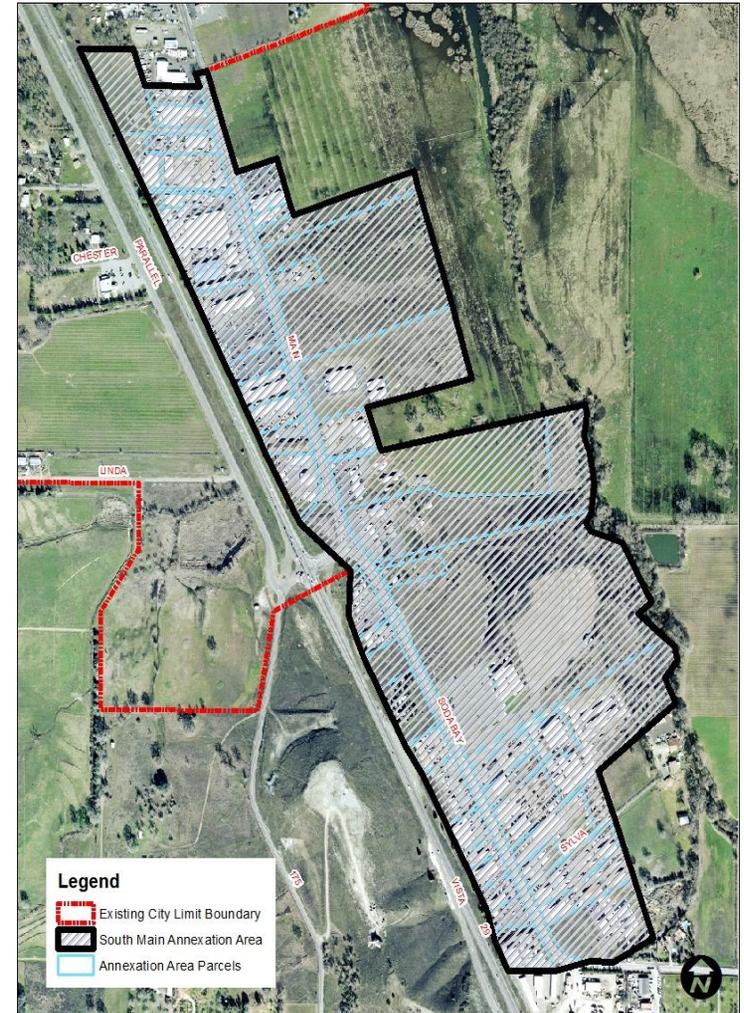
In conclusion, the Initial Study supports a determination that the 2009 EIR for the City of Lakeport General Plan 2025 and the 2014 EIR Addendum for the Revised General Plan can be used as the CEQA documents for the proposed Annexation Project.

Section 2: PROJECT DESCRIPTION

2.1 Location and Setting

The proposed South Lakeport Annexation Project would alter the boundaries of the City of Lakeport to incorporate 123.64 acres of land that is currently within the unincorporated territory of Lake County into the city limits (Exhibit 1). The Annexation Project area is located directly south of the City of Lakeport and is comprised of 50 parcels that are accessed from either South Main Street or Soda Bay Road (Exhibit 2). The Annexation Project area is presently developed primarily with commercial and industrial uses. It includes several vacant and under-utilized properties as well as a handful of residences (Exhibit 3). The City of Lakeport has modified its SOI to include the Annexation Project area and it has pre-zoned the Annexation Project area to be consistent with its planned and probable use (Exhibit 4).

Exhibit 1: Map Showing Proposed South Lakeport Annexation Area



**Exhibit 2: List of Parcels & Addresses Within South
Lakeport Annexation Area**

PARCEL NO.	ADDRESS	ACRES
8-003-120-000	2530 S Main St	0.78
8-003-020-000	2510 S Main St	2.23
5-052-130-000	2480 S Main St	0.38
5-052-250-000	2440 S Main St	1.25
82-092-140-000	93 Soda Bay Rd	1.34
82-092-130-000	91 Soda Bay Rd	0.03
82-092-100-000	75 Soda Bay Rd	0.56
82-093-100-000	100 Soda Bay Rd	3.48
82-092-120-000	87 Soda Bay Rd	0.61
82-092-080-000	65 Soda Bay Rd	0.75
82-092-090-000	73 Soda Bay Rd	0.44
82-092-110-000	83 Soda Bay Rd	0.58
82-092-070-000	63 Soda Bay Rd	1.38
82-093-160-000	64 Soda Bay Rd	6.99
82-093-040-000	74 Soda Bay Rd	0.85
82-093-030-000	72 Soda Bay Rd	0.99
82-093-140-000	90 Soda Bay Rd	0.70
82-093-080-000	92 Soda Bay Rd	1.77
82-093-090-000	96 Soda Bay Rd	1.76
82-093-130-000	82 Soda Bay Rd	1.86
82-093-050-000	78 Soda Bay Rd	1.90
82-093-110-000	350 Sylva Way	0.67
8-001-010-000	2598 S Main St	8.41
82-092-060-000	59 Soda Bay Rd	0.82
82-092-020-000	43 Soda Bay Rd	0.51
82-092-040-000	53 Soda Bay Rd	1.61
8-001-250-000	52 Soda Bay Rd	26.12
82-092-030-000	47 Soda Bay Rd	0.92
82-092-010-000	41 Soda Bay Rd	1.08

PARCEL NO.	ADDRESS	ACRES
8-001-020-000	2600 S Main St	9.10
8-001-030-000	32 Soda Bay Rd	0.85
82-093-150-000	62 Soda Bay Rd	1.08
8-003-050-000	2590 S Main St	1.43
8-003-040-000	2570 S Main St	7.41
5-049-080-000	2329 S Main St	2.91
5-052-190-000	2447 S Main St	0.14
5-052-070-000	2449 S Main St	0.20
5-052-200-000	2351 S Main St	0.89
5-052-050-000	2345 S Main St	1.51
5-052-030-000	2335 S Main St	0.89
5-035-100-000	2725 S Main St	1.46
5-053-190-000	2585 S Main St	0.91
5-053-200-000	2595 S Main St	0.96
5-053-210-000	2615 S Main St	0.90
5-053-220-000	2617 S Main St	0.88
5-053-180-000	2575 S Main St	2.97
8-003-130-000	2550 S Main St	12.38
5-049-110-000	2305 S Main St	0.70
5-049-120-000	2325 S Main St	0.76
5-052-270-000	2465 S Main St	4.54
	Total:	123.64

2.2 Purpose of the South Lakeport Annexation Project

Annexations are intended to facilitate the logical and orderly provision of public services to accommodate urban development. The City of Lakeport is pursuing the South Lakeport Annexation Project for the following reasons:

- The City of Lakeport will construct a water main in South Main Street in conjunction with the upcoming South Main Street and Soda Bay Road Widening and Bike Lanes Project. The new water main will extend from the city limits to State Route 175 and will connect to the City's water system on Parallel Drive. The water main is necessary to create a closed loop in the City's water system that will increase reliability and resilience and reduce overall maintenance costs. In addition, if the annexation is approved, the City will construct a spur line to the south end of the annexation area. Annexation will make it possible for properties along South Main Street and Soda Bay Road within the annexation area to tie in to this new water main and connect to the City's water system. Property owners may choose whether or not to connect to the City water system.
- Extension of the water main on South Main Street and annexation to the City will make it possible for fire hydrants to be installed along the South Main Street corridor thereby improving fire suppression capabilities in the area.
- The City of Lakeport provides wastewater treatment services to properties in the South Lakeport annexation area in accordance with an agreement with the Lake County Sanitation District (LACOSAN). The current agreement expires in 2026. If the annexation occurs, the City anticipates that it will continue to

provide wastewater treatment services and assume responsibility for operation and maintenance of the collection system within the South Lakeport annexation area.

Once annexed, properties within the South Lakeport Annexation Area will be able to use City of Lakeport services and residents will be eligible to vote in City elections. Services currently performed by Lake County Public Works, Planning & Building, and the Sheriff's office will be replaced with services provided by the City of Lakeport.

2.3 Relevant Planning Documents

City of Lakeport General Plan 2025 (adopted 2009)

In 2009, the Lakeport City Council certified the Environmental Impact Report for the City of Lakeport General Plan 2025 (2009 EIR). The General Plan established an Urban Boundary and policies to govern expansion of the city limits over time. The General Plan that was adopted in 2009 is referred to as the "2009 General Plan" in the following checklist.

2015 General Plan Update and Pre-zoning

In 2015, the Lakeport City Council approved a General Plan amendment that modified City of Lakeport General Plan policies in the Land Use, Urban Boundary and Conservation Elements and modified the Land Use Map. The amendment included a number of actions related to the South Lakeport Annexation Project area, including:

- The Lakeport Sphere of Influence (SOI) boundary was revised to remove agricultural lands under Williamson Act contract and some of the riparian area adjacent to Manning Creek. The lands that were removed from the SOI were primarily undeveloped

agricultural lands located west of Main Street, and undeveloped and rural residential lands located south of the City.

- The pre-zoning designation for approximately 27 acres of land in the South Lakeport Annexation Project area was changed from Industrial to Major Retail.
- Approximately 11.4 acres was removed from the SOI in the South Main Street/Soda Bay Road area to protect natural resources and agricultural lands.
- Conservation Element policies were amended to include additional programs to protect biological resources, including special habitat areas and environmentally sensitive wildlife and plant life.

The South Lakeport Annexation Project boundaries are coterminous with those described in the update to the Lakeport SOI that was approved by the City in the 2015 General Plan amendment. This is referred to as the “Modified Project” in the following Environmental Checklist.

The City adopted an Addendum to the 2009 General Plan EIR (“2014 EIR Addendum”) as the CEQA document for the 2015 General Plan amendment. The 2014 EIR Addendum found that the General Plan amendment would result in a reduction in total potential development as well as a reduction in the total land area that could be developed. Consequently, the amended General Plan would have less of a contribution than the 2009 General Plan to cumulative aesthetic, agricultural, biological, cultural, geology/soils, hydrology/water quality, land use/planning, public services, recreation, and utilities/service system impacts, a lesser cumulative impact associated with population and housing growth, and would not result in any new or increased cumulative impacts.

Sphere of Influence Update (adopted 2015)

Lake LAFCO approved the City’s modified SOI as adopted by the City Council in the 2015 General Plan amendment. The Commission relied upon the 2009 EIR and the 2014 EIR Addendum as the CEQA document for its approval of the modified SOI.

2.4 Annexation Approval Process

This Initial Study/Environmental Checklist has been prepared in order for the Lakeport City Council, acting as the lead agency under CEQA, to make an environmental determination prior to action on a Resolution of Application to Lake LAFCO seeking to incorporate the South Lakeport Annexation Project area into the boundaries of the City of Lakeport.

Prior to action by the City Council, the City will provide public notice and there will be a public review period to allow agencies and members of the public to comment on the proposed use of the 2009 EIR and 2014 EIR Addendum as the CEQA documents for the Annexation Project. In accordance with Section 15096 of the CEQA Guidelines, the City will consult with Lake LAFCO which will serve as a responsible agency under CEQA prior to making an environmental determination. Responses will be prepared for comments received during the review period, after which the City Council will conduct a public hearing and consider action on the CEQA determination and the Resolution of Application for the South Lakeport Annexation Project. If the City Council certifies that all potentially significant effects associated with the annexation have been analyzed adequately in the 2009 EIR and 2014 EIR Addendum and have either been avoided or mitigated pursuant to those documents (as determined in this Initial Study/Environmental Checklist), it may then take action on the Resolution of Application.

If the City submits an annexation application to LAFCO for processing, LAFCO must consider a number of factors in its review of the application such as current and future population and density, current and proposed land uses and potential incompatibilities with adjacent properties, current and future needs for public services and the adequacy and cost of those services currently, timely availability of water supplies, conformity with the Commission's policies and standards, and other provisions of law. In addition, LAFCO must consider comments and information from affected local agencies, landowners, voters and/or residents.

Once the application is determined to be complete, the LAFCO Commission will conduct a duly noticed public hearing. If the annexation is approved by LAFCO, there is a formal process for protesting the annexation. Following a second public hearing (the "protest hearing"), the LAFCO Commission may take one of the following actions:

1. Order the annexation if less than 25% of the registered voters or if less than 25% of the landowners owning less than 25% of the assessed value of land within the annexation area file written protests.
2. Order the annexation subject to an election if at least 25% but less than 50% of the registered voters in the annexation area file a written protest or if at least 25% of the number of owners of land who also own at least 25% of the assessed value of the land within the annexation area file a written protest.
3. Terminate the proceeding if written protests are received from 50% or more of the registered voters residing in the annexation area.

When an election is required, registered voters residing within the affected territory are entitled to vote on the issue of annexation. An annexation is considered complete once LAFCO has recorded it with the County Recorder and it has been recorded with the State Board of Equalization.

2.5 Scope of the Environmental Checklist

This document determines whether the proposed South Lakeport Annexation Project could have any significant effects on the environment that were not already accounted for by the previous environmental analysis in the 2009 EIR and the 2014 EIR Addendum. For purposes of this evaluation, and consistent with Appendix G of the CEQA Guidelines, the proposed South Lakeport Annexation Project's potential environmental effects are grouped into the following categories:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources/Tribal Cultural Resources
- Geology and Soils
- Energy/GHG Emissions
- Hazards/Hazardous Materials/Wildland Fires
- Hydrology/Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities/Service Systems
- Mandatory Findings of Significance

Section 3: ENVIRONMENTAL CHECKLIST & ANALYSIS

The purpose of this Environmental Checklist is to evaluate the categories of potential environmental impacts in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect).

The Environmental Checklist identifies the environmental topics addressed in the 2009 EIR and 2014 EIR Addendum, provides a summary of impacts associated with the General Plan and Revised General Plan, as described in the respective environmental document, and includes an analysis of the potential impacts associated with the Annexation Project when compared to the Revised General Plan.

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the previous EIR and EIR Addendum prepared for the project. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the certified EIR and EIR Addendum.

3.1 - Explanation of Checklist Evaluation Categories

(1) Conclusion in Prior EIR and Related Documents

This column provides a cross-reference to the pages of the EIR where the conclusion may be found relative to the environmental issue listed under each topic. This column refers to the 2014 EIR Addendum

which updated the 2009 EIR analysis with regard to the City of Lakeport SOI.

(2) Does EIR Adequately Describe Setting, Impacts, Alternatives and Mitigations?

Pursuant to CEQA Guidelines Section 15153(b)(1), this column indicates whether the previous environmental document adequately describes the environmental setting, significant environmental impacts, and alternatives and mitigations related to significant impacts.

(3) New Significant Environmental Impacts?

Pursuant to CEQA Guidelines Section 15162(a)(1), this column indicates whether the project will result in new significant environmental impacts not previously identified or mitigated by the EIR or will result in a substantial increase in the severity of a previously identified significant impact.

(4) New Circumstances Involving New Impacts?

Pursuant to CEQA Guidelines Section 15162(a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(5) New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162(a)(3)(A-D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR;
- (B) Significant effects previously examined will be substantially more severe than show in the previous EIR or;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerable different from those analyzed in the previous EIR would substantially reduce one or more significant effect of the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no”, and no additional environmental document would be required.

(6) EIR Mitigation Measures to be Implemented to Address Impacts

This column indicates whether the EIR provides mitigation measures to address effects in the related impact category. A “yes” response indicates that these mitigation measures will be implemented with the completion of the Annexation Project. If “NA” is indicated, the EIR and this Initial Study conclude that the impact would not occur with the Annexation Project or is not significant; therefore, no additional mitigation measures are needed.

3.2 - Discussion and Mitigation Sections

(1) Discussion

A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

(2) EIR Mitigation Measures

To the extent that mitigation measures are recommended in the 2009 EIR and the 2014 EIR Addendum, applicable mitigation measures that apply to the project are listed under each environmental category. Accordingly, only the mitigation measures that are applicable to the proposed project are included in the analysis below.

(3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
I. Aesthetics									
<i>Would the project:</i>									
a) Have a substantial adverse effect on a scenic vista?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Less than significant impact after mitigation.	Yes, MM 3.1-1 (2009 General Plan EIR, pp. ES-4 and ES-5)	Yes	Yes	Yes	Yes	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion - Aesthetics

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze aesthetic impacts related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 17-18 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Aesthetics:

The General Plan EIR identified that future development associated with the Approved Project, particularly development associated with changes in land use designations and expansion of the SOI, has the potential to substantially degrade visual character. The policies included in the General Plan would protect scenic views and visual character but would not reduce potential impacts to a less than significant level. Mitigation measure 3.1-1 identified Policy C-1.4 (Hillside Protection) to be included in the General Plan to ensure

views of the hillsides are maintained in order to reduce potential aesthetic impacts to less than significant (Impact 3.1-1, General Plan Draft EIR pp. 3-6 and 3-7).

The General Plan EIR identified that the Approved Project includes adequate policies that would ensure there would be a less than significant impact associated with the potential to have an adverse effect on a scenic vista, substantially damage scenic resources, and create a new source of substantial light or glare which would adversely affect views in the area (General Plan Draft EIR p. 3-6).

The EIR found that the Approved Project would result in less than significant impacts to visual character with implementation of Mitigation Measure 3.1-1 and would have a less than significant impact associated with scenic vistas, scenic resources, and the introduction of light and glare.

The 2014 EIR Addendum provided the following analysis of Aesthetic impacts related to the Modified Project. (Note: The Modified Project

reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Modified Project would be subject to the policies and actions of the General Plan identified to reduce potential impacts associated with visual character, scenic resources and vistas, and light and glare as discussed under Impact 3.1-1 in the General Plan EIR (General Plan Draft EIR pp. 3-6 through 3-7) and would also be subject to Mitigation Measure 3.3-1, which protects hillside views. The Modified Project would revise the General Plan Conservation Element to include additional measures related to the protection of biologic and riparian resources, including measures to encourage planting of native plants and trees for visual conservation and to include buffers between development and watercourses, riparian vegetation, and wetlands. In addition to protection biological resources, the buffers would provide a visual buffer from areas with visual character, such as wetlands and waterways. Further, the Modified Project revises the Land Use Element and Land Use Map to reduce the potential extent of the City and SOI by removing land use designations placed on undeveloped open space, agricultural, and riparian lands and reducing the size of the Proposed Modified SOI. The reduction in the size of the proposed SOI of 719.1 acres would reduce the future urban development area by approximately 631.9 acres, reducing potential impacts on visual resources, scenic vistas and resources, and light and glare that would have been associated with the future development. This reduction in the Modified SOI would also result in a more compact development pattern, focusing on in-fill development and locating new development adjacent existing uses rather than in outlying areas. The Modified Project provides for additional protection of visual resources through changes to the policy language of the Conservation Element, as described in 2.0 (Project Description) and reduces the extent of land that could be urbanized and result in aesthetic impacts.

Therefore, the Modified Project would reduce the potential to degrade existing visual character, impact scenic resources and vistas, and cause light and glare impacts. There would be no new significant impacts or increase in the

significance of impacts associated with aesthetic resources. (2014 EIR Addendum, pp. 17-18)

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to aesthetics. The 2009 General Plan EIR includes one mitigation measure related to hillside protection (Mitigation Measure 3.1-1). Further, given the relatively gentle slopes in the South Lakeport Annexation Project area, it is unlikely that this mitigation measure would be triggered by future development.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum and the conclusion of "no significant impacts" in the environmental documents continues to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on scenic vistas, scenic resources, visual character, and the introduction of light and glare would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to aesthetic resources that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to aesthetic resources requiring new aesthetic impact analysis or verification.

There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures - Aesthetics

Mitigation Measure 3.1-1 Hillside Protection. Development in areas with a 25% slope or greater shall be subject to the following criteria:

- *Limit grading and retain the natural terrain to the extent possible.*
- *A minimum area of twenty-five percent of the lot area should remain in its natural state*
- *No development should be allowed within 100 vertical feet of the ridgeline unless there are no site development alternatives*
- *Development located in hillside areas shall avoid removal of oak trees that are six inches in diameter. In the event that removal of oak trees is necessary, three trees shall be planted for every significant tree removed.*
- *Oak trees shall be further protected during construction through the use of orange fencing placed a minimum of 8 feet from the dripline of the trees.*

(2009 General Plan EIR, pp. ES-4 and ES-5)

Conclusion - Aesthetics

With regard to aesthetics, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to aesthetics would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
II. Agriculture									
<i>Would the project:</i>									
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Significant and unavoidable impact. This is a less than significant impact for the Annexation Project as no agricultural lands are in Project Area.	Yes, MM 3.2-1a, 3.2-1b (2009 General Plan EIR, pg. ES-5)	Yes	Yes	Yes	Yes	No	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
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))?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Agriculture

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on agricultural resources related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 18-19 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Agricultural Resources:

The General Plan EIR identified that future development associated with the Approved Project would convert agricultural resources, including Farmland to non-agricultural and developed uses. While policies in the General Plan would minimize impacts associated with the conversion of agricultural land, the impact would remain potentially significant. Mitigation measure 3.2-1a encourages maintenance and preservation of agricultural lands as well as infill and sequential development in order to preserve agricultural lands. Mitigation measure 3.2-1b requires development that would impact prime farmland, unique farmland, or farmland of statewide importance to permanently preserve comparable or better agricultural lands at a minimum ratio of 1:1. The General Plan EIR concluded that even with implementation of MM 3.2-1a and 3.2-1b the impact of conversion of farmland to non-agricultural uses is significant and unavoidable (Impact 3.2-1, General Plan Draft EIR pp. 3-12 and 3-13).

The General Plan EIR identified that the Approved Project would result in development of lands zoned for agricultural use and that the potential impact associated with conflicts with existing zoning for agricultural use would be less than significant and no mitigation was required (Impact 3.2-2, General Plan Draft EIR p. 3-13 and 3-14).

The General Plan EIR identified that the Approved Project would have no impact related to potential conflicts with an existing Williamson Act contract (General Plan Draft EIR p. 3-12).

The 2014 EIR Addendum provided the following analysis of impacts on agricultural resources related to the Modified Project, on pages 18-20. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the Approved Project would result in significant and unavoidable impacts associated with the conversion of Farmland to non-agricultural uses. Implementation of the policies and actions included in the General Plan and the mitigation measures identified in the EIR would not reduce this impact to a less than significant level, given that the loss of agricultural land is a permanent condition. However, the potential for conversion of agricultural lands to non-agricultural uses and conflicting with agricultural zoning was determined to be less than significant and no mitigation was required. There was no impact associated with the potential to conflict with Williamson Act contracts.

The Modified Project would not designate any additional Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) for development. There would be no change in acreage of potential impacts to Farmland conversion for the Modified Project in comparison to the Approved Project (see Appendix A, Table A-1). As shown in Table A-1 in Appendix A and Figure 3-1, the Modified Project would remove 551.5 acres of Farmland of Local Importance and Grazing Land from the Proposed Modified SOI, resulting in fewer impacts to agricultural lands. Impacts associated with conversion of Farmland would remain significant and unavoidable and the Modified Project would not result in any change in the significance.

The Approved Project would result in conflicts with existing zoning for agricultural use due to the County's zoning of 65 acres within the Specific

Plan Area as Agricultural Preserve District. The Modified Project would remove this land from the Proposed Modified SOI and would remove General Plan land use designations from the land, anticipating that the land would remain under County control and zoning. This change to the Modified Project would remove the potential conflict with agricultural zoning. There would be no impact associated with conflicts with existing zoning for agricultural use.

The Modified Project would remove lands under Williamson Act contracts from the Modified SOI. There would not be any development of land under Williamson Act contracts under the Modified Project.

Future development would be required to comply with General Plan policies and programs related to potential agricultural conflicts which would continue to ensure that there would be no impact associated with conflicts with an existing Williamson Act Contract.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to agricultural resources except for impacts associated with the conversion of farmland, which remain significant and unavoidable but unchanged. The 2009 General Plan EIR includes two mitigation measure related to agricultural resources (Mitigation Measures 3.2-1a and 3.2-1b). It should be noted that, given that the South Lakeport Annexation project area does not include any agricultural lands, it is unlikely that these mitigation measures would be triggered by future development.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum. The findings in the environmental documents that there are “significant and unavoidable” impacts related to the conversion of farmland applies elsewhere in the City and the SOI, but do not apply to the South Lakeport Annexation project as there are no agricultural lands within the project area. The remaining findings of "no significant impacts" continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on conversion of farmland, conflict with existing zoning for agricultural use or a Williamson Act contract, conflict with zoning of forest land, the loss of forest land, and other changes that could result in conversion of farmland to non-farmland use would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to agricultural resources that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to agricultural resources requiring new agricultural impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Agriculture

Mitigation Measure 3.2-1a *The City will encourage property owners outside the City limits but within the SOI to maintain their land in agricultural production until the land is converted to urban uses. The City will also work cooperatively with land trusts and other non-profit organizations to preserve agricultural land in the region. This may include the use of conservation easements. Infill development will be preferred and encouraged over fringe development. Sequential and contiguous development is also preferred and encouraged over leap-frog development.*

Mitigation Measure 3.2-1b *Prior to recording final maps for any development project, any project impacting Prime Farmland, Unique Farmland or Farmland of Statewide importance shall preserve land of equal or better quality in terms of agricultural value at a minimum ratio of 1:1 and shall protect the land for agricultural use through permanent land use restrictions such as an agricultural conservation easements. An organization such as the Lake County Land Trust shall be used to facilitate the establishment of the conservation easement. The purpose of the conservation easement shall be to assure that the land remains available for farming. The land shall be available as closely as possible to the plan area, to the satisfaction of the City of Lakeport Community Development Department. The proposed conservation easement for the property shall be submitted to the city or county for review and approval.*

(2009 General Plan EIR, pg. ES-5)

Conclusion - Agriculture

With regard to agricultural resources, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to agricultural resources would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. It is also noted that the updated SOI removed approximately 11.4 acres of agricultural land from the SOI in the South Main Street/Soda Bay Road area and thus, impacts associated with the Annexation Project are less than those identified in the 2009 EIR. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
III. Air Quality									
<i>Would the project:</i>									
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
thresholds for ozone precursors)?									
d) Expose sensitive receptors to substantial pollutant concentrations?	Less than significant impact after mitigation.	Yes, MM 3.3-6 (2009 General Plan EIR, pg. ES-9)	Yes	Yes	Yes	Yes	No	No	No
e) Create objectionable odors affecting a substantial number of people?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Air Quality

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on air quality related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 20-22 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Air Quality:

The Approved Project was determined to have a less than significant impact associated with construction emissions of reactive organic gases, nitrous oxides, and particulate matter. General Plan Programs C 3.1a and 3.1-b require development proposals to be reviewed to identify potential impacts.

The General Plan EIR concluded that the policies and programs in the General Plan would mitigate construction emissions to a less than significant level and no mitigation was required (Impact 3.3-1, General Plan Draft EIR p. 3-33).

The Approved Project was determined to have a less than significant impact associated with operational emissions of reactive organic gases, nitrous oxides, and particulate matter. General Plan Programs C 3.1a and 3.1-b require development proposals to be reviewed to identify potential impacts. The General Plan EIR concluded that the policies and programs in the General Plan would mitigate operational emissions to a less than significant level and no mitigation was required (Impact 3.3-2, General Plan Draft EIR pp. 3-33 and 3-34).

The Approved Project was determined to have a less than significant impact associated with toxic air emissions. General Plan Program C 3.1- c and Policy C 3.2 and associated programs would address potential air pollutant sources and exposure of sensitive receptors. The General Plan EIR concluded that the policies and programs in the General Plan would mitigate toxic air emissions to a less than significant level and no mitigation was required (Impact 3.3-3, General Plan Draft EIR p. 3-34).

The Approved Project was determined to have a less than significant impact associated with odorous emissions with implementation of applicable General Plan policies and programs and no mitigation was required (Impact 3.3-5, General Plan Draft EIR p. 3-37).

The Approved Project was determined to have a potentially significant impact associated with disturbance of naturally occurring asbestos during construction activities. General Plan Programs C 3.1-a and C 3.1-b would ensure that development proposals are reviewed for potential air quality impacts prior to approval. However, the General Plan policies and programs were not adequate to reduce the impact to a level of less than significant so Mitigation Measure 3.3-6 required the General Plan to include Policy C 3.3 and Program C 3.3-a to require dust and emission control measures during

construction in order to reduce impacts to a less than significant level (Impact 3.3-6, General Plan Draft EIR pp. 3-37 and 3-38).

The General Plan EIR identified that the Approved Project would have no impact related to conflicts with or obstruction of implementation of the applicable air quality plan (General Plan Draft EIR p. 3-32).

The 2014 EIR Addendum (pages 20-22) provided the following analysis of impacts on air quality related to the Modified Project. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Approved Project was determined to have less than significant air quality impacts associated with construction-related emissions, operational emissions, toxic air emissions, and odorous emissions. No mitigation was required for these impacts.

Impacts associated with construction-related and operational emissions discussed under Impact 3.3-1 and 3.3-2 of the General Plan EIR were primarily associated with the Specific Plan Area, which is removed by the Modified Project. The Modified Project would reduce the extent of future development within the City and Proposed Modified SOI by removing lands from the Proposed Modified SOI and removing land use designations that would allow for future urbanization (see Figures 1-2 and 1-3). The Modified Project would designate 54.7 acres of land for use as Major Retail, which includes both developed and undeveloped lands. As shown in Table B-1 (see Appendix B), the Modified Project would result in approximately 58,080 average daily vehicle trips (ADT) at buildout, a reduction of 7,029 ADT compared to the Approved Project, based on the ITE Trip Generation Handbook rates used for the General Plan EIR. Future development under the Modified Project would be subject to the regulations and General Plan policies and programs identified under Impacts 3.3-1, 3.3-2, 3.3-3, 3.3-5, and 3.3-6 (General Plan Draft EIR pp. 3-33 through 3-34 and p. 3- 37). The

Modified Project would result in a net reduction in potential construction, operational, toxic air contaminants, and odorous emissions by reducing future development potential by 631.9 acres that had been designated for Industrial, Rural Residential, Specific Plan Area, and Urban Reserve uses by the General Plan, and by reducing vehicle trip generation at buildout by 7,029 ADT daily. The Modified Project would not result in any new or increased impacts associated with construction, operational, toxic air contaminants, and odorous emissions.

The Approved Project was determined to have potentially significant impacts associated with disturbance of naturally occurring asbestos during construction activities. Mitigation measure 3.3-6 was identified to reduce potential impacts to less than significant. The Modified Project would revise land use designations to accommodate 54.7 acres of Major Retail development. Future development on these Major Retail lands would be required to comply with the asbestos controls created by Mitigation Measure 3.3-6, which would ensure potential hazards associated with asbestos exposure would be reduced to less than significant, as described under Impact 3.3-6 (General Plan Draft EIR pp. 3-37 and 3-38). Further, the Modified Project would decrease the extent of future urbanization, including potential disturbance of naturally-occurring asbestos, by approximately 631.9 acres by removing Industrial, Specific Plan Area, and Urban Reserve land use designations from these lands and removing the lands from the Proposed Modified SOI (see Figure 1-2). Therefore, the Modified Project would not result in any new or increased impacts associated with exposure to naturally occurring asbestos.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both

documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to air quality. The 2009 General Plan EIR includes one mitigation measure related to air quality (Mitigation Measure 3.3-6).

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the findings in the environmental documents that there are “no significant impacts” related to air quality continues to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on implementation of the applicable air quality plan, compliance with air quality standards, the cumulatively considerable net increase of any criteria pollutants, exposure of sensitive receptors to substantial pollutant concentrations, and creation of objectionable odors would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to air quality that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to air quality requiring new agricultural impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Air Quality

Mitigation Measure 3.3-6 *The following policy and program shall be added to the updated Lakeport General Plan Conservation Element:*

Policy C 3.3: Naturally Occurring Asbestos. *The City shall protect public health from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying or surface mining operations.*

Program C 3.3-a: Adopt a Naturally Occurring Asbestos Ordinance. *The City should adopt an ordinance that regulates construction activities in areas that may contain serpentine soils.*

(2009 General Plan EIR, pg. ES-9)

Conclusion – Air Quality

With regard to air quality, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to air quality would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
IV. Biological Resources									
<i>Would the project:</i>									
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Biological Resources

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on biological resources related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 22-23 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Biological Resources:

The General Plan EIR identified that the Approved Project included policies and programs, including Policies C 1.1, C 1.2, and C 8.1 and associated programs, to minimize potential impacts to biological resources and would have a less than significant impact associated with substantial adverse impacts on candidate, special-status, or sensitive species. No mitigation was required (Impact 3.4-1, General Plan Draft EIR p. 3-52).

The Approved Project would result in a less than significant impact associated with riparian habitat and other sensitive natural communities with implementation of General Plan policies, including Policies C 1.2 and 1.3 that establish standards to protect riparian areas from development. No mitigation was required (Impact 3.4-2, General Plan Draft EIR pp. 3-52 and 3-53).

The Approved Project would have a less than significant impact related to the movement of native resident or migratory fish or wildlife species, wildlife corridors, and native wildlife nursery sites. General Plan Policy OS 2.2 would ensure adequate open space to permit effective wildlife corridors. No mitigation was required (Impact 3.4-3, General Plan Draft EIR p. 3-53).

The Approved Project would have a less than significant impact related to conflicts with local policies or ordinances protecting biological resources. Policies and programs provided in the General Plan would ensure consistency with applicable policies. Therefore, no mitigation was required (Impact 3.4-4, General Plan Draft EIR p. 3-53).

The General Plan EIR identified that the Approved Project would have a less than significant or no impact related to substantial adverse effects on federally protected wetlands and conflicts with an adopted habitat or natural community conservation plan. No mitigation was required. (General Plan Draft EIR p. 3-52).

The 2014 EIR Addendum provided the following analysis of impacts on biological resources related to the Modified Project, on pages 22-24. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the approved project would result in less than significant impacts on biological resources. No mitigation measures were required.

The Modified Project would designate 54.7 acres for Major Retail use that are currently designated for Industrial, Rural Residential, and Open Space uses and would remove 719.1 acres from the Proposed Modified SOI, including 631.9 acres that had been designated for Industrial, Rural Residential, Specific Plan Area, and Urban Reserve uses by the General Plan. Overall, the Modified Project would result in a decreased area of impact to biological resources.

Further, the Conservation Element includes modifications to policies and programs that provide for increased protection of biological resources, including special-status species and sensitive habitats. Specifically, Policy C 1.1 would be revised to ensure protection of biological resources including special habitat areas and environmentally sensitive wildlife and plant life. Program C 1.2-d would be added to the General Plan to limit the extent of development in areas with a moderate to high potential for sensitive habitat. Program C 1.2-e would be added to require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands. Programs C 1.2-f and C 1.2-g would reduce impacts to biological resources by requiring a biological study prior to approval of a development project and implementation of appropriate mitigation, consistent with adopted standards and protocols, to address any identified impacts to sensitive habitats or

special-status species. Programs C 8.1-c through C 8.1-e would ensure protection of creeks, wetlands, and other riparian areas by requiring setbacks from riparian areas and requiring creek management plans to include measures for the protection and maintenance of riparian areas.

The Modified Project would result in a reduction of open space, agricultural, riparian, and wetland areas that would be disturbed by development allowed under the General Plan. The policies and programs identified in the General Plan EIR under Impacts 3.4-1 through 3.4-4 to address biological impacts (General Plan Draft EIR pp. 3-52 and 3-53) would continue to apply to future projects, including development of the land proposed for Major Retail, and would be augmented by the additional policies and programs identified previously. Future development would be required to comply with all applicable adopted policies, programs, and regulations associated with biological resources. The Modified Project would result in a reduction of potential biological impacts, including effects on special-status species, sensitive habitat, wetlands, and wildlife movement corridors, when compared to the Approved Project. There would be no new significant impacts and no increase in the significance of any impacts to biological resources.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to biological resources.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to biological resources continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on the habit of protected species, riparian and other sensitive habitats and sensitive natural communities, federally protected wetlands, the free movement of native resident and migratory fish and wildlife, wildlife corridors, policies and ordinances protecting biological resources, and provisions of an adopted habitat conservation plan would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to biological resources that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to biological resources requiring new biological impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Biological Resources

There are no relevant EIR mitigation measures.

Conclusion – Biological Resources

With regard to biological resources, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to biological resources would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
V. Cultural Resources / Tribal Cultural Resources									
<i>Would the project:</i>									
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Less than significant impact after mitigation.	Yes, MM 3.5-1 (2009 General Plan EIR, pg. ES-10)	Yes	Yes	Yes	Yes	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact after mitigation.	Yes, MM 3.5-1 (2009 General Plan EIR, pg. ES-10)	Yes	Yes	Yes	Yes	No	No	No
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
d) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
<p><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></p>									
e) 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	N/A	No	Yes	Yes	N/A	N/A	No	No	No
f) 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 Resource	Less than significant impact after mitigation.	Yes, MM 3.5-1 (2009 General Plan EIR, pg. ES-10)	Yes	Yes	Yes	Yes	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.									

Discussion – Cultural Resources / Tribal Cultural Resources

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on cultural resources and tribal cultural resources related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on page 24 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Cultural Resources and Tribal Cultural Resources:

The General Plan EIR identified that future development associated with the Approved Project could disturb or destroy cultural resources. While applicable General Plan policies and programs would reduce the potential impact, the impact would remain potentially significant. Mitigation measure 3.5-1 identified Program PR 1.10-b, which requires alterations of historically

significant structures to be compliant with General Plan policies, and Program 1.10-c, which identifies measures to be taken to protect archaeological resources and human remains encountered during development activities, to reduce the potential impact to less than significant (Impact 3.5-1, General Plan Draft EIR pp. 3-60 and 3-61).

The 2014 EIR Addendum provided the following analysis of impacts on cultural resources and tribal cultural resources related to the Modified Project, on pages 24-25. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the Approved Project would result in less-than significant Cultural Resources impacts when mitigation measures are implemented.

The proposed Modified Project would substantially reduce the land area that would be disturbed by future development under the General Plan, as previously described, which would reduce the potential to disturb cultural

resources. The requirements of Mitigation Measure 3.5-1 as well as the policies and programs identified under Impact 3.5-1 of the General Plan (General Plan Draft EIR pp. 3-60 and 3.61) would be applied to future development, including the proposed Major Retail lands, allowed under the Modified Project and would continue to ensure that potential impacts are less than significant. The Modified Project also includes a new measure to require setbacks between development and riparian areas, which would further reduce potential impacts to cultural resources by avoiding development on or adjacent to streambanks, which can be sensitive for archaeological resources. The Modified Project would not result in new impacts to cultural resources, including historical, archaeological, paleontologic, and geologic resources, or human remains and there would be no increase in the significance of impacts to cultural resources identified in the General Plan EIR.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI, and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to cultural resources and tribal cultural resources. The 2009 General Plan EIR includes one mitigation measure related to cultural resources and tribal cultural resources (Mitigation Measures 3.5-1).

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to cultural resources and tribal cultural resources continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on the significance of a historical resource, the significance of an archaeological resource, unique paleontological resources or sites of unique geology, the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources or local register, and other tribal resources would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to cultural resources and tribal cultural resources that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to cultural resources and tribal cultural resources requiring new cultural resource and tribal cultural resource impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Cultural Resources / Tribal Cultural Resources

Mitigation Measure 3.5-1 Program PR 1.10-b: *Prior to altering any structure with historical significance within the City of Lakeport, the General Plan shall be consulted and any alterations shall be in compliance with General Plan policies. For structures over 45 years old, an architectural historian should conduct archival and/or field research to determine the structure's historical value. Relocation of historic structures (if necessary) should be implemented where practical.*

Program PR 1.10-c: *In the event that archaeological resources are encountered during subsurface construction for land development projects, land alteration work in the general vicinity of the find shall be halted and a qualified archaeologist shall be consulted. Prompt evaluations could then be made regarding the finds and course of action acceptable to all concerned parties could then be adopted. Local Native American organizations shall be consulted if human remains are encountered. (2009 General Plan EIR, pg. ES-10)*

Conclusion – Cultural Resources / Tribal Cultural Resources

With regard to cultural resources and tribal cultural resources, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to cultural resources and tribal cultural resources would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
VI. Geology and Soils									
<i>Would the project:</i>									
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
ii) Strong seismic ground shaking?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
iii) Seismic-related ground failure, including liquefaction?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
iv) Landslides?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Geology and Soils

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on geology and soils related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on page 25 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Geology and Soils:

The Approved Project would have a less than significant impact associated with substantial adverse effects from fault rupture and seismic- related ground failure with implementation of General Plan policies and programs that address seismic hazards (Impact 3.6-1, General Plan Draft EIR pp. 3-72 and 3-73).

The Approved Project would have a less than significant impact associated with substantial soil erosion or soil instability. Applicable General Plan policies and local regulations would address potential impacts. No mitigation was required (Impact 3.6-2, General Plan Draft EIR p. 3-73).

The Approved Project would have a less than significant impact associated with potential structural damage due to expansive soils. The General Plan includes policies that address expansive soils. No mitigation was required (Impact 3.6-3, General Plan Draft EIR pp. 3-73 and 3-74).

The 2014 EIR Addendum provided the following analysis of impacts on geology and soils related to the Modified Project, on page 25. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the approved project would result in less than significant impacts associated with geology and soils. No mitigation measures were required.

The Modified Project would substantially reduce the land area that would be disturbed by future development, as previously described. As a result, there would be a reduction in development that could be exposed to potential adverse geologic and soils impacts. Future developed allowed under the Modified Project would be required to comply with the General Plan policies and programs discussed under Impacts 3.6-1 through 3.6-3 in the General Plan EIR that were adopted to reduce potential impacts associated with geologic and soils hazards (General Plan Draft EIR pp. 3-73 and 3-74). Therefore, the Modified Project would not result in any new significant impacts or increase the significance of impacts associated with seismicity, geologic instability, soil instability, including erosion or loss, expansive soil, or septic or alternative wastewater disposal systems.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to geology and soils. No mitigation measures were required.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to geology and soils continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project associated with seismicity, geologic instability, soil instability, including erosion or loss, expansive soil, or septic or alternative wastewater disposal systems would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to geology and soils that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to geology and soils requiring new geology or soil impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Geology and Soils

There are no relevant EIR mitigation measures.

Conclusion – Geology and Soils

With regard to geology and soils, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to geology and soils would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
VII. Energy / Greenhouse Gas Emissions									
<i>Would the project:</i>									
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant impact after mitigation.	Yes, MM 3.3-4 (2009 General Plan EIR, pp. ES-6 – ES-8)	Yes	Yes	Yes	Yes	No	No	No
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Energy / Greenhouse Gas Emissions

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on greenhouse gas emissions related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 25-26 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Greenhouse Gas Emissions:

The General Plan EIR identified that the Approved Project would result in an increase in vehicle miles traveled that would contribute to greenhouse gas emissions. The General Plan EIR identified mitigating factors associated with the project, including smart growth factors, traffic factors, electricity factors, and other steps taken that would reduce potential greenhouse gas emissions. Mitigation measure 3.3-4 was identified to reduce the potential impact to less than significant through adding specific objectives, policies, and programs to the General Plan to reduce greenhouse gas emissions through energy audits, tree planting, energy saving measures beyond Title 24 requirements, and vehicle trip reduction measures, to reduce greenhouse gas emissions (Impact 3.3-4, General Plan Draft EIR pp. 3-34 through 3-37).

The 2014 EIR Addendum provided the following analysis of impacts on greenhouse gas emissions related to the Modified Project, on pages 25-26. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the Approved Project would result in less than significant impacts related to greenhouse gases with implementation of Mitigation Measure 3.3-4.

The Modified Project would result in a reduction in potential development by removing 719.1 acres from the Proposed Modified SOI, including 631.9 acres that were designated for urbanization (Industrial, Specific Plan Area, and Urban Reserve) from the General Plan Land Use Map and the Proposed Modified Sphere of Influence. This would result in a significant reduction of 7,029 ADT (see Appendix B, Table B-1) that would result in an associated reduction in overall vehicle miles travelled (VMT) when compared to the Approved Project. This reduction in VMT would reduce emissions of greenhouse gases associated with the Modified Project. Future development accommodated by the Modified Project would be required to comply the policies and programs associated with Mitigation Measure 3.3-4. As the Modified Project would result in a reduction in greenhouse gas emissions, the Modified Project would not result in an increase in GHG emissions that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted to reduce greenhouse gas emissions. Therefore, there would be no new or increased impacts associated with greenhouse gases.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to greenhouse gas emissions. The 2009 General Plan EIR includes one mitigation measure related to greenhouse gas emissions (Mitigation Measures 3.3-4).

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there

are "no significant impacts" related to greenhouse gas emissions continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on the direct or indirect generation of greenhouse gas emission and on possible conflicts with any applicable plans, policies, or regulations pertaining to the reduction of greenhouse gas emissions would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to greenhouse gas emissions that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to greenhouse gas emissions requiring new greenhouse gas impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Energy / Greenhouse Gas Emissions

Mitigation Measure 3.3-4 *To reduce greenhouse gas emissions and thus reduce air quality impacts, the following objectives, policies, and programs shall be added into the General Plan Update:*

Land Use Element:

- *Encourage public and private construction of LEED (Leadership in Energy and Environmental Design) certified (or equivalent) buildings.*

Conservation Element:

- *Continue to maintain and update energy conservation programs and information provided to the public.*

- *Work with utility providers to provide free energy audits for the public.*
- *The project level applicants and City shall jointly develop a tree planting informational packet to help project area residents understand their options for planting trees that can absorb carbon dioxide.*
- *Preserve and replace onsite trees (that are removed due to development) as a means of providing carbon storage.*
- *Recognize and promote energy saving measures beyond Title 24 requirements for residential and commercial projects.*

Transportation Element:

- *Require vehicle-reduction measures through carpooling, public transit incentives, and linkages of electric shuttle service to public transit as well as local and regional pedestrian and bike trails during the project review stages.*
- *Prioritized parking within commercial and retail areas shall be given to electric vehicles, hybrid vehicles, and alternative fuel vehicles.*
- *All non-residential projects shall provide bicycle lockers and/or racks.*
- *Create conditions of approval for projects to limit idling time for commercial vehicles, including delivery and construction vehicles.*

Other mitigation measures:

- *Where feasible, include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources*
- *Incorporate energy efficient bulbs and appliances for traffic lights, street lights, and other electrical uses.*

- *Encourage large businesses to develop commute trip reduction plans that encourage employees who commute alone to consider alternative transportation modes.*

(2009 General Plan EIR, pp. ES-6 – ES-8)

Conclusion – Energy / Greenhouse Gas Emissions

With regard to energy/greenhouse gas emissions, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to energy/greenhouse gas emissions would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
VIII. Hazards / Hazardous Materials/Wildland Fires									
<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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
e) Be located within two miles of a public airport or private use airport and result in a safety hazard for people residing or working in the project area?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
h) Be located in an area designated as having a high, extreme, or severe fire hazard, or otherwise expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Hazards / Hazardous Materials / Wildland Fires

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts associated with hazards (including wildland fires) and hazardous materials related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on page 26 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts associated with Hazards and Hazardous Materials:

The General Plan EIR identified that future development associated with the Approved Project would be guided by the policies and programs contained in the General Plan, including requirements related to hazardous materials, airport safety, and fire risk. No significant or potentially significant impacts were identified, and no mitigation was required (General Plan Draft EIR p. 5-2).

The 2014 EIR Addendum provided the following analysis of impacts associated with hazards, hazardous materials, and wildland fires related to the Modified Project, on pages 26-27. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the approved project would result in less than significant impacts associated with hazards and hazardous materials. No mitigation measures were required.

As previously described, the Modified Project would reduce the Proposed Modified SOI by 719.1 acres, including 631.9 acres that were designated for urbanization under the Approved Project. There would be a reduction in

potential development that could result in hazardous conditions, as well as a reduction in the potential to expose development to existing or future hazards. Future development, including the 54.7 acres designated for Major Retail use, would be required to comply with the policies and programs in the General Plan that address potential impacts associated with hazardous materials. Therefore, the Modified Project would not result in changes to development patterns or potential development that would create significant hazards associated with hazardous materials, wildland fires, airplane-related impacts, or conflicts with emergency response plans. The Modified Project would not result in any new potential impacts associated with hazardous materials and would not increase the significance of any impacts associated with hazardous materials.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts associated with hazards, hazardous materials, and wildland fires.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to hazards, hazardous materials, and wildland fires continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on public hazards related to hazardous materials, wildland fires, and release of hazardous

materials into the environment, handling of hazardous materials within one quarter-mile of an existing or proposed school, being located on a hazardous materials site, being located within two miles of an airport, creating a safety hazard for neighbors, impairment of an emergency plan, and being located in an area designated as having a high, extreme, or severe fire hazard would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts associated with hazards, hazardous materials, and wildland fires that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information associated with hazards, hazardous materials and wildland fires requiring new impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Hazards / Hazardous Materials and Wildfire

There are no relevant EIR mitigation measures.

Conclusion – Hazards / Hazardous Materials / Wildfire

With regard to hazards, hazardous materials, and wildland fires, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to hazards, hazardous materials, and wildland fires would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
IX. Hydrology / Water Quality									
<i>Would the project:</i>									
a) Violate any water quality standards or waste discharge requirements?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
drainage systems or provide substantial additional sources of polluted runoff?									
f) Otherwise substantially degrade water quality?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
h) Place within a 100-year flood hazard structures which would impede or redirect flood flows?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
i) Expose people or structures to significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
j) Inundation of by seiche, tsunami, or mudflow?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Hydrology / Water Quality

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on hydrology and water quality related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 27-28 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Hydrology and Water Quality:

The Approved Project would have a less than significant impact associated with depletion of groundwater or interference with recharge. Future development would be guided by General Plan policies and programs and no mitigation was required (Impact 3.7-1, General Plan Draft EIR p. 3-83).

The Approved Project would have a less than significant impact associated with alteration of drainage patterns that could result in flooding. Future development would be required to comply with General Plan policies which address flooding and stormwater management. No mitigation was required (Impact 3.7-2, General Plan Draft EIR pp. 3-83 and 3-84).

The Approved Project would have a less than significant impact associated with the demand for storm drainage facilities. Future development would be required to comply with General Plan policies that address stormwater management. No mitigation was required (Impact 3.7-3, General Plan Draft EIR pp. 3-83 and 3-84).

The Approved Project would not have a significant impact associated with the placement of people and/or structures in 100- year flood zones or possible flood hazard areas. The General Plan includes policies to address flooding and development will be subject to the Flood Damage Prevention Ordinance. No mitigation was required (Impact 3.7-4, General Plan Draft EIR pp. 3-84 and 3-85).

The Approved Project would have a less than significant impact associated with inundation or risk of seiche and no mitigation was required (Impact 3.7-5, General Plan Draft EIR pp. 3-85).

The General Plan EIR identified that impacts associated with violation of water quality standards or waste discharge requirements and the potential to result in erosion or siltation due to alteration of existing drainage patterns was less than significant (General Plan Draft EIR p. 3-83).

The 2014 EIR Addendum provided the following analysis of impacts on hydrology and water quality related to the Modified Project, on pages 27-29. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the approved project would result in less than significant impacts associated with hydrology and water quality. No mitigation measures were required.

As previously described, the Modified Project would designate 54.7 acres Major Retail and would reduce the Modified SOI by 719.1 acres, reducing potential urbanization by 631.9 acres. The Modified Project includes policies and programs that would provide additional protection to hydrological features and water quality. Program C 1.2-e and C 8.1-c would require buffer areas and setbacks between development projects and significant watercourses, riparian vegetation, and wetlands, reducing impacts to water quality, runoff, and drainage patterns. Program C 8.1-e would support the management of wetland and riparian plan communities for a variety of uses, including groundwater recharge, which would decrease potential impacts to groundwater supplies.

While the Modified Project would designate 54.7 acres currently designated Industrial, Resort Residential, and Open Space for development as Major Retail, development of Major Retail lands would be required to comply with

the proposed buffer and setback requirements of Programs C 1.2-e and C 8.1-c as well as the hydrology and water quality related policies discussed under Impacts 3.7-1 through 3.7-5 in the General Plan EIR; conformance with these policies and programs would reduce potential impacts associated with future development to less than significant as described in the General Plan EIR (General Plan EIR pp. 3-83 through 3-85).

The changes associated with the Modified Project would significantly decrease the amount of land that could be disturbed and developed, resulting in a decrease in future impervious surfaces, a decrease in potential storm water runoff during both construction and operation of development projects, a decrease in potential changes to drainage patterns, and a decrease in pollutants generated by construction and operation of future development that could enter the surface water or groundwater supply. The decrease in potential development would result in a reduction in demand for both surface water and groundwater supplies compared to the Approved Project.

The Modified Project would result in a reduced amount of land designated for development located within the 100-year floodplain as well as areas identified as having possible flood hazards. Programs and policies identified in the General Plan to address potential flood risks would continue to be applied to future development under the Modified Project to ensure that potential flooding impacts are reduced to less than significant as discussed under Impact 3.7-4 (General Plan Draft EIR pp. 3-84 and 3-85). The Modified Project would not result in any new impacts or the increase in severity of impacts associated with flood hazards.

The Modified Project would result in no change to lands that could be affected by a seiche associated with Clear Lake. There would be no new impacts, nor would there be an increase in the severity of impacts in comparison to the Modified Project.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along

the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to hydrology and water quality. There are no mitigation measures required related to hydrology and water quality.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to hydrology and water quality continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on violation of water quality standards and waste discharge requirements, substantial depletion or interference with recharge of groundwater, alteration of existing drainage patterns that would result in erosion or siltation, alteration of existing drainage patterns that would result in flooding, creation or contribution to runoff water that would exceed the capacity of the stormwater drainage system, substantial degradation of water quality, the placement of housing within a 100-year flood hazard area, the placement of structures that would impede or redirect flood flows within a 100-year flood zone, exposure of people or structures to significant risk related to flooding, and possible inundation by seiche, tsunami, or mudflow would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to hydrology and water quality that were not considered in the

2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to hydrology and water quality requiring new hydrological or water-quality impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Hydrology / Water Quality

There are no relevant EIR mitigation measures.

Conclusion – Hydrology / Water Quality

With regard to hydrology and water quality, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to hydrology and water quality would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
X. Land Use									
<i>Would the project:</i>									
a) Physically divide an established community?	No impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	No impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Land Use

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on land use and planning related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on page 29 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Land Use and Planning:

The Approved Project would have a less than significant impact associated with conflicts with policies and regulations intended to avoid or mitigate an environmental effect. Future projects would be subject to the policies of the

General Plan as well as other local, state, and federal regulations intended to avoid or minimize environmental effects. No mitigation was required (Impact 3.8-1, General Plan Draft EIR pp. 3-96).

The General Plan EIR identified that impacts associated with physical division of an established community and conflicts with any habitat or natural community plans were less than significant (General Plan Draft EIR p. 3-95).

The 2014 EIR Addendum provided the following analysis of impacts on land use and planning related to the Modified Project, on pages 29-30. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the Approved Project would result in less than significant impacts associated with land use and planning and no mitigation measures were required.

The Modified Project would reduce the extent of the City's Proposed Modified SOI, as previously described. Lands currently designated Specific Plan Area, Industrial, Open Space, and Urban Reserve would be removed from the General Plan land use map and the Proposed Modified Sphere of Influence. The Modified Project would revise land use designations within the Proposed Modified SOI to be similar to those depicted on the Lake County General Plan Land Use Map. Lands currently designated Open Space (8.6 acres), Industrial (27.0 acres), and Resort Residential (19.2 acres) would be designated Major Retail, which is similar to the County's Service Commercial designation in the area along SR 29 south of the City's borders. The Conservation Element would be revised to ensure that adequate policies and programs are in place to protect natural resources and environmentally sensitive lands. It is noted that the Conservation Element policies regarding creek and stream biology and riparian/wetland areas have been modified to be more similar to the Lake County General Plan policies. Future development accommodated by the Modified Project would be required to comply with the land use-related policies and programs discussed under Impact 3.8-1 (General Plan Draft EIR pp. 3-96), which would avoid or minimize environmental effects and ensure compliance with applicable local, state, and federal regulations. Compliance with the General Plan policies and programs would ensure that potential impacts remain less than significant. The Modified Project would not result in a significant increase in any environmental impacts associated with land use and planning and would not result in any new impacts.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to land use and planning. The 2009 General Plan EIR does not require any mitigation measure related to land use and planning.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to land use and planning continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on the possible division of an established community, conflict with any applicable plans, policies, or regulations already adopted for the purpose of avoiding or mitigating an environmental effect, and conflict with a conservation plan would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to land use and planning that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to land use and planning requiring new impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Land Use

There are no relevant EIR mitigation measures.

Conclusion – Land Use

With regard to land use and planning, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to land use and planning would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
III. Mineral Resources									
<i>Would the project:</i>									
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Mineral Resources

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on mineral resources related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on page 30 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Mineral Resources:

The General Plan EIR identified that impacts associated with mineral resources would not be significant (General Plan Draft EIR p. 5-3).

The 2014 EIR Addendum provided the following analysis of impacts on mineral resources related to the Modified Project, on page 30. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Modified Project would reduce the overall extent of development by removing approximately 719.1 acres from the City's Modified SOI. The Modified Project would not result in the loss or availability of a known mineral resource or recovery site. There would be no increase in significance to mineral resource impacts and there would be no new impacts.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both

documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to mineral resources. The 2009 General Plan EIR does not require any mitigation measure related to mineral resources.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to mineral resources continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on loss of availability of a known mineral resource and loss of availability of a locally important mineral resource recovery site would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to mineral resources that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to mineral resources requiring new mineral impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Mineral Resources

There are no relevant EIR mitigation measures.

Conclusion – Mineral Resources

With regard to mineral resources, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to mineral resources would occur, nor

are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XII. Noise									
<i>Would the project:</i>									
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Noise

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on noise related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 30-31 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Noise:

The Approved Project would have a less than significant impact associated with exposure of noise-sensitive uses to construction noise, excessive ground-borne vibration, and ground-borne noise. Future development projects would be subject to the Noise and Land Use Compatibility Standards established by the General Plan, as well as applicable policies designed to maintain or reduce noise levels. No mitigation was required (Impact 3.9-1, General Plan Draft EIR pp. 3-103 and 3.104).

The Approved Project would have a less than significant impact associated with exposure of noise-sensitive land uses to a substantial temporary, periodic, or permanent increase in ambient noise levels. Future development projects would be subject to the Noise and Land Use Compatibility Standards established by the General Plan, as well as applicable policies designed to maintain or reduce noise levels. No mitigation was required (Impact 3.9-2, General Plan Draft EIR p. 3-103).

The Approved Project would have no impact regarding noise associated with a private airstrip (Impact 3.9-3, General Plan Draft EIR p. 3-103).

The 2014 EIR Addendum provided the following analysis of impacts on noise related to the Modified Project, on pages 30-32. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries

are coterminous with the proposed South Lakeport Annexation project area boundaries):

The EIR found that the Approved Project would result in less than significant noise impacts and no mitigation measures were required.

As previously described, the Modified Project would result in designating 54.7 acres of land in the Proposed Modified SOI as Major Retail and removing approximately 719.1 acres from the Proposed Modified SOI, including 631.9 acres identified for future development with Industrial, Specific Plan Area, and Urban Reserve uses. The Modified Project would result in a decrease in potential construction activities and associated noise and ground-borne vibration, as there would be less land disturbance. The Modified Project would not result in any new impacts or an increase in the severity of impacts associated with construction noise, ground-borne vibration, and ground-borne noise.

The Modified Project would result in a reduction of 7,029 ADT in comparison to the Approved Project, as shown in Table B-1 (see Appendix B). This reduction in vehicle trips would result in a reduction in traffic-generated noise. Future development that would result in increased noise levels, such as potential uses associated with the Major Retail designation, would be required to comply with the noise-related policies and programs in the General Plan and potential impacts would be reduced to less than significant, as discussed under Impact 3.9-2 (see General Plan Draft EIR p. 3-103), and there would be no new impacts or significant increase in impacts associated with a substantial temporary, periodic, or permanent increase in ambient noise levels.

The Modified Project would not result in any changes in noise exposure relative to airstrips or airports, so there would be no new impacts or increase in significance of impacts in relation to this topic.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to noise. The 2009 General Plan EIR did not require any mitigation measure related to noise.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to noise continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on exposure of persons to noise levels in excess of adopted standards, exposure of persons to excessive groundborne vibration or groundborne noise, permanent increase in ambient noise levels, substantial temporary or periodic increase in ambient noise levels, and excessive noise associated with an airport would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to noise that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to noise requiring new noise impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Noise

There are no relevant EIR mitigation measures.

Conclusion – Noise

With regard to noise, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to noise would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XIII. Population and Housing									
<i>Would the project:</i>									
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	Significant and unavoidable with mitigation measures.	Yes, MM 3.10-1 (2009 General Plan EIR, pg. ES-12)	Yes	Yes	Yes	Yes	No	No	No
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Population and Housing

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on population and housing related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on page 32 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Population and Housing:

The General Plan EIR determined that impacts associated with population growth would be growth-inducing. Mitigation Measure 3.10-1 was identified to address potential growth impacts to utilities and circulation facilities. However, the General Plan EIR determined that while the mitigation measure would reduce the impact, the impact would remain significant and unavoidable (Impact 3.10-1, General Plan Draft EIR pp. 3-110 and 3-111).

Impacts associated with displacement of existing housing and people were determined to be less than significant and no mitigation was required (General Plan Draft EIR, p. 3-109).

The 2014 EIR Addendum provided the following analysis of impacts on population and housing related to the Modified Project, on page 32. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Approved Project would result in significant and unavoidable impacts associated with population growth and related growth inducement, with implementation of Mitigation Measure 3.10-1.

The General Plan EIR identified that the Approved Project would result in potential residential growth of 3,237 to 3,516 dwelling units on 692.06 acres under buildout conditions. Of the potential residential growth, 2,400 units were attributed to the Specific Plan Area. The Modified Project would remove

the Specific Plan Area from the General Plan and Proposed Modified SOI, resulting in 837 to 1,116 new dwelling units at buildout. As the Modified Project would result in a decrease in residential growth and the associated population increase, there would be no new impacts associated with population growth and there would not be an increase in the significance of any impacts associated with population growth.

Impacts associated with potential displacement of existing housing and people would remain less than significant; the Modified Project would have no effect on the significance of this impact.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to population and housing except for impacts associated with the direct or indirect induction of substantial growth, which remains significant and unavoidable. The 2009 General Plan EIR includes one mitigation measure related to population and housing (Mitigation Measures 3.10-1).

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the findings in the environmental documents that there are "significant and unavoidable" impacts related to the direct or indirect induction of substantial growth continues to apply, as do the findings that in the other areas there are "no significant impacts."

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on direct or indirect induction of substantial population growth, displacement of substantial numbers of existing housing necessitating construction of replacement housing elsewhere, and displacement of substantial numbers of people necessitating construction of replacement housing elsewhere would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to population and housing that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to population and housing requiring new population and housing impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Population and Housing

Mitigation Measure 3.10-1 *A specific plan shall be prepared for the 600 acre site designated as a specific plan area. This specific plan shall be completed in accordance with the provisions Section 65450 through 65457 of the California Government Code. The specific plan will identify the location of all utilities and circulation systems and be prepared in accordance with the Lakeport General Plan. Prior to adoption of the specific plan, an environmental review shall be required pursuant to the California Environmental Quality Act. (2009 General Plan EIR, pp. ES-12)*

Conclusion – Population and Housing

With regard to population and housing, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation

Project. No new significant impacts related to population and housing would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XIV. Public Services									
<i>Would the project impact:</i>									
a) Fire protection?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Police protection?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) Schools?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
d) Parks?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
e) Other public facilities?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Public Services

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on public services related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 32-33 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Public Services:

The General Plan EIR determined that the Approved Project would have a less than significant impact on law enforcement services and no mitigation was necessary (Impact 3.11-1, General Plan Draft EIR p. 3-121).

The General Plan EIR determined that the Approved Project would have a less than significant impact on fire protection services and no mitigation was necessary (Impact 3.11-2, General Plan Draft EIR p. 3-121).

The General Plan EIR determined that the Approved Project would have a less than significant impact on law enforcement services and no mitigation was necessary (Impact 3.11-3, General Plan Draft EIR pp. 3-121 and 3-122).

The General Plan EIR determined that the Approved Project would have a less than significant impact on parks and recreation facilities resulting from increased population and use of facilities and no mitigation was necessary (Impact 3.11-4, General Plan Draft EIR pp. 3-122).

The 2014 EIR Addendum provided the following analysis of impacts on public services related to the Modified Project, on pages 32-33. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The General Plan EIR determined that the Approved Project would have a less than significant impact on law enforcement, fire protection, schools, and parks services and facilities and that no mitigation was necessary.

The Modified Project would result in a reduction in the potential developed area of the City as a result of reducing the Proposed Modified SOI by 719.1 acres, including 631.9 acres planned for urbanization. The Modified Project would 54.7 acres currently planned for Industrial, Resort Residential, and Open Space uses for Major Retail. The Modified Project would result in a reduction in potential population and housing growth of 1,213 units to 2,400 units compared to the Approved Project. The reduction in future service areas as well as the reduction in population and housing growth would ensure that the Modified Project would result in a reduced demand for law enforcement, fire protection, schools, and parks services and facilities in comparison to the Approved Project. Future development accommodated by the Modified Project would be required to comply with General Plan policies and programs related to the provisions of public services and facilities as well as payment of all applicable impact fees for public services and facilities, as described in the General Plan EIR under Impacts 3.11-1 through 3.11-4 (General Plan Draft EIR pp. 3-121 through 3-122). The Modified Project would not result in an increase in the significance or any new environmental impacts associated with the provision of public services.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to public services. The 2009 General Plan EIR does not include any mitigation measures related to public services.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to public services continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on provision of fire protection, police protection, schools, parks, and other public facilities would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to public services that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to public services requiring new analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Public Services

There are no relevant mitigation measures.

Conclusion – Public Services

With regard to public services, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to public services would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XV. Recreation									
<i>Would the project:</i>									
a) Would the project 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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
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?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Recreation

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on recreation related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 33-34 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Recreation:

The General Plan EIR determined that the Approved Project would have a less than significant impact on parks and recreation facilities resulting from increased population and use of facilities and no mitigation was necessary (Impact 3.11-4, General Plan Draft EIR pp. 3-122).

The 2014 EIR Addendum provided the following analysis of impacts on recreation related to the Modified Project, on pages 33-34. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Approved Project was determined to have a less than significant impact associated with use of and provision of parks and recreation facilities and no mitigation measures were required.

The Modified Project would result in a net decrease in development as previously described. There would be a reduction in housing growth by approximately 1,213 to 2,400 dwelling units compared to the Approved Project. The reduction in future population and housing growth would result in a reduced demand for existing and new recreational facilities. Provision of new facilities would proceed as anticipated under the Approved Project. Future development would be required to comply with policies and programs

related to the provision of parks and recreation facilities. There would be no new impact or increase in the significance of an impact associated with the provision or use of parks and recreational facilities.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to recreation. The 2009 General Plan EIR does not include any mitigation measures related to recreation.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to recreation continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on accelerated physical deterioration of the facilities of neighborhood and regional parks or other recreational facilities and the construction or expansion of recreational facilities that might have an adverse physical effect on the environment would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to recreation that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to recreation requiring new impact analysis or verification. There

would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Recreation

There are no relevant mitigation measures.

Conclusion – Recreation

With regard to recreation, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to recreation would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XIV. Transportation									
<i>Would the project:</i>									
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways?	Less than significant impact after mitigation.	Yes, MM 3.12-5 (2009 General Plan EIR, pg. ES-14)	Yes	Yes	Yes	Yes	No	No	No
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
e) Result in inadequate emergency access?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Transportation

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on transportation related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 34-36 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Transportation:

The Approved Project would increase traffic volume on SR 29 and result in levels of service that exceed the City's level of service (LOS) D standard. General Plan policies will ensure that necessary improvements are planned and that the City coordinated with appropriate agencies. This impact is less than significant, and no mitigation was required (Impact 3.12-1, General Plan Draft EIR p. 3-147).

The Approved Project would increase traffic on SR 29 interchanges and result in the need to upgrade facilities. General Plan policies and programs ensure that new development pay its fair share of planned roadway improvements, encourage coordination of the fair share payment, and ensure that necessary improvements become a part of the City's Five-Year Roadway Capital Improvement Program (Roadway CIP). The impact was determined to be less than significant, and no mitigation was required (Impact 3.12-2, General Plan Draft EIR pp. 3-147 and 3-148).

Under buildout conditions, the Approved Project would result in LOS D or worse conditions on various City streets. While General Plan policies and programs ensure that new development pay its fair share of planned roadway improvements, encourage coordination of the fair share payment, and ensure that necessary improvements become a part of the City's Roadway CIP, improvements to High Street to mitigate the impact are not considered feasible. Therefore, the impact was determined to be significant and unavoidable and no feasible mitigation was available (Impact 3.12-3, General Plan Draft EIR pp. 3-148 and 3-149).

Under buildout conditions, the Approved Project would add traffic to the inter-regional roadway system including facilities outside the City's SOI. The General Plan includes policies to require new development to pay its fair share of planned roadway improvements and to encourage cooperation with other jurisdictions to develop and implement regional solutions to traffic problems. The impact was determined to be less than significant, and no mitigation was required (Impact 3.12-4, General Plan Draft EIR pp. 3-149 and 3-150).

Under buildout conditions, the Approved Project could result in peak hour LOS conditions in excess of LOS C at intersections in Lakeport. The General Plan identified intersections recommended for signalization and included policies to ensure the improvements would be addressed through the City's Roadway CIP. However, improvements were not identified for seven of the affected intersections, therefore the impact was potentially significant. Mitigation Measure 3.12-5 was identified to ensure that signalization of

impacted intersections would be addressed through the Roadway CIP and reduced the impact to less than significant (Impact 3.12-5, General Plan Draft EIR pp. 3-149 and 3-150).

Implementation of the Approved Project could result in inadequate bicycle and pedestrian facilities. Policies in the General Plan require dedication of land for necessary bicycle and pedestrian facilities as well as completion, improvement, and maintenance of existing facilities. The impact is less than significant, and no mitigation was required (Impact 3.12-6, General Plan Draft EIR p. 3-150).

The 2014 EIR Addendum provided the following analysis of impacts on transportation related to the Modified Project, on pages 34-36. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Approved Project would result in less than significant impacts associated with changes in level of service (LOS) associated with traffic on SR 29, need for improvements to SR 29 interchanges, increased traffic on interregional roadways, and demand for bicycle and pedestrian facilities. No mitigation was required for these impacts. The Approved Project would result in a significant and unavoidable impact associated with increased traffic on City roadway segments because while impacts to most facilities would be reduced to less than significant with implementation of General Plan policies, no feasible mitigation was available for impacts to High Street. The Approved Project was determined to have a potentially significant impact on local intersections and mitigation was required to reduce the impact to less than significant.

The Modified Project would result in a decrease in traffic volumes in comparison to the Approved Project. As shown in Table B-1, located in Appendix B, the Approved Project would result in 65,109 ADT under buildout conditions. The Modified Project would result in 58,080 ADT under buildout conditions, a decrease of 7,029 ADT. The reduction in trips would primarily

come from the removal of the Specific Plan Area from the Modified SOI, which would reduce associated residential and golf course trips. The Modified Project would designate lands as Major Retail that have been designated for Industrial, Resort Residential, and Open Space uses. While there would be an increase in retail- oriented trips in south Lakeport, the reduction in the Urban Reserve and Industrial designations in the vicinity, as well as removal of the Specific Plan Area, would result in a net decrease in trips generated in south Lakeport. No significant reduction in future LOS is anticipated. Future development under the Modified Project would be required to comply with General Plan policies and programs that require development projects to identify potential traffic impacts and to pay their fair-share of improvements necessary to address both local and regional impacts. General Plan policies would continue to ensure that necessary improvements are addressed by the Roadway CIP (Policy T 1.1), by new development providing necessary off-site improvements (Policy T 4.1), by requiring strip commercial uses to be designed to reduce impacts and demonstrate that significant traffic impacts will be mitigated (Program T 12.1-c), and by requiring new developments to pay for their fair share of planned roadway improvements (Policy T 18.1). Continued implementation of General Plan policies and programs and Mitigation Measure 3.12-5 would ensure that the Modified Project continues to be consistent with adopted plans, regulations, and policies associated with the performance of the circulation system and does not result in any new impacts or the increase in significance of impacts relative to this topic.

The Modified Project would result in a decrease in potential development and does not include any plans that would introduce roadway or other transportation hazards. There would be no impact associated with roadway or transportation hazards.

The Modified Project would reduce the potential overall footprint and extent of new development and would continue to focus development within the existing City and Proposed Modified SOI. There would be no change in the potential for changes in air traffic patterns or air traffic hazards.

The Modified Project would result in a decrease in demand for bicycle and pedestrian facilities associated with population growth. However, future development associated with the Modified Project would be required to comply with applicable adopted policies and programs supporting alternative transportation. The Modified Project would not result in any new or increased impacts associated with alternative transportation.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to transportation. The 2009 General Plan EIR includes one mitigation measure related to transportation (Mitigation Measure 3.12-5).

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to transportation continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on conflicts with applicable plans, ordinances, and policies regulating the performance of all modes of transportation, conflicts with an applicable congestion management program, changes in air traffic patterns, substantial increases of hazards due to design features or incompatible uses, inadequate emergency access, and conflicts with adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities would

be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to transportation that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to transportation requiring new impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Transportation

Mitigation Measure 3.12-5 *Signalization of the following five intersections shall be included as improvement projects in the City's Five-Year Roadway Capital Improvement Program:*

- *Lakeshore Blvd. / 20th Street*
- *Martin Street / Russell Street*
- *Todd Road / Sandy Lane*
- *SR 29/SR 175/Main Street*
- *Lakeport Blvd. /Main Street*
- *11th Street / Main Street*
- *11th Street / Forbes Street*

Alternatives to signalization that result in a LOS "C," such as the installation of roundabouts shall be considered and shall constitute adequate mitigation for this impact.

(2009 General Plan EIR, pg. ES-14)

Conclusion – Transportation

With regard to transportation, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to transportation would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XVII. Utilities / Service Systems									
<i>Would the project:</i>									
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?					CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
		Are There Applicable EIR and/or Addendum Mitigation Measures?	Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
e) Result in inadequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Less than significant impact.	No	Yes	Yes	N/A	N/A	No	No	No

Discussion – Utilities / Service Systems

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze impacts on utilities and service systems related to future development within the City of Lakeport and areas within its Sphere of Influence (SOI).

As summarized on pages 36-38 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following impacts related to Utilities and Service Systems:

The Approved Project would result in increased demand for wastewater treatment. Future development would pay sewer expansion fees and monthly service charges and wastewater infrastructure needed by new projects would be funded by project developers/owners. The impact would be less than significant, and no mitigation was required (Impact 3.13-1, General Plan Draft EIR, p.3-165).

The Approved Project would result in increased demand for storm drainage facilities. New development would be required to install necessary storm drainage facilities that meet City and State requirements. The impact would be less than significant, and no mitigation was required (Impact 3.13-2, General Plan Draft EIR pp. 3-165 and 3-166).

The Approved Project would result in increased demand for solid waste disposal. The impact would be less than significant, and no mitigation measures were required (Impact 3.13-3, General Plan Draft EIR p. 3-166).

The Approved Project would result in increased demand for water supplies and treatment facilities. The City's conservation programs combined with

General Plan policies would ensure that water supply impacts are less than significant. No mitigation was required (Impact 3.13-4, General Plan Draft EIR pp. 3-166 and 3-167).

The 2014 EIR Addendum provided the following analysis of impacts on utilities and service systems related to the Modified Project, on pages 36-38. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

The Approved Project would result in less than significant impacts associated with wastewater treatment and conveyance facilities, storm drainage facilities, solid waste disposal, and water supply and treatment facilities. No mitigation was necessary to address these impacts.

The Modified Project would reduce the potential extent of the wastewater, stormwater, solid waste, and water supply service areas by reducing the boundary of the Modified SOI. This would result in a decrease in potential impacts associated with extending utility and service facilities into the Specific Plan Area and other areas removed from the Modified SOI. See Figures 1-2 and 1-3. The Modified Project would reduce the extent of development that would require wastewater, stormwater, solid waste, and water supply services. While the Modified Project would increase the potential for non-residential uses by a net increase of 143,574 square feet, there would be a significant decrease in other uses. There would be a reduction in future growth of 1,213 to 2,413 residential units, 130 hotel rooms, 193 RV spaces, and 1 golf course, including 18 holes and a restaurant.

Future development accommodated by the Modified Project would continue to be subject to General Plan policies, development impact fees, ordinances, and requirements identified in the General Plan EIR to reduce potential impacts associated with an increased demand for wastewater, stormwater, solid waste,

and water supply services and facilities to a less than significant level. There would be no increase in the severity of impacts and there would be no new impacts associated with utilities and service systems.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate policies to ensure less than significant impacts related to utilities and service systems. The 2009 General Plan EIR does not include any mitigation measures relevant to utilities and service systems.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant impacts" related to utilities and service systems continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project related to exceedance of wastewater treatment conditions requiring or resulting in the construction of new water or wastewater treatment facilities or expansion of existing facilities; conditions requiring or resulting in the need for new storm water drainage facilities or expansion of existing facilities; the sufficiency of water supplies available from existing entitlements and resources to serve the project; wastewater treatment capacity to serve the projected demand, availability of service by a landfill with sufficient permitted capacity to accommodate the project's solid

waste disposal needs, and compliance with federal, state, and local statutes and regulations related to solid waste would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new impacts relating to utilities and service systems that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to utilities and service systems requiring new impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Relevant EIR Mitigation Measures – Utilities / Service Systems

There are no relevant mitigation measures.

Conclusion – Utilities / Service Systems

With regard to utilities and service systems, the 2009 General Plan EIR and the 2014 EIR Addendum adequately describe the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts related to utilities and service systems would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and Addendum Adequately Describe Setting?	Do EIR and Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
XVIII. Mandatory Findings of Significance									
<i>Would the project:</i>									
a) Does the project have the potential to 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, 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?	Less than significant impact after mitigation.	See Items IV and V, above.	Yes	Yes	Yes	Yes	No	No	No

Environmental Issue	Conclusion of Applicable Sections of 2009 EIR & 2014 EIR Addendum	Are There Applicable EIR and/or Addendum Mitigation Measures?	CEQA Guidelines Section 15153 - Can an EIR From an Earlier Project be Used?				CEQA Guidelines Section 15162 - Is a Subsequent EIR Needed?		
			Do EIR and EIR Addendum Adequately Describe Setting?	Do EIR and EIR Addendum Adequately Describe Impacts?	For Significant Impacts, Does EIR Adequately Describe Alternatives?	For Significant Impacts, Does EIR Adequately Describe Mitigations?	Do the Proposed Changes Involve New Impacts?	Are There New Circumstances Involving New Impacts?	Is There New Information Requiring New Analysis or Verification?
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.)	Less than significant impacts; except for significant unavoidable cumulative impact relating to population and housing	No	Yes	Yes	N/A	N/A	No	No	No
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Less than significant impact after mitigation.	See Items I-XVII, above	Yes	Yes	Yes	Yes	No	No	No

Discussion – Mandatory Findings of Significance

Section 15153 Analysis:

The 2009 General Plan EIR and the 2014 EIR Addendum discuss and analyze the various topics identified in CEQA's mandatory findings of significance as shown on the table. With regard to finding (a), the 2009 EIR and 2014 EIR Addendum address biological resources as well as cultural resources and tribal resources (as summarized in Items IV and V of this Environmental Checklist) and both documents conclude that impacts to these resources would be less than significant after mitigation. Similarly, as discussed in Items I-XVII of the Checklist, the 2009 EIR and 2014 EIR Addendum address a full range of environmental impacts and conclude that there will be no substantial adverse effects on human beings. With regard to cumulative impacts, as summarized on pages 38 of the 2014 EIR Addendum, the 2009 General Plan EIR identified the following cumulative impacts:

The Approved Project would not result in significant cumulative impacts related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, land use and planning, noise, public services and recreation, and utilities and service systems (General Plan Draft EIR pp. 5-10 through 5-13).

The Approved Project could result in significant cumulative impact to population and housing related to development within the City, within the Specific Plan Area, and the entire SOI. No mitigation was identified (General Plan Draft EIR, p. 5-12).

The Approved Project combined with development outside of the City's SOI could result in LOS D or worse on roadways until the Roadway CIP is

implemented, resulting in a significant cumulative impact (General Plan Draft EIR p. 5-13).

The 2014 EIR Addendum (page 38) provided the following analysis of cumulative impacts related to the Modified Project. (Note: The Modified Project reduced the area within the City's SOI and the modified boundaries are coterminous with the proposed South Lakeport Annexation project area boundaries):

As the Modified Project would result in a reduction in total development as well as a reduction in the total land area that could be developed, the Modified Project would have less of a contribution to cumulative aesthetic, agricultural, biological, cultural, geology/soils, hydrology/water quality, land use/planning, public services, recreation, and utilities/service system impacts than the Approved Project. The Modified Project would result in a reduction in total vehicle trips and an associated reduction in traffic, air quality, and noise impacts, resulting in a reduction in cumulative transportation, air quality, and noise impacts compared to the Approved Project. The Modified Project would result in a reduction in population and housing growth, as previously described, and would have less of cumulative impact associated with population and housing growth than the Approved Project. The Modified Project would not result in any new or increased cumulative impacts.

The 2014 EIR Addendum adequately describes the setting of the proposed South Lakeport Annexation Project, as the modified SOI boundaries along the South Main Street corridor are identical to those of the South Lakeport Annexation Project (2014 EIR Addendum; Figure 1.3; p. 13).

Both the 2009 General Plan EIR and the 2014 EIR Addendum considered the cumulative impacts of future development within the City's SOI and both documents concluded that the General Plan provides adequate

policies to ensure less than significant cumulative impacts except related to population and housing growth which is significant and unavoidable.

Annexation of the South Lakeport Annexation project area was contemplated in both the 2009 General Plan EIR and the 2014 EIR Addendum, and the conclusions in the environmental documents that there are "no significant cumulative impacts" continue to apply.

Section 15162 Analysis:

The impacts of the South Lakeport Annexation Project on potential degradation of the quality of the environment, impacts that are individually limited but cumulatively considerable, and environmental effects which will cause substantial adverse effects on human beings would be identical to those evaluated in the 2014 EIR Addendum. The South Lakeport Annexation Project would not involve new cumulative impacts that were not considered in the 2009 General Plan EIR and the 2014 EIR Addendum. There are no new circumstances that involve new impacts, and there is no new information related to cumulative impacts requiring new impact analysis or verification. There would be no new impacts or increase in significance of impacts in relation to this topic.

Conclusion – Mandatory Findings of Significance

With regard to mandatory findings of significance, the 2009 General Plan EIR and the 2014 EIR Addendum provide an adequate description of the setting, impacts, alternatives, and mitigation measures relevant to the South Lakeport Annexation Project. No new significant impacts would occur, nor are there new circumstances involving new impacts or new information requiring new analysis or verification. The conclusions from the 2009 EIR and the 2014 EIR Addendum remain unchanged.

Section 4: CONCLUSIONS OF INITIAL STUDY

CEQA Guidelines Section 15153(a) states that “The Lead Agency may employ a single EIR to describe more than one project, if such projects are essentially the same in terms of environmental impact. Further, the Lead Agency may use an earlier EIR prepared in connection with an earlier project to apply to a later project, if the circumstances of the projects are essentially the same.” The use of the 2009 EIR and the 2014 EIR Addendum is appropriate here because, as explained below, none of the conditions calling for preparation of a new environmental document have occurred.

The analysis provided in this Initial Study/Environmental Checklist supports the City’s determination that the 2009 EIR and 2014 EIR Addendum adequately describe the general environmental setting of the proposed South Lakeport Annexation Project, the significant environmental effects of the project, and alternatives and mitigation measures related to each significant effect in accordance with CEQA Guidelines Section 15153(b)(1).

The analysis cites substantial evidence that supports the City’s determination that the proposed South Lakeport Annexation Project is consistent with the City of Lakeport General Plan 2025 as updated and the adopted Sphere of Influence and does not meet the criteria for preparing an addendum, subsequent or supplemental EIR under CEQA Guidelines Section 15162 as follows:

- Per CEQA Guidelines Section 15162(a)(1), the proposed South Lakeport Annexation Project would not cause a new significant impact or substantially increase the severity of a previously

identified significant impact from the 2009 EIR and 2014 EIR Addendum that would require major revisions to the EIR. All impacts would be nearly equivalent to or reduced from the impacts previously analyzed in the 2009 EIR and 2014 EIR Addendum.

- Per CEQA Guidelines Section 15162[(a)(2), the proposed South Lakeport Annexation Project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion. There have been no significant changes in the environmental conditions not contemplated and analyzed in the 2009 EIR and 2014 EIR Addendum that would result in new or substantially more severe environmental impacts.
- Per CEQA Guidelines Section 15162(a)(3), there is no new information of substantial importance (which was not known or could not have been known at the time of the application, that identifies: a new significant impact; a substantial increase in the severity of a previously identified significant impact; mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment.

As identified in the Environmental Checklist, all impacts identified under the 2009 EIR for General Plan and the 2014 EIR Addendum for the Revised General Plan have been determined to be less than significant,

less than significant with mitigation, or significant and unavoidable. As described in the Checklist, the South Lakeport Annexation Project would not result in the increase in significance of environmental impacts or in new environmental impacts.

In addition to the effects of the project changes discussed in the above Environmental Checklist, Section 15162 of the CEQA Guidelines states that a subsequent EIR would be required if substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of a previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. To address the potential for other changed circumstances that may result in new or substantially more severe cumulative impacts, a review was completed of plans, policies, and regulations that would apply to the South Lakeport Annexation Project. No new plans, policies, or regulations that would result in new significant environmental impacts or an increase in the severity of environmental impacts were identified. There have been no significant changes in circumstances since the 2014 EIR Addendum was certified that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.