

2019 029089



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

DATED: February 11, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 16-22

1. **Project Title:** Heart Consciousness Church (Harbin Hot Springs)
2. **Permit Number:** General Plan Amendment, GPAP 16-08
Rezone, RZ 16-05
General Plan of Development, GPD 16-01
Major Use Permit, UP 16-11
Initial Study, IS 16-22
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Mark Roberts, Associate Planner (707) 263-2221
5. **Project Location(s):** 17514 State Highway 175, Whispering Pines, CA 95461 (013-009-21).
18424 Harbin Hot Springs Road, Middletown, CA 95461 (013-009-24).
19103 State Highway 175, Middletown, CA 95461 (013-011-46).
1900 Harbin Hot Springs Road, Middletown, CA 95461 (013-009-25).
19276 Harbin Hot Springs Road, Middletown, CA 95461 (014-240-10).
6. **Parcel Number/Parcel Size:** 013-009-21: Approximately 315 acres in size.
013-009-24: Approximately 522 acres in size.
013-011-46: Approximately 97 acres in size.
013-009-25: Approximately 27 acres in size.
014-240-10: Approximately 1,728 acres in size.
7. **Project Sponsor's Name/Address:** Heart Consciousness Church (Harbin Hot Springs)
PO BOX 782, Middletown, CA 95461

8. **General Plan Designation:** 013-009-21 & 013-011-46: "Cr" - Resort Commercial.
013-009-24: "RC" - Resource Conservation.
013-009-25: "Cr-RC" - Resource Conservation - Commercial Resort.
014-240-10: "RL-RC" - Rural Lands - Resource Conservation.
9. **Zoning Designation:** 013-009-21: "PDC-DR" - Planned Developed Commercial - Design Review
013-009-24: "PDC-DR-WW" - Planned Developed Commercial - Design Review - Waterway.
013-011-46: "PDC-DR" - Planned Developed Commercial - Design Review
013-009-25: "PDC-DR-WW" - Planned Developed Commercial - Design Review - Waterway
014-240-10: "RL-WW-SC"- Rural Lands - Waterway - Scenic Combining District
10. **Supervisor District:** District One (1) - Simon
11. **Flood Zone:** "X"
12. **Slope:** Moderately to Steep Slope (approximately 20 to greater than 30%)
13. **Fire Hazard Severity Zone:** High Severity Zone
14. **Earthquake Fault Zone:** Not within Fault Zone
15. **Dam Failure Inundation Area:** Not located within Dam Failure Zone
16. **Fire Protection District:** South Lake County Fire Protection District
17. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary)).**

Please Note, the following material is available upon request:

- **General Plan of Development Site Plans, including Foot Bridge (Attachment A)**
- **Preliminary Drawing - Harbin Hot Springs Cerda Pipeline Phase 2 (Attachment B)**

The Valley Fire of 2015 was devastating to Harbin Hot Springs Resort, approximately 95% of the resorts development was either destroyed and/or damaged. Prior to the Valley Fire of 2015, Harbin Hot Springs was a mixed-use commercial resort and teaching center with overnight accommodations. Since the Valley Fire of 2015, Heart Consciousness Church developed a plan to rebuild Harbin Hot Springs Resort. In September of 2016, Harbin Hot springs submitted a General Plan Amendment, Rezone with a General and Specific Plan of Development to the Community Development Department.

General Plan & Specific Plan of Development:

Harbin Hot Springs, would be operated a mixed-use commercial resort and teaching center with overnight accommodations. Heart Consciousness Church (Harbin Hot Springs) is a membership organization and anyone admitted to the premise must be either a member or a guest of the member. The resort would not be open to the general public. Harbin Hot Springs would offer a broad range of retreat facilities that include hot springs pools, cold swimming pool, cold plunges,

day use, camping, hiking, educational seminars in a wide variety of subjects, massages, an organic food restaurant, a market that offers organic health food, a reading and lounge area, a video theater and a coffee shop. Additionally, Harbin Springs will offer overnight accommodation including guest rooms and cabins. Conference / Workshop facilities will offer teaching programs to its participants. Harbin Springs will continue its events program offering daily yoga classes and classes on a wide variety of subjects.

The supporting infrastructure would include the Maintenance, Warehouse and Administrative buildings that would support the mixed use commercial resort would be located on assessor parcel number 014-240-10. This is a separate parcel away from the main facilities. By relocating the supporting infrastructure to a separate parcel, it would reduce the congestion throughout the main resort.

Harbin Springs will provide some of the staff housing to its resident members at the project site. The housing would comprise of 1 bedroom cabins, 1 bedroom each duplexes, 2 bedroom cabins and 2 buildings with private rooms and common facilities. The housing to staff is also provided in various houses and ranches in the Middletown area.

The Operations and maintenance of the resort would be performed by employees, would be performed by 'resident' members and local lake county residents.

Water Supply & Waste Management Systems:

In 2000, Harbin Hot Springs Resort switched from an existing onsite waste disposal system (septic) to a public wastewater system which transports the wastewater to the Middletown Treatment Plant through a four (4) inch forced main.

Harbin has their own Public Water System (Permit # 170051) with the State Water Resource Control Board - Division of Drinking Water. Additionally, water from Boggs Spring is piped to a holding tank by the Surface Water Treatment Plant located in the North Star Area of the resort. The resort also has a supplemental waters source referred to as Well Number One (1) and the West Ridge Spring. The water from the above sources is piped through the surface water treatment plant and then chlorinated. The filtered and treated water is then piped to a 100,000 gallon water tank and is gravity fed to various service connects through the developed.

Harbin is proposing to connect to an existing well located at 20411 Big Canyon Road, known as the Cerda Property. The property is approximately 4.5 miles away from their Harbin and would be connected to their facility by a minimum of a four (4) inch piping that would become a minimum of six (6) inch piping once it reaches Harbin Hot Springs property. Additional water sources during the summer and fall months is the Carbonate Spring, which is located in the hill above the Warm Pool on the main side of the proposed development. The water from this springs is chlorinated at the spring and gravity feed to a 23,000 gallon storage tank on the hill above the Main Side Facility Area. The water from spring is then gravity feed to the Main Side Facility Area.

All solid waste, including recyclable aluminum cans, glass, plastic, and cardboard would be collected daily by employees and brought to the salvage yard. All non - recyclable waste would be placed in large commercial containers and removed by an approved waste management company on a regular basis. All sorted recyclable materials (aluminum cans, glass, plastic bottles and cardboard would be hauled to recycle resort staff and all waste oil and other automotive fluids would be removed by commercial waste oil recyclers.

Walking Bridge:

The applicant is proposing a Walking Bridge that would replace the previous bridge destroyed in the Valley Fire of 2015. The bridge would cross Harbin Creek and allow resort members, guest(s) and employees access to the convention center and pools. According to the applicant the

proposed bridge would be approximately 5 feet in width and 93 feet in length with a 42 inch high safety railing on both side. Additionally, the footing for the previous bridge (pre-valley Fire) were 40 inches from top of bank on the right hand side and greater than 40 inches from top of bank for the left side. According to the applicants Architect, the details of the footing type and footing depth is unknown as this time due to various variable, such as soil and subsurface conditions. The exact dimensions of the bridge and the footing are subject to change. Please refer to attached plans for details.

General Plan Amendment Request:

- The applicant is requesting approval of a General Plan Amendment of APN 014-240-10 Rural Lands – Resource Conservation to “Cr-RC” -Resort Commercial – Resource Conservation.
- The applicant is requesting approval of a General Plan Amendment 013-009-24 from “RC” Resource Conservation to “Cr-RC” Commercial Resort – Resource Conservation.

Rezone Request:

- The applicant is requesting approval of a rezone of APN: 014-240-10 from “RL-SC-WW” Rural Lands – Scenic Combining - Waterway to “PDC-WW-SC” Planned Development Commercial – Design Review - Waterway and Scenic Combining District.
- To remove “DR” design review from the following parcel numbers 013-009-21; 013-009-24; 013-009-25 and 013-011-46 as the parcels are located in a rural area of the County and not within the downtown corridor of Middletown or within a Scenic Corridor.

Development Schedule [Approximate Time-Frame (subject to change)]:

Harbin Hot Springs Resort Tentative Developmental Schedule would be to complete the entire rebuild/development in three (3) phases. According to the applicant, the expected completion time for restoring Harbin Hot Springs is three (3) to five (5) years but some of the proposed structures may take up to ten (10) years to compete.

- **Phase One (In progress – Applicant is rebuilding, replacing and/or renovating existing approved facilities)** would consist of opening the historical pools for day use, which includes new decking, Accessibility requirements, an elevator and three (3) retaining walls, utilities in the pool area and drainage. The Community Development Department has approved the above items on October 25, 2016. This phase also includes the rebuilding of thirteen (13) Cottage Grove Cabins. There would be approximately 70-75 staff members with the completion of Phase 1. This phase is included in this documents but was considered exempt from CEQA, Class 1 [15301 Existing Facilities] as they were repairing and/or modifying existing facilities to meet today standards.
- **Phase Two** would consist of making the surviving structures [discussed in Phase One (1)] operational and to rebuild Domes One (1) and Two (2). This phase also includes the construction of a kitchen (outdoor kitchen, known as Meadow Kitchen), a Market and a pool complex located in the Meadow Area. There would be approximately 80-85 staff members with the completion of Phase 2.
- **Phase Three** would consist of rebuilding the remaining structures to make Harbin Hot Springs fully operational. This phase would consist of constructing the Main Facilities including a Dressing Room Structure with restroom facilities, including showers; a Welcome Center (Reception Office); Massage/Spa Services; Restaurant, Market; Guest Rooms, Cabins, Theater, Coffee Shop, Library; concierge/Administrative Offices, Decks, Events Center and a Temple. This phase also consist of rebuilding the Staffing/Resident Housing and Workshops Facilities. There would be approximately 225-250 staff members with the completion of Phase 3.

18. **Surrounding Land Uses and Setting: Briefly describe the project's surroundings:**
- North: "TPZ – Timber Preserve Zone; "RL" - Rural Lands and "O" - Open Space. The parcels sizes range from approximately 5 to greater than 500 acres in size.
 - South: "RL" Rural Lands; "RR" Rural Residential and "TPZ" – Timber Preserve Zone. The parcel sizes range from approximately 30 to greater than 400 acres in size.
 - West: "RL" Rural Lands. The parcel sizes range from approximately 20 to greater than 400 acres in size.
 - East: "RL" Rural Lands. The parcel sizes range from approximately 40 to greater than 600 acres in size.
19. **Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.)**
- Lake County Community Development Department
 - Lake County Department of Environmental Health
 - Lake County Air Quality Management District
 - Lake County Department of Public Works
 - Lake County Water Resources Department
 - Lake County Air Quality Management District
 - Lake County Sanitation District (Special Districts)
 - Lake County Sheriff's Department
 - South Lake Fire Protection District
 - California Department of Fish & Wildlife (DFW)
 - California Department of Public Health (All Divisions)
 - California Department of Forestry & Fire Protection (Calfire)
 - Central Valley Water Resource Control
 - U.S Army Corps of Engineers (USACE)

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

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

Notification of the project was sent to local tribes for commenting and/or concerns. Additionally, the applicant has entered into an agreement with the Middletown Rancheria.

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Mark Roberts, Associate Planner

SIGNATURE

Date:

2/12/19

Michalyn DelValle - Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
- The significance criteria or threshold, if any, used to evaluate each question; and
 - The mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact
 2 = Less Than Significant with Mitigation Incorporation
 3 = Less Than Significant Impact
 4 = No Impact

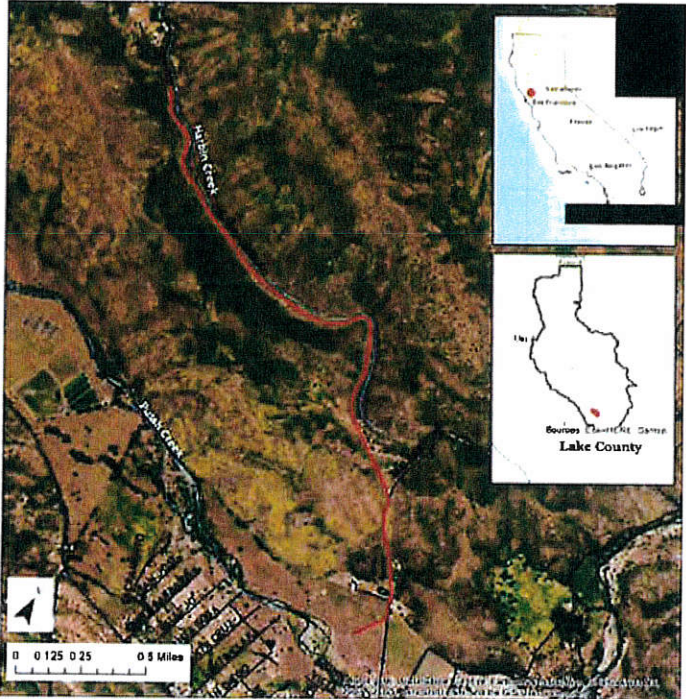
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project is located off of Harbin Hot Springs Road approximately 3.5 miles from of State Highway 175 and approximately 2.0 miles from the intersection of Harbin Hot Springs Road and Big Canyon Road. Due to the location of the projects parcels and being protected by the natural steep topography of the surrounding area (slopes are approximately 15% to greater than 30%) the existing development and proposed rebuild and/or new development would be designed and situated in a manner that would not obstruct views of the natural features and/or scenic resources in the area, which consistent with County policies for preserving scenic resources even though according to the Lake County General Plan and the Middletown Area Plan, the project area is considered a scenic vista. Less than significant	1, 2, 3, 4, 5, 6, 51, 53
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		See Response to Section I(a); Less Than Significant	1, 2, 3, 4, 5, 6, 51, 53
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		The proposed use would be constructed on a developed site within a rural area of Lake County. The surrounding parcels are undeveloped and/or developed with single family and/or agricultural uses. Also the project parcel is shielded from view from existing vegetation along Harbin Hot Springs Road and State Highway 175 and is located approximately 1.5 to 2 miles off of Big Canyon Road. The project is not visible from publically accessible vantage points. Therefore, the proposed use would not substantially degrade the existing visual character or quality of the site and surrounding area. Less Than Significant.	1, 2, 3, 4, 5, 6, 51, 53
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project is not anticipated to create additional light or glare. Non-glare paints shall be required to be used on the structure and all lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance. Less than Significant with the Incorporated Mitigation Measures. Mitigation Measures: Prior to obtaining the necessary permits and/or approvals for any phase, AES -1: A Lighting Plan shall be submitted to the Community Development Department for review and approval. All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance.	1, 2, 3, 4, 5, 6, 51, 53

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The proposed site does not contain farmland and has not been used for agricultural uses in the past. According to the Farmland Mapping and Monitoring Program. The project site is designated as <u>Grazing Land and Other Land</u> . Uses immediately surrounding the site include single family residences and agricultural uses. No impacts to farmland would occur with construction of the proposed project. No Impact.	1, 2, 3, 5, 6, 7, 10, 51,
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcels are zoned "PDC-RL-DR-SC-WW" – Planned Developed Commercial – Rural Lands – Design Review – Scenic Combining District and Waterway; site is not zoned for agricultural uses and is not within a Williamson Act contract. No Impact.	1, 2, 3, 5, 6, 7, 10, 51
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project parcels are currently zoned "PDC-RL-DR-SC-WW" – Planned Developed Commercial – Rural Lands – Design Review – Scenic Combining District and Waterway and is not zoned for forestland or timberland. The applicant has requested. No Impact.	1, 2, 3, 5, 6, 7, 10, 51
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to Section II (a) and (b). The project would not result in the loss or conversion of forest land to a non-forest use. No Impact.	1, 2, 3, 5, 6, 7, 10, 51
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	See Section II (d) above; As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact.	1, 2, 3, 5, 6, 7, 10, 51
<p align="center">III. AIR QUALITY</p> <p><i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has the potential to result in short- and long-term air quality impacts primarily from grading, paving, building and construction. Construction of the project would take place over a period of time which would be temporary, and would not result in significant air quality impacts. Long term emission are those associated with vehicle traffic, unpaved county roads, and household activities and population's density. Fugitive dust, smoke, GHG emission and exhaust emission are the primary Air pollutants of concern. The project may contribute to the are-wide emissions of the Lake County Air basin. Short term and localized impacts may be expected during the high traffic season. With the mitigations proposed, the project does not conflict and/or obstruct implementation of applicable air quality plan(s). Implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p> <p><u>Mitigation Measures:</u> AQ-1: Work practices shall minimize vehicular and fugitive dust during grading and project development to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, roadways, and adjoining roads by use of water, paving or other</p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 43, 44, 45, 46, 51, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.</p> <p>AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines.</p> <p>AQ-3: Vegetation that is removed for development shall be properly disposed. The applicant shall chip vegetation and spread the material for erosion control. The burning of demolition and/or construction debris is prohibited.</p> <p>AQ-4: Prior to any ground disturbance, the permittee shall submit a <u>Serpentine Dust Control Plan</u> to the Lake County Air Quality Management District for review and approval and submit a copy of approved plan to the Community Development Department.. Said plan shall include but is not limited to the following: Applicant shall contact the Lake County Air Quality Management District for details Provisions for dust control measures to achieve no visible emissions</p> <ul style="list-style-type: none"> • Provision to prevent track-out onto the public roadways • Provide worker notification of the plan requirements and asbestos hazards • Posting of asbestos warning notice at project site(s) • Covering of disturbed serpentine surfaces subject to traffic wear and/or wind erosion with non-asbestos material(s) • During construction, exposed Serpentine surfaces that may be subject to vehicular traffic shall have restricted access 9fencing or effective barriers) until such time surface is adequately covered with non-asbestos material(s). <p>AQ-5: Prior to any ground disturbance, the permittee shall submit a <u>Dust Mitigation Plan</u> to the Lake County Air Quality Management District for review and approval and submit a copy of the approved plan to the Community Development Department. Said plan shall detail proposed dust control methods during and post constructions, including the source of water, equipment to be used. Applicant shall contact the Lake County Air Quality Management District for details.</p> <p>AQ-6: The applicant shall submit an <u>Asbestos Notification Form</u> to the Lake County Air Quality Management District (LCAQMD) for any remodeling and/or demolition. Applicant shall contact the LCAQMD for details.</p> <ul style="list-style-type: none"> • The National Emissions Standards for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for major renovations and all demolitions. A complete survey includes inspection of attic spaces, crawl spaces, areas with pipes or heating ducts and equipment. • An Asbestos Notification (with complete survey and lab report) must be submitted to the Lake County Air Quality Management District at least fourteen (14) days prior to beginning any renovations or demolition work. If regulated asbestos is found, the facility must be abated prior to demolition or renovation (where asbestos may be disturbed). <p>AQ-7: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AQ-8: Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property</p> <p>AQ-9: All roads, trails and access routes shall be paved and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and occupancy to minimize dust generation and track out issues.</p>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			See Section III (a) above. Less Than Significant with the Implemented Mitigation Incorporation MMs AQ-1 through AQ-9.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 43, 44, 45, 46, 51, 52
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X	The County of Lake is in attainment of state and federal ambient air quality standards. No Impact	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 43, 44, 45, 46, 51, 52
d) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The project is located in a rural area where the surrounding parcels are vacant and/or contain rural residences or commercial uses. Surrounding parcels range in size from approximately five (5) to greater than 500 acres in size. The nearest residence is greater 500 feet from the project site. The nearest school is approximately one air-mile north of the project area. While the project is not expected to result in significant air quality impacts, implementation</p> <p>Implementation of Mitigation Measures AQ -1 through AQ-9 would further ensure that sensitive receptors would not be exposed to substantial pollutant concentrations.</p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 43, 44, 45, 46, 51, 52
e) Create objectionable odors affecting a substantial number of people?		X			The emission identified in Section See Section III (a) are not expected to create objectionable odors. Less Than Significant with the Implemented Mitigation Incorporation MMs AQ-1 through AQ-9.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 43, 44, 45, 46, 51, 52
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 Game or U.S. Fish and Wildlife Service?		X			<p>A Biological Assessment with Botanical Survey and Delineation of Waters of the U.S. was completed by Northeast Bio-Survey on September 5, 2017 for the project area to determine if the project area contained sensitive and/or wildlife habitat(s). A Delineation of Water of the U.S was also conducted due to the presence of drainages throughout the project area. Due to the fact that wetland delineations are prepared with a standard format for U.S Army Corps of Engineers, the delineation has its own section (Section 6.0 of the Biological Assessment Report). Additionally, the majority of the surrounding vegetation and structures was destroyed in the Valley Fire of 2015.</p> <p>A Biological Assessment with Botanical Survey and Delineation of Waters of the U.S. was completed by Northeast Bio-Survey on September 5, 2017 for the Mixed-Use Commercial Resort Amenities and Teaching Center Area:</p>	1, 2, 3, 4, 11, 12, 13, 14, 15, 18, 25, 30, 31, 41, 35, 48, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Purpose:</u> The purpose of the Biological Assessment is to review the biological resources present, or potentially present, and to determine the potential impacts to the biological resources resulting from the proposed development. The Biological Assessment is prepared in accordance with legal requirements found in Section 7 (a)(2) of the Endangered Species Act (16 U.S.C. 1536(c)) and to meet the needs of the Lake County Planning Department.</p> <p>The survey area consisted of a section of stream along the Harbin Creek coordinator, approximately 1.2 miles southeast of Harbin Mountain. The survey boundary extends up the northern slope to an elevation of approximately 1,280 feet and the southern slope to an elevation of approximately 1,400 feet. A number of drainages from the valley slopes pass through the survey area to join Harbin Creek, which flows southeast approximately 20 miles through mountainous terrain to Lake Berryessa and then east through the Interior North Coast Range to the Sacramento River.</p> <p><u>Vegetation Types:</u> The site consist of approximately six (6) plant communities and/or vegetation types based on or delivered from the "Standardized Classification" scheme describes in the California Native Plant Society. The survey was also conducted in the burn are of the Valley Fire of 2015. All burned areas current consist of plant communities dominated by Wild Oat Grasslands and/or are in various stages of recovery. As such, pre-fire satellite imagery and forensic botany were used to establish the Community boundaries.</p> <p><u>Wildlife Assessment:</u> Wildlife Habitat and Assessment: Based on the pre-survey research conducted for this study, a total of twelve (12) sensitive wildlife species needed to be accounted for within the project area. These species consist of those listed as potentially present by the Whispering Pines Quadrangle. According to the report, the species are as follows:</p> <ul style="list-style-type: none"> • <u>Foothill Yellow-Legged Frog (<i>Rana Boylii</i>):</u> These frogs are relatively common along shaded banks of perennial headwater streams. This species are known to be upstream of the site on Harbin Creek and therefore should be assumed to be present. • <u>Western Pond Turtle (<i>Emys Marmorata</i>):</u> According to the survey there are no ponds within the survey area, however turtles may use Harbin Creek which flows through the survey area as a seasonal corridor. • <u>Red-Bellied Newt (<i>Taricha Rivularis</i>):</u> According to the survey, this species is unlikely within the survey area due to the creek being expose and hot during summer months. • <u>Western Bumble Bee (<i>Bombus Occidentalis</i>):</u> According to the survey, currently the project sites is unlikely to provide suitable habitat for this species. • <u>Purple martin (<i>Progne Subis</i>):</u> This species is a migratory passerine (perching) bird which prefers open, old growth, multi-layered woodland with nearby waters. They are commonly found in riparian habitat and/or valley foothill with montane hardwood or montane-hardwood conifer habitats near water. According to the survey, up to 70% of nest are found in fire-killed firs and pines. The fire killed pines onsite (Valley Fire of 2015) may provide suitable habitat for this species once the surrounding Oak Woodlands recover sufficiently to provide adequate shade/cover. 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> <u>White-Tailed Kite (Elanus Leucurus)</u>: According to the survey. There is possible hunting habitat within and/or near the survey area but potential nesting trees are sparse. <u>Long-Eared Myotis Bat (Myotis Evotis)</u>; Fringe Myotis (Myotis Thysanodes); Western Red Bat (Lasiurus Blossvillei); Hoary Bat (Lasiurus Cinereus); Townsend's Western Big Eared Bat (Corynorhinus Townsendii ssp. Townsendii) and the Pallid Bat (Antrozous Pakkidus): <p>According the survey, the project site(s) lack the habitat requirements for the above bat species.</p> <p><u>Delineation Results Waters of the United States:</u></p> <p>According to the survey, the delineated boundaries of Waters of the United State (U.S) within the survey area contain a total amount of approximately 0.523 acres of possible Water of the U.S. The ultimate determination regarding the status of these waters is up to the U.S Army Corps of Engineers.</p> <p><u>Biological Resource Assessment: Proposed Cerda Water Pipeline</u></p>  <p>The proposed water line connection originates on Harbin Springs Road, just South of Harbin Hot Springs at Station 400 on the North side of the road where the proposed water line would be installed to an existing water service line.</p> <p>Purpose: Is to assess and/or identify potential biological resource impacts associated with the construction of the six (6) inch water service line that run for approximately 2.6 miles parallel with Harbin Springs Road where the road intersects with Big Canyon Road. The line would cross under the intersection of the two (2) roads and continue on the southwest side of Big canyon road paralleling the road for approximately quarter (0.25) miles where it would then turn due West through a field for a distance of approximately 720 feet where it would terminate to connect to the existing approved well.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>On June 5, 2018 Ms. Lucy Macmillian (Principal Environmental Scientist) and Ms. Dana Riggs (Principal Wildlife Biologist) conducted a field assessment of the line to identify potential biological resources, including wetlands and special status wildlife along the proposed route.</p> <p>On June 21 and June 26 of 2018, Ms. Macmillian conducted a preliminary wetland evaluation along the proposed line and on June 21, 2018 Mr. Andrew Georgeades, Senior Ecologist conducted a protocol-level rare plant survey along the proposed line. According to the survey, no rare plants were identified.</p> <p><u>Wetlands Assessment</u></p> <p><u>Corps of Engineers Jurisdictional Criteria Review</u></p> <p>According to the Biological Assessment dated July 2018 unless exempt from regulations, all proposed discharges of dredged or fill material into waters of the United States requires U.S Army Corps of Engineers (Corps) authorization under Section 404 of the Clean Water Act (33 U.S.C 13440 and Clean Water Act Section 401 authorization from the Regional Water Quality Control Board. Waters of the United States generally include but is not limited to Tidal Waters, Lakes, Ponds, Rivers, Streams (including intermittent streams), wetlands (excluding isolated wetlands for the Corps), and farmed wetlands.</p> <p>According to the Biological Assessment dated July 2018, the Corps identifies wetlands using a "multi-parameters approach" which requires positive wetland indicators in three district environmental categories which are "Hydrology, Soils and Vegetation". The Interim Regional Supplemental to the Corps of Engineers Wetland Delineation Manual: Arid West, which was released in early 2007 and revised in 2008 (version 2.0) is utilized when conducting jurisdictional wetland determination in areas identified within the boundaries of the Arid West (U.S Army Corps of Engineers, 2008). The project site(s) falls within the Arid West region and so wetlands identified on the site were delineated using that guidance.</p> <p><u>Potential Wetlands:</u></p> <p>Pursuant to Section 328.3 of the Federal Code of Regulations defines Wetlands as: <i>"Those areas that are inundated or saturated by surface or ground water frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marches, bogs and similar areas"</i>.</p> <p>The three parameters used to delineate wetlands are the presence of hydrophytic vegetation, wetland hydrology and hydric soils. According go the Corps manual, for areas not considered "problem areas" or "atypical areas" Additionally, evidence of a minimum of one positive wetland indicator from each parameter (hydrology, soil and vegetation) must be found in order t make a positive wetland delineation.</p> <p><u>Vegetation & Spealal Plant Species</u></p> <p>According to the Biological Assessment a total of approximately 104 plants species were observed in the project area during June 21, 2018 site assessment. No special status and/or rare plant species were observed, and no sensitive vegetation alliances are present.</p> <p><u>Central Valley Regional Water Quality Control Board</u></p> <p>The Regional Water Quality Control Board regulates waters of the State pursuant to Sections 13260(a)(l) and 13050(e) of the State Water Code, and the Porter Cologne Act. In addition, anyone proposing to conduct a project that requires a federal permit or involves dredge or fill activities that may result in a discharge to U.S. surface waters and/or "Waters of the State" are required to obtain a Clean Water Act (CWA) Section 401 Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) from the Regional Water Quality Control Board, verifying that</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the project activities will comply with state water quality standards. The most common federal permit for dredge and fill activities is a CWA Section 404 permit issued by the Corps of Engineers (North Coast Regional Water Quality Control Board, 2007). In general, the RWQCB employs similar wetland delineation techniques for identifying wetland areas potentially subject to its regulation.</p> <p>Section 401 of the CWA grants each state the right to ensure that the State's interests are protected on any federally permitted activity occurring in or adjacent to Waters of the State. In California, the Regional Water Quality Control Boards (Regional Board) are the agency mandated to ensure protection of the State's waters. So if a proposed project requires a U.S. Army Corps of Engineers CWA Section 404 permit, falls under other federal jurisdiction, and has the potential to impact Waters of the State, the Regional Water Quality Control Board will regulate the project and associated activities through a Water Quality Certification determination (Section 401) (North Coast Regional Water Quality Control Board, 2007).</p> <p>However, if a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a fill discharge to "Waters of the State", the Regional Board has the option to regulate the project under its state authority (Porter-Cologne) in the form of Waste Discharge Requirements or Waiver of Waste Discharge Requirements (North Coast Regional Water Quality Control Board, 2007). Waters of the State include isolated wetlands, which are not regulated by the Corps.</p> <p><u>California Department of Fish and Wildlife :</u></p> <p>Activities that result in the substantial modification of the bed, bank or channel of a stream or lake may require a Stream bed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) pursuant to Sections 1600-1607 of the California Fish and Game Code. On streams, creeks and rivers, the extent of CDFW jurisdiction extends from the top of bank to top of bank or the outer limits of the riparian canopy, whichever is greater.</p> <p><u>Hydrology:</u></p> <p>The Corps jurisdictional wetland hydrology criterion is satisfied if an area is inundated or saturated for a period sufficient to create anoxic soil conditions during the growing season (a minimum of 14 consecutive days). Evidence of wetland hydrology can include primary indicators, such as visible inundation or saturation or oxidized root channels, or secondary indicators such as the FAC-neutral test or the presence of a shallow aquitard. Only one primary indicator is required to meet the wetland hydrology criterion; however, if secondary indicators are used, at least two secondary indicators must be present to conclude that an area has wetland hydrology.</p> <p><u>Soils:</u></p> <p>The Natural Resource Conservation Service (NRCS) defines a hydric soil as follows: "hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Federal Register July 13, 1994, U.S. Department of Agriculture, NRCS"</p> <p>Soils formed over long periods under wetland (anaerobic) conditions often possess characteristics that indicate they meet the definition of hydric soils. The supplement provides a list of the hydric soil indicators that are known to occur in region. Soil samples were collected and described according to the methods provided in the supplements. Soil chroma and values were determined using a Munsell soil color chart (Kollmorgen 1975). If any of the soil samples met one or more of the hydric soil indicators described in the supplement hydric soils were determined to be present.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Field Assessment for Cerda Water Line:</u></p> <p>On June 4th, 2018, June 21, 2018 and July 26, 2018 field inspections were conducted by Ms. Lucy Macmillian. The project site was walked and driven by to identify and map potential jurisdiction features within the study area.</p> <p>Harbin Creek was identified to the North of the Project area and several small ephemeral tributaries draining from the surrounding hills to the South of Harbin Springs Road are culverted under the road and drain to Harbin Creek.</p> <p>One ephemeral tributary passing under Big canyon Road was identified as well. A list of these tributaries ad their dimensions as measured at the ordinary high water mark at the point along the proposed water line in and most creek dry when the survey took place in July 2018.</p> <p><u>Animal Species:</u></p> <p>The project site(S) are located in a rural part of Lake County and abutting large open spaces, the project site and environs provide habitat for a variety of terrestrial wildlife including coyote, fox, rabbits, squirrels and skunks and a variety of avian species including downy woodpecker, Steller's jay, red-tailed hawk and turkey vulture. Existing conditions in the Project Area includes primarily disturbed roadside habitat. The entire site burned in the 2015 Valley Fire and much of the current vegetation lining Harbin Springs Road consists of early successional shrub habitat, where woodlands were present previously.</p> <p>Ms. Dana Riggs, Principal Wildlife Biologist performed a reconnaissance-level survey for special status wildlife species on and adjacent to the Project Site on June 4, 2018. The focus of the survey was to identify whether suitable habitat elements for each of the special status species documented in the surrounding vicinity or in the range of the Project Site are present on the Project Site or not and whether the project would have the potential to result in impacts to any of these species and/or their habitats either on/or off-site. Habitat elements examined included the presence of: dispersal habitat, foraging habitat, refugia or estivation habitat, and breeding (or nesting) habitat.</p> <p>According to the Biological Assessment special status species are those species in California that are afforded special protections under state and federal regulation. In addition to wildlife listed as federal or state endangered and/or threatened, CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Although these species generally have no special legal status, they are given special consideration under CEQA. Furthermore, CDFG Fish and Game Code prohibits the take of actively nesting birds as well as common maternity roosting bats.</p> <p>Eighteen special-status wildlife species have been documented within five miles of the Project Site (Figure 5). Based on the biological communities present on the Project Site, the Project Area has the potential to support foothill yellow-legged frog, a State candidate threatened species, and western pond turtle, a State species of special concern. The remaining species documented in the area either are not likely to occur due to absence of suitable habitat. Species that may potentially be impacted by the proposed project include nesting birds and raptors and special-status species described below.</p> <ul style="list-style-type: none"> • <u>Foothill yellow-legged frog</u> (<i>Rana boylei</i>) State candidate threatened: Harbin Creek provides potential habitat for Foothill yellow-legged frog (FYLF). FYLF is a CDFW State candidate threatened species and occurs in the Coast ranges from northern California to Los Angeles. This frog is found in or near creeks and streams with rocky substrates in a variety of habitats. This species is infrequently found away from a permanent water 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>source, even on rainy nights</p> <ul style="list-style-type: none"> • <u>Western Pond Turtle (<i>Emys marmorata</i>)</u>: The Western pond turtle (aka Pacific pond turtle) is the only native freshwater turtle in California. This turtle is uncommon to common in suitable aquatic habitat throughout California. Western pond turtle inhabits annual and perennial aquatic habitats including man-made habitats, such as coastal lagoons, lakes, ponds, marshes, rivers, and streams from sea level to 5,500 feet in elevation. This species requires low-flowing or stagnant freshwater aquatic habitat with suitable basking structures, including rocks, logs, algal mats, mud banks and sand. To escape periods of high water flow, high salinity, or prolonged dry conditions, Western pond turtle may move upstream and/or take refuge in vegetated, upland habitat for up to four months, though aquatic habitat is preferred (Rathbun et al. 2002). Western pond turtle nests from late April through July. This species requires open, dry upland habitat with friable soils for nesting and prefer to nest on unshaded slopes within 5 to 100 meters of suitable aquatic habitat (Rathbun et al. 1992). Females venture from water for several hours in the late afternoon or evening during the nesting season to excavate a nest, lay eggs, and bury the eggs to incubate and protect them. Hatchlings generally emerge in late fall but may overwinter in the nest and emerge in early spring of the following year. Harbin Creek provides potential habitat for Western Pond Turtle. <p>Walking Bridge: The applicant is proposing a Walking Bridge that would cross Harbin Creek. The walking bridge would allow guest(s) and/or employees access to the convention center and pools. (Refer to Proposed/Preliminary Walking Bridge Drawing on page 12 of the Initial Study). The proposed bridge would be approximately 5 feet in width and 93 feet in length with a 42 inch high safety railing on both side. According to the applicant the footing for the previous bridge (pre valley Fire) were 40 inches from top of bank on the right hand side and greater than 40 inches from top of bank for the left side. (Please refer to preliminary drawing of proposed bridge for details). According to the applicants Architect, the details of the footing type and footing depth is unknown as this time due to various variable, such as soil and subsurface conditions.</p> <p>The California Department of Fish & Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. The fee should be submitted to the Community Development Department within five (5) days of approval of the mitigated negative declaration.</p> <p>Any project improvements and/or development that results in the discharge of dredged and/or fill material into potential jurisdictional areas on the project sites shall require authorization from the following agencies, which included but is not limited to the U.S Arm Corps of Engineers Nationwide Permit; Regional Water Quality Control Board pursuant to Sections 404 and 401 of the Clean Water Act respectively; California Department of Fish and Wildlife – 1601 Stream Alteration.</p> <p>The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to the maximum extent practicable. BMPs include scheduling of activities; erosion and sediment control (placement of straw, mulch, reseeding, straw wattles, silt fencing and planting of native vegetation on all disturbed areas); and operation and maintenance procedures. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained. The BMPs will prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Pursuant to the National Discharge Elimination System (NPDES), a General Permit for Storm Water Discharge associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.</p> <p>All potential environmental impacts have been reduced to less than significant with the following incorporated Mitigation Measures.</p> <p><u>Mitigation Measures:</u></p> <p>BIO-1: All construction related activities within the project area, including vegetation removal shall occur outside the White Tailed Kite nesting season (February 15 through August 31). If vegetation removal is necessary during nesting period applicant shall complete a pre-construction nest survey conducted by a qualified biologist within two (2) weeks of disturbance. If an active nest of a sensitive species is found, a construction buffer shall be established around nest in consultation with a CDFW Staff. Said buffer shall remain in place until fledging is completed and/or until a qualified biologist has determined that the nesting effort has failed.</p> <p>BIO-2: To avoid potential impacts to <u>Yellow-Legged Frog and/or Western Pond Turtle</u>, work within the channel shall occur after August 15 but before the onset of winter rains and the end of grading season (October 15).). Construction activities may begin sooner if flows have ceased and the channel is dry which usually occurs mid to late June. Any work within the banks or riparian habitat of the creek at times when the affected segment contains water shall be immediately preceded by a site inspection of the channel by a qualified biologist with a valid CDFW collecting permits for <u>Yellow-Legged Frog and/or Western Pond Turtle</u>.</p> <p>BIO-3: All construction activities within any stream channel area for the <u>Yellow-Legged Frog and/or Western Pond Turtle</u> shall occur after August 15 but before the onset of winter rains and the end of grading season (October 15 or if the following compensatory mitigation measures below has been completed:</p> <ul style="list-style-type: none"> • All downed trees, stumps and other basking sites and/or refuges within these aquatic habitats shall remain undisturbed. • Said disturbance shall be held to the minimal amount of time necessary to accomplish the required task and a qualified biologist with a valid California Department of Fish and Wildlife Collecting Permit shall be onsite during each day of the active channel disturbance. • In the event that work must occur within the active channel between April 1 and June 15, all construction activities shall be performed in as few events as possible and all required materials, including any equipment shall be onsite prior to the vent in order to avoid delays which would prolong the disturbance period. <p>BIO-4: Dewatering shall be limited to June 15 to November 15. Placement of fill, grading, or other physical disturbance and/or work resulting in erosion or sedimentation into the creek shall be avoided. Footings and anchors should be located outside of the active creek channel. In the event that work must be conducted within the stream channel during times of active flow and/or when construction equipment enters the creek the applicant any proposed diversion shall be reviewed and approved by a qualified biologist with a valid CDFW collecting permit prior to installation. The flowing portion of the stream shall be diverted through culverts with sandbag and visqueen coffer dams at the upstream and downstream ends of the proposed construction area. The culverts shall be no less than two feet in diameter and inset into the channel to a depth of half their diameter in order to allow downstream passage of fish. The dams shall be constructed of clean, river-run gravel. These structures shall be removed at the end of the project and prior to winter stream flows. Gravel should be removed or leveled and left in</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>place for removal by high winter flows. A qualified biologist with a valid CDFW collecting permits shall be present during diversion construction and shall inspect the diverted channel segment for sensitive species and shall capture and release any sensitive species within the diversion area to a suitable segment of Harbin Creek.</p> <p>BIO-5: To avoid potential impacts to jurisdictional waters, the applicant shall bore under existing culverts, preferably boring under culverts within the footprint of the existing asphalt; Bore or suspend culverts in areas along the southern banks of Harbin Creek and conduct work during non-rain events and practice standard best management practices for erosion and sediment control.</p> <p>BIO-6: If work is proposed between April 1 and June 15, all work shall be completed with a minimal period of disturbance. A qualified biologist with a valid California Department of Fish & Wildlife (CDFW) collecting permit for Foothill yellow-legged frog/Western pond trutle shall be onsite during channel disturbance. Any adults observed shall be relocated. If eggs are discovered, in-stream activities shall be halted for one week. After one week, the eggs shall be re-inspected. Work shall not resume until eggs have hatched</p> <p>BIO-7: Prior to any ground disturbance, all workers shall be trained by a qualified biologist as to the sensitivity of the special-status species potentially occurring in the project area., No groundbreaking activities will occur during rain events, defined as ¼ inch of rain falling within a 24-hour period. Activities may occur 24 hours after the end of the rain event.</p> <p>BIO-8: No development shall occur at any time thirty (30) minutes before sunrise or sunset.</p> <p>BIO-9: Prior issuance of any permits, a <u>Revegetation Plan</u> shall be submitted to the Community Development Department for review and approval. Said plan shall include the replacement of woodland and riparian vegetation/plants removed during construction with native species that have been recorded along Harbin Creek. In addition, the applicant shall replace two (2) oak trees for each mature oak tree removed. Maintenance of the replacement vegetation shall continue until permanent establishment is achieved</p> <p>BIO-10: Prior to commencement of activities within the bed or bank of the creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impact to a less than significant level</p> <p>BIO-11: Prior to commencement of activities within possible waters of the US, the Army Corps of Engineers shall be notified and any necessary permits shall be obtained in conjunction with Section 404 of the Clean Water Act. Additionally, a Water Quality Certification shall be obtained from the Central Valley Regional Water Quality Control Board.</p> <p>BIO-12: The applicant shall adhere to all requirements in the Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S for the Heart Consciousness Church dated September 5, 2017 prepared by: Northwest Bio-Survey.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>The project parcels were affected by the Valley Fire of 2015 and the majority of the surrounding landscape and/or vegetation was either destroyed or damaged. Harbin Hot Springs Resort has been working on clearing and/or removing hazardous fire debris including trees and/or vegetation's and has been incorporating Best Management Practice to reduce any potential erosion concerns to the surrounding area. The project parcels have a small network of ephemeral streams/creeks. The majority of the ephemeral streams/creeks are unmanned, except of Harbin Creek which converges into Putah Creek, (located to the South/Southeast of the project parcels).</p> <p>All proposed and/or existing development would be greater than thirty (30) feet from the top of bank, except for the proposed "Walking Bridge". The proposed walking bride would replace the previous bridge that was destroyed in the Valley Fire of 2015. According to the proposed Elevation drawing dated March 21, 2018 the bridge would be approximately 93 feet in length and 3.6 feet in height (dimension may vary slightly as the applicant is working with engineers to finalize the plans).</p> <p>The applicant shall meet and obtain all necessary Federal, State and local agency requirements and/or permits. According to the proposal, the removal of riparian vegetation is not proposed as part of this project.</p> <p>Less than Significant with the Incorporated Mitigation Measures.</p> <p>See Response to Section IV(a); Less Than Significant with the Implementation Mitigation Measure BIO-1 through BIO -12 in Section IV(a).</p>	1, 2, 3, 4, 11, 12, 13, 14, 15, 18, 25, 30, 31, 41, 35, 48, 51
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			<p>According to the Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S Report dated September 5, 2017 prepared by Northwest Bio-Survey there is approximately 0.523 acres of possible of Waters of the U.S. Less than significant with the incorporated mitigation measures.</p> <p>Implementation of Mitigation Measures BIO -1 through BIO-12, GEO-1 through GEO-3 and HAZ-1 through HAZ-9 as described in Section IV, VI, VIII would reduce any potential impact to less than significant.</p>	1, 2, 3, 4, 11, 12, 13, 14, 15, 18, 25, 30, 31, 41, 35, 48, 51
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>Many portions of the project parcels have been developed by past uses, including but not limited to mixed-use commercial resort infrastructure, overnight accommodations, educational centers, road development/improvements, hiking/walking paths and/or trails and supporting infrastructure. The site is not a known migratory corridor, and reconstructions and/or general development will not have an impact of wildlife movements in the area and no corridors have been defined around the project site. Less Than Significant.</p>	1, 2, 3, 4, 11, 12, 13, 14, 15, 18, 25, 30, 31, 41, 35, 48, 51
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			<p>This project may result in the removal of oak trees for the access road improvements. According to Section 21083.4 of the California—Public Resources Code states that if a county determines that there may be a significant effect to oak woodlands; mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. Less than Significant with the Incorporated Mitigation Measures.</p> <p>According to a letter dated February 23, 2017 from Heart Consciousness church (Harbin Hot Springs), the removal of live oaks is not expected for site development for the General and Specific Plan of Development. .</p> <p>See Response to Section IV(a); Less Than Significant with the Implementation Mitigation Measure BIO-1 through BIO -12 in Section IV(a).</p>	1, 2, 3, 4, 11, 12, 13, 14, 15, 18, 25, 30, 31, 41, 35, 48, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are expected. No Impact.	1, 2, 3, 4, 11, 12, 13, 14, 15, 18, 25, 30, 31, 41, 35, 48, 51
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X			<p>A Historical Resource Study was prepared by Taylor Alshuth, B.A and Janine Origer, M.A., RPA (Tom Origer & Associates) dated June 14, 2017 and was revised on June 23, 2017. The purpose of the evaluation was to perform archival research at the Northwestern Information Center, Sonoma State University (NWIC File No. 16-0629), examination of the library files of Tom Origer & Associates, Native American contacts and field's surveys to locate, describe, and evaluate any archaeological and/or historical resources that may be present within the project area.</p> <p>Additionally, Harbin Hot Springs has entered into a Middletown Rancheria Cultural Resources Monitoring and Treatment Agreement dated March 2017.</p> <p><u>Archival Study Procedures</u></p> <p>According to the report, a review of the NWIC File No. 16-1829 was completed of the archaeological site base maps and records, survey reports, and other material on file at the Northwestern Information center (NWIC), Sonoma State University. The sources of information included but was not limited to currently listing of properties on the National Register of Historic Places, California Historical landmarks, California Register of Historical Resources, and California Points of Historical Interest as listed in the Office of Historic Preservation Historic Property Directory (OHP 2012). Based on the results of the pre-field research, it was anticipated that prehistoric and historic period resources could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region including but is not limited to the following:</p> <ul style="list-style-type: none"> • Obsidian • Chert flakes • Chipped stone tools • Grinding/mashing implements such as slabs, hand stones and mortars/pestles. • Fire affected stones • Fragments of bone <p><u>Field Investigation</u></p> <p>The field investigation discovered small amounts of obsidian within the existing graveled road base. According to the Historical Report, it is likely that the obsidian was imported along with the gravels and do not constitute an archaeological site. Also, the report indicates there are remains of several buildings within the study area and the structure appear to be associated with the modern Hot Springs Development.</p> <p>According to the survey, no known historical resources were found within the study area, however, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Less Than Significant with Mitigation Incorporation</p> <p>However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)].</p>	1, 2, 3, 4, 15, 16, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<u>Mitigation Measure:</u> CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during project development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See Response to Section V (a).	1, 2, 3, 4, 15, 16, 51
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			See Response to Section V (a).	1, 2, 3, 4, 15, 16, 51
d) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response to Section V (a).	1, 2, 3, 4, 15, 16, 51
VI. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures directly and/or indirectly to substantial adverse effects due to earthquakes. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All construction is required to be built consistent with Current Seismic Safety construction standards. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally and variable stable. Less Than Significant	1, 2, 3, 5, 6, 7, 10, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 30, 31, 32, 41, 42, 45, 48, 51, 52
b) Result in substantial soil erosion or the loss of topsoil?		X			Grading and/or project development activities associated with project have the potential to result in erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows: <ul style="list-style-type: none"><i>Berssa - Millsholm Loams (120):</i> 15 to 30% slopes. This moderately deep, and well- drained. The permeability is moderately slow with a water capacity of approximately 1.5 to 3 inches. The surface runoff is rapid with a low to moderate shrink-swell potential and the risk of erosion is severe.<i>Collayomi - Aiken - Whispering Complex (128):</i> 30 to 50% slopes. This deep, and well- drained. The permeability is moderately slow with a water capacity of approximately 2.5 to 4.5 inches. The surface runoff is rapid with a low to moderate swell potential and the risk of erosion is severe.	1, 2, 3, 5, 6, 7, 10, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 30, 31, 32, 41, 42, 45, 48, 51, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> <i>Henneke - Montara - Rock Outcrop Complex (142)</i>: 15 to 50% slopes. This somewhat shallow, and excessively drained. The permeability is moderately slow to slow with a water capacity of approximately 1 to 4 inches. The surface runoff is rapid with a moderate shrink-swell potential and the risk of erosion is severe. <i>Jafa Loam (144)</i>: 2 to 5% slopes. This very deep, and well-drained. The permeability is moderately slow with a water capacity of approximately 4 to 8 inches. The surface runoff is rapid with a low to moderate shrink-swell potential and the risk of erosion is moderate. <i>Maxwell Clay Loam (165)</i>: 2 to 8% slopes. This moderately deep, and well- drained. The permeability is very slow with a water capacity of approximately 6.5 to 9.5 inches. The surface runoff is medium with a high shrink-swell potential and the risk of erosion is severe. <i>Maymen - Estel - Snook Complex (168)</i>: 15 to 30% slopes. This moderately deep, and well- drained. The permeability is moderately slow with a water capacity of approximately 1 to 3 inches. The surface runoff is medium with a high shrink-swell potential and the risk of erosion is moderate to severe. <i>Maymen - Estel - Snook Complex (169)</i>: 30 to 75% slopes. This moderately somewhat shallow, and excessively drained. The permeability is moderately slow with a water capacity of approximately 1 to 3 inches. The surface runoff is rapid with a low shrink-swell potential and the risk of erosion is severe. <i>Maymen - Hopland - Mayacama Association (173)</i>: 30 to 50% slopes. This moderately somewhat shallow, and excessively drained. The permeability is moderately with a water capacity of approximately 3 to 7 inches. The surface runoff is rapid with a low to moderate shrink well and the risk of erosion is severe. <i>Maymen - Hopland - Mayacama Association (174)</i>: 50 to 75% slopes. This moderately somewhat shallow, and excessively drained. The permeability is moderately with a water capacity of approximately 3 to 7.5 inches. The surface runoff is rapid, with a low to moderate shrink well and the risk of erosion is severe <i>Maymen - Millsholm-Bressa Complex (175)</i>: 30 to 50% slopes. This moderately somewhat shallow, and excessively drained. The permeability is moderately slow with a water capacity of approximately 3 to 7.5 inches. The surface runoff is rapid, with a low shrink well and the risk of erosion is severe <i>Millsholm - Bressa Loams (177)</i>: 30 to 75% slopes. 30 to 50% slopes. The soil is shallow to moderately deep, and well drained. The permeability is moderately slow with a water capacity of approximately 3 to 7.5 inches. The surface runoff is rapid, with a low to moderate shrink well and the risk of erosion is severe <i>Millsholm - Bressa - Hopland Association (178)</i>: 30 to 50% slopes. This moderately somewhat shallow, and well drained. The permeability is moderately slow with a water capacity of approximately 1 to 3.5 inches. The surface runoff is rapid with a low to moderate shrink-swell potential and the risk of erosion is severe. <i>Speaker - Marpa - Sanhedrin Gravelly Loam (224)</i>: 30 to 50% slopes. This moderately somewhat shallow, and excessively 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>drained. The permeability is moderately slow with a water capacity of approximately 1 to 3 inches. The surface runoff is rapid with a low to moderate shrink-swell potential and the risk of erosion is severe.</p> <ul style="list-style-type: none"> <i>Squawrock - Shortyork Variant Gravelly Loam (231):</i> 30 to 75% slopes. This moderately deep and well drained. The permeability is moderately to very slow with a water capacity of approximately 8 to 10.5 inches. The surface runoff is rapid with a low to moderate shrink-swell potential and the risk of erosion is severe. <i>Whispering - Collayomi Complex (245):</i> 50 to 75% slopes. This moderately deep, and welly drained. The permeability is moderately slow with a water capacity of approximately 2 to 5 inches. The surface runoff is very rapid with a low shrink-swell potential and the risk of erosion is severe. <p>If greater than fifty (50) cubic yards of soils are moved, a <u>Grading Permit</u> shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>Less Than Significant with the incorporated mitigations measures.</p> <p><u>Mitigation Measure:</u> GEO-1: Prior to any ground disturbance, the permitted shall submit Erosion Control and Sediment Plans to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after vineyard installation.</p> <p>GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "<u>Generally to Variable Stable</u>" and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Nevertheless, improper earthwork without necessary erosion control measures can cause the potential for substantial soil erosion that could contaminate the creek.</p> <p>Implementation of Mitigation Measures GEO -1 through GEO-3 would reduce potential impacts to Less than Significant.</p>	1, 2, 3, 5, 6, 7, 10, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 30, 31, 32, 41,42, 45, 48, 51, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed in Section VI(b) has a shrink-swell potential of <u>low to high</u> . However, construction of the proposed project would not increase risks to life or property and impacts would be less than significant. Less Than Significant; See Response to Section IV(b)	1, 2, 3, 5, 6, 7, 10, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 30, 31, 32, 41, 42, 45, 48, 51, 52
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The applicant(s) shall adhere to all federal, State and local regulations regarding onsite waste disposal systems. The project parcel were previously served by an onsite waste disposal systems and some of there are still be used. Additionally, the project parcels are currently served and/or connected to the Lake County Sanitation District (Special Districts) and shall adhere to all their requirements/regulations of that agency. Less Than Significant	1, 2, 3, 5, 6, 7, 10, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 30, 31, 32, 41, 42, 45, 48, 51, 52
VII. 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?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment. Less than Significant.	1, 2, 3, 4 5, 6, 7, 8, 9 10, 20, 21, 23, 27, 28, 29, 35, 43, 44, 46, 51, 52
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. No Impact	1, 2, 3, 4 5, 6, 7, 8, 9 10, 20, 21, 23, 27, 28, 29, 35, 43, 44, 46, 51, 52
VIII. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Materials associated with proposed Walking Bridge replacement and rebuild of the mixed-use commercial resort amenities and educational center may include but is not limited to: gasoline, diesel, carbon monoxide, pesticides, fertilizers, solvents and the equipment emissions may be considered hazardous if released into the environment.</p> <p>Harbin Springs would store Hydrogen Peroxide which would be used as a pool disinfectant. Commercial Garbage Containers would also be placed at this site including a recycle area. Additionally this site would house a 1,000 gallon gas tank to fuel retreat center's fleet and a 500 gallon diesel tank to provide fuel for retreat center's heavy equipment. As it was in the past, these fuel tanks will be installed and maintained according to Lake County Health Department's CUPA program.</p> <p>Routine construction materials and all materials associated with the proposed mixed-use commercial resort amenities and teaching center will be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. Less Than Significant with Mitigation Incorporation</p> <p>Mitigation Measures: HAZ 1: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>HAZ 2: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p>	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HAZ-3: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p>HAZ-4: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-5: If the operation includes storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>HAZ-6: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from the creek; vehicles and equipment shall receive proper and timely maintenance.</p> <p>HAZ-7: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			<p>See Response to Section VIII (a); Less than Significant with the Incorporated Mitigation Measure.</p> <p>Mitigation: Implement MMs HAZ-1 through HAZ-10</p>	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	Property is not listed as a site containing hazardous materials in the database maintained by the Environmental Protection Agency. No Impact	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport or with an airport land use plan. No Impact	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?				X	Project is not located within an airport land use plan or within two miles of an airport or private airstrip and is not located within two (2) miles of an airport or with an airport land use plan. No Impact Less Than Significant with the Incorporated Mitigation Measures	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X			The project would not impair or interfere with an adopted emergency response or evacuation plan. The project would not impair or interfere with an adopted emergency response or evacuation plan. Furthermore, the project does not conflict with the Lake County emergency response team. Less Than Significant with the Incorporated Mitigation Measures HAZ-8: The applicant shall submit an <u>Emergency Evacuation Plan</u> to the Community Development Department, the Lake County Sheriff's Office and the South Lake Fire Protection District within sixty (60) days of project approval for review and approval.	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52
h) 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?		X			Equipment and vehicles have the potential to ignite wildland fires in the staging areas, and during land clearing and grading activities. Additionally, the project parcels are within the State Responsibility Area and shall adhere to all the requirements of the South Lake Fire Protection District, including the Department of Forestry and Fire Protection (Cal Fire). Less Than Significant with the Incorporated Mitigation Measures Mitigation Measures: HAZ-9: Brush shall be cut and removed and grasses shall be mowed in the staging areas. HAZ-10: Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.	1, 2, 3, 4, 20, 21, 25, 32, 33, 34, 44, 51, 52
IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?		X			In September, 2015, the Valley Fire of South Lake County burned through the Harbin Hot Springs area and destroyed roughly 95% of the buildings, structures, and utilities within the community. HCC is now in the planning stages of rebuilding the community. This report provides planning level guidelines for reconstruction of the major components of the water supply and distribution system so that domestic water supply and fire flow requirements are met for new facilities. The water system would be built in a way that meets all current State Water Works Standards and current fire flow requirements. This report evaluates source capacity, storage, fire flow and pressure issues throughout the project. A conceptual layout is provided for the major components and preliminary sizing recommendations are made from which detailed engineering designs may be based According to the Harbin Hot Springs Water System Planning Study [Public Water System Permit # 1700511] dated March, 2017 and prepared by Sauers Engineers, INC, Harbin Hot Springs water system is classified as a Community Water Systems and is regulated by the State Water Resource Control Board, Division of Drinking Water – District 3. Water Quality and Physical Facilities shall comply with all applicable regulatory requirements defined in the California Code of Regulations. Applicable standards are found in portions Division 1 Title 17 and Division 4 Title 22. According to an approved document dated August 23, 2018 from the State Water Resource Control Board, Division of Drinking Water, Harbin Hot Springs is currently amending and/or improving their existing water system. Additionally, according to the applicant there would be a 100,000 gallon & a 23,000 gallon water storage tanks. With the mitigation measures in place the proposed project would not substantially degrade water quality Less than Significant with the Incorporated Mitigation Measures. Mitigation Measures: HYD-1: The applicant shall adhere to all requirements in the Harbin Hot Springs Water System Planning Study (PWS #1700511) dated March 24, 2017 prepared by Sauers Engineering, INC.	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HYD -2: The applicant shall continue to maintain all required permits from the State Water Resource Control Board – Division of Drinking Water and sub it written verification to the Community Development Department. If permit(s) areas updated and/or Modified, applicant shall provide a copy to the Community Development Department within sixty (60) days permits issuance.</p> <p>HYD-3: Prior to issuance of any permits, <u>Engineered Storm-water Management and Drainage Plans and Calculations</u>, including an <u>Operation and Maintenance Plan</u> for the detention basin shall be submitted to the Lake County Water Resources Department for review and approval. The detention basin shall be maintained for the life of the project. All new construction shall incorporate Best Management Practices (BMP's) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. BMP's include scheduling of activities, temporary erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code</p> <p>Implementation of Mitigation Measures GEO -1 through GEO-3</p>	
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?		X			<p>Harbin has their own Public Water System (Permit # 170051). The water system is regulated by the Division of Drinking Water (State Water Resource Control Board). According to the applicant water from Boggs Spring is piped to a holding tank by the Surface Water Treatment Plant located in the North Star Area.</p> <p>Harbin is proposing to connect to an existing well located at 20411 Big Canyon road, known as the Cerda Property. The property is approximately 4.5 miles away from their Harbin and would be connected to their facility by a minimum of a four (4) inch piping that would become a minimum of six (6) inch piping once it reaches Harbin Hot Springs property.</p> <p>In 2000 Harbin Hot Spring switched from onsite septic system to a Wastewater a Solid Waste Disposal (Sewer Lines) which transports wastewater to Middletown Treatment Plant. All solid waste, including recyclables will be collected by resorts staff and brought to the salvage yards and non-recycle waste will be placed in large commercial container which will be removed by an approved Waste management Company in a regular basis. All additional waste which include but is not limited to Waste oil and other automotive fluids/waste would be removed by a Commercial Waste Oil Recyclers.</p> <p>Additional, water sources during the summer and fall months is the Carbonate Spring, which is located in the hill above the Warm Pool on the main side of the proposed development. The water from this springs is chlorinated at the spring and gravity feed to a 23,000 gallon storage tank on the hill above the Main Side Facility Area. The water from spring is then gravity feed to the Main Side Facility Area.</p> <p>The applicant shall adhere to all requirement in the Harbin Hot Springs Water System Planning Study (PWS #1700511) dated March 24, 2017; Prepared by: Sauers Engineering, Inc.</p> <p>Additionally, with the implementation of the mitigations measures, the project would not substantially decrease recharge.</p> <p>Implementation of mitigation measures and HYD-1 through HYD-3, GEO -1 through GEO-3 and HAZ-1 through HAZ-4, HAZ-6 through HAZ-8, as described in Sections VI, VIII and IX would reduce potential impacts to less than significant</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
c) Substantially alter the existing drainage pattern of the site or area, including through the		X			<p>A small network of ephemeral stream channels converge into two main branches in the Harbin Creek and Putah Creek which should run into the waters of Lake Berryessa. Additionally, the waterways may run into and/or</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?					<p>feed into other unknown bodies of water.</p> <p>The applicant is proposing to replace pre-existing Walking Bridge that crossed Harbin Creek. The existing bridge was destroyed/damaged in the Valley Fire of 2015. According to the applicants proposal the Walking Bridge would allow guest(s) and/or employees access to the convention center and pools. The proposed bridge would be approximately 5 feet in width and 93 feet in length with a 42 inch high safety railing on both side. The footing for the previous bridge (pre valley Fire) were 40 inches from top of bank on the right hand side and greater than 40 inches from top of bank for the left side. Additionally, according to the applicants Architect, the details of the footing type and footing depth is unknown as this time due to various variable, such as soil and subsurface conditions.</p> <p>Any grading and/or project development require proper installation and ongoing maintenance of erosion control and sedimentation prevention measures in conjunction with the Lake County Grading Ordinance would reduce potential environmental impacts to less than significant levels.</p> <p>Furthermore, additional improvement and/or infrastructure for the project would be analyzed by the Strom Water Management Plan required by Mitigation Measure HYD-3.</p> <p>Implementation of mitigation measures GEO-1 through GEO-3 and HYD-1 through HYD-2, HAZ-1 through HAZ-4, HAZ-6 through HAZ-8, as described in Sections VI, VIII and IX would reduce potential impacts to less than significant.</p>	41, 43, 45, 48, 49, 51
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-site or off-site?		X			<p>See Response in Section IX(c)</p> <p>Implementation of mitigation measures GEO-1 through GEO-3 and HYD-1 through HYD-2 and HAZ-1 through HAZ-4, and HAZ-6 through HAZ-8 as described in Sections VI, VIII and IX would reduce potential impacts to less than significant.</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X			<p>See response to Section IX (c).</p> <p>Implementation of mitigation measures GEO-1 through GEO-3 and HYD-1 through HYD-4 and HAZ-6 through HAZ-8, as described in Sections VI, VIII and IX would reduce potential impacts to less than significant</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
f) Otherwise substantially degrade water quality?			X		<p>The applicant shall adhere to all Federal, State and Local regulations regarding water quality and/or usage, including the use and storage of hazardous materials and pesticides. Less Than Significant.</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
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?				X	<p>The project does not involve the construction of housing within the 100-year floodplain. No Impact</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	<p>The project does not propose to place any permanent structures within the 100-year floodplain. No Impact</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	<p>There is no levee or dam located within the project area that could induce flooding within the project area. No Impact</p>	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
j) Inundation by seiche, tsunami, or mudflow?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The soils at the project site are relatively stable; there is minimal potential to induce mudflows. No Impact	1, 2, 3, 4, 11, 12, 13, 14, 17, 25, 26, 31, 36, 41, 43, 45, 48, 49, 51
X. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	As proposed, the mixed-use commercial resort amenities and teaching center with overnight accommodations would not divide a community. No Impact	1, 2, 3, 4, 7, 8, 9, 10, 20, 21, 22, 23, 27, 30, 31, 32, 51, 52
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?			X		This project is consistent with the <i>Lake County General Plan</i> , the <i>Middletown Area Plan</i> (see applicable goals and policies below) and the <i>Lake County Zoning Ordinance</i> , pursuant to the requirements and guidelines in Article 15: Regulations for the Planned Development Commercial "PDC" District. Less than Significant.	1, 2, 3, 4, 7, 8, 9, 10, 20, 21, 22, 23, 27, 30, 31, 32, 51, 52
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	This project is not located within the boundaries of a habitat or natural community conservation plan. No Impact	1, 2, 3, 4, 7, 8, 9, 10, 20, 21, 22, 23, 27, 30, 31, 32, 51, 52
XI. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. No Impact	1, 3, 4, 13, 14, 15, 17, 27, 30, 31
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Middletown Area Plan nor the Lake County Aggregate Resource Management Plan does designate the project site as being a locally important mineral resource recovery site. No Impact	1, 3, 4, 13, 14, 15, 17, 27, 30, 31
XII. NOISE <i>Would the project result in:</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?		X			Short-term increases in ambient noise levels to uncomfortable levels may occur during project grading and/or construction and long term noise levels may occur during resort operations. Mitigation measures will decrease these noise levels to an acceptable level. Less Than Significant with Mitigation Incorporation <u>Mitigation Measures:</u> NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	1, 2, 3, 4, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration and/or groundborne noise due to site development. The low level vehicle traffic, including resort would create a minimal amount of groundborne vibration. Less Than Significant	1, 2, 3, 4, 52
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X			No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated during developed, routine maintenance, back-up power generator equipment and use of the resort by its members, guest and/or day use, but these impacts would not be significant and/or long lasting. Less Than Significant with Mitigation Incorporation See Response to Section XIL (a)	1, 2, 3, 4, 52
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			During construction, a temporary increase in noise is expected. Mitigation measures have been incorporated that will limit the short-term impacts of noise associated with the project. Less Than Significant with Mitigation Incorporation See Response to Section XIL (a)	1, 2, 3, 4, 52
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two (2) miles of a public airport. No Impact	1, 2, 3, 4, 52
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?				X	Project is not located in the vicinity of a private airstrip. No Impact	1, 2, 3, 4, 52
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 (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce substantial population growth. No Impact	1, 2, 3, 4
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No Impact	1, 2, 3, 4
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No people will be displaced as a result of the project. No Impact	1, 2, 3, 4
XIV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance			X		There are no government facilities that would be impacted by the project. The proposed use has adequate fire protection through South lake Fire Protection District/California Department of Forestry and Fire Protection (Cal Fire) and adequate police protection through the Lake County Sheriff's Office. Less than Significant.	1, 2, 3, 4, 21, 22, 23, 24, 33, 34, 36, 38, 46, 50, 51, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?						
XV. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 2, 3, 4, 9, 28, 29, 35
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X		Harbin Hot Springs Resorts has several hot and/or cold pools, including saunas that were previously developed prior to the Valley Fire. The applicant will be reconstructing and/or repairing the existing pools within the previous approved footprint. Additionally, the applicant shall comply and obtain all necessary permits from Federal, State and local agencies for the construction and operation of a public swimming pool and/or spa. Therefore the impact of recreational facilities on the environment is less than Significant.	1, 2, 3, 4, 9, 28, 29, 35
XVI. TRANSPORTATION / TRAFFIC <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?			X		Access to the proposed project site is Harbin Hot Springs Road and Harbin Springs Annex, which are maintained by the County of Lake from Big Canyon Road to approximately three (3) miles from Big Canyon Road. A temporary increase in traffic trips due to the grading and/or project development, including the transportation of project materials would occur. There would be an increase in weekly and/or monthly traffic when members and/or guest arrive at Harbin Hot Springs Resorts to use the facilities, including the overnight accommodations. Traffic increases may vary depending on the time of year. Even though the increase in traffic is expected to be slight to moderate, it would not in significant transportation-related impacts as Harbin Hot Springs Resorts as the resort has been operation for nearly a century. The applicant shall meet all Federal, State and local standards regarding road improvements and/or development, any work within a right-of-way, the applicant shall obtain the necessary permits from all appropriate agencies. The installation of any road signs shall be reviewed and approved by the Lake County Department of Public Works and the stopping vehicles and/or the General Public on any portion of Harbin Hot Springs Road and/or Harbin Springs Annex is prohibited as it is a County maintained Roadway. Prior to the issuance of any permits, the applicant shall obtain all necessary encroachment permits from the Department of Public Works. Less Than Significant	1, 2, 3, 4, 8, 9, 10, 18, 19, 21, 23, 28, 29, 35, 37, 46, 50, 51
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 designated roads or highways?				X	There is no congestion management plan for the County of Lake. No Impact	1, 2, 3, 4, 8, 9, 10, 18, 19, 21, 23, 28, 29, 35, 37, 46, 50, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X	The project location is not located in the vicinity of any airfield. No Impact	1, 2, 3, 4, 8, 9, 10, 18, 19, 21, 23, 28, 29, 35, 37, 46, 50, 51
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed and/or existing road access, off of Harbin Hot Springs Road and Harbin Springs Annex Road, are County Maintain Roadways and State Highway 175 is maintained by the Department of Transportation (Caltrans). If road improvements are required, they shall meet all Federal, State and local agencies requirements. Therefore, it would not increase hazards at the project site. Less than Significant	1, 2, 3, 4, 8, 9, 10, 18, 19, 21, 23, 28, 29, 35, 37, 46, 50, 51
e) Result in inadequate emergency access?			X		As proposed, this project will not impact existing emergency access. Less than Significant	1, 2, 3, 4, 8, 9, 10, 18, 19, 21, 23, 28, 29, 35, 37, 46, 50, 51
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?				X	The project would not conflict with alternative transportation programs. No Impact	1, 2, 3, 4, 8, 9, 10, 18, 19, 21, 23, 28, 29, 35, 37, 46, 50, 51
XVII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		According to the Historical Resource Study prepared by Taylor Alshuth, B.A and Janine Origer, M.A., RPA (Tom Origer & Associates) dated June 14, 2017, no known historical resources were found within the study area, however, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Additionally, Harbin Hot Springs has entered into a Middletown Rancheria Cultural Resources Monitoring and Treatment Agreement dated March 2017. Less Than Significant	1, 2, 3, 4, 15, 16, 51
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		According to the Historical Resource Study prepared by Taylor Alshuth, B.A and Janine Origer, M.A., RPA (Tom Origer & Associates) dated June 14, 2017, no known historical resources were found within the study area, however, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. <u>Archival Study Procedures</u> According to the report, a review of the NWIC File No. 16-1829 was completed of the archaeological site base maps and records, survey reports, and other material on file at the Northwestern Information center (NWIC), Sonoma State University. The sources of information included but was not limited to currently listing of properties on the National Register of Historic Places, California Historical landmarks, California Register of Historical Resources, and California Points of Historical Interest as listed in the Office of Historic Preservation Historic Property Directory (OHP 2012). Based on the results of the pre-field research, it was anticipated that prehistoric and historic period resources could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region including but is not limited to the following: <ul style="list-style-type: none"> • Obsidian • Chert flakes • Chipped stone tools 	1, 2, 3, 4, 15, 16, 51

IMPACT CATEGORIES*					All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
	1	2	3	4		
					<ul style="list-style-type: none"> Grinding/mashing implements such as slabs, hand stones and mortars/pestles. Fire affected stones Fragments of bone <p>Additionally, Harbin Hot Springs has entered into a Middletown Rancheria Cultural Resources Monitoring and Treatment Agreement dated March 2017. Less Than Significant.</p>	
XVIII. UTILITIES AND SERVICE SYSTEMS						
<i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X		<p>According to the General and Specific Plan of Development dated December 12, 2016 Harbin has their own Public Water System (Permit # 170051) with the State Water Source Control Board - Division of Drinking Water. Additionally, water from Boggs Spring is piped to a holding tank by the Surface Water Treatment Plant located in the North Star Area of the resort. The resort also has a supplemental wasters source referred to as Well Number One (1) and the West Ridge Spring. The water from the above sources is piped through the surface water treatment plant and then chlorinated. The filtered and treated water is then piped to a 100,000 gallon water tank and is gravity fed to various service connects through the developed.</p> <p>Harbin is proposing to connect to an existing well located at 20411 Big Canyon road, known as the Cerda Property. The property is approximately 4.5 miles away from their Harbin and would be connected to their facility by a minimum of a four (4) inch piping that would become a minimum of six (6) inch piping once it reaches Harbin Hot Springs property. Additional water sources during the summer and fall months is the Carbonate Spring, which is located in the hill above the Warm Pool on the main side of the proposed development. The water from this springs is chlorinated at the spring and gravity feed to a 23,000 gallon storage tank on the hill above the Main Side Facility Area. The water from spring is then gravity feed to the Main Side Facility Area.</p> <p>In 2000 Harbin Hot Spring switched from onsite septic system to a Wastewater a Solid Waste Disposal (Sewer Lines) which transports wastewater to Middletown Treatment Plant. All solid waste, including recyclables will be collected by resorts staff and brought to the salvage yards and non-recycle waste will be placed in large commercial container which will be removed by an approved Waste management Company in a regular basis. All additional waste which include but is not limited to Waste oil and other automotive fluids/waste would be removed by a Commercial Waste Oil Recyclers.</p> <p>Implementation of mitigation measures and HYD-1 through HYD-2 and HAZ-1 through HAZ-5, as described in Sections VI, VIII and IX would reduce potential impacts to less than significant</p>	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52
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?		X			See Response to Section IX (a). Less Than Significant	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52
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?			X		The project would not require the construction of new storm water facilities and/or the expansion of an existing facilities. Less than significant.	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		See Response to Section IX (a). Less Than Significant	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52.
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		In 2000 Harbin Hot Spring switched from onsite septic system to a Wastewater a Solid Waste Disposal (Sewer Lines) which transports wastewater to Middletown Treatment Plant. All solid waste, including recyclables will be collected by resorts staff and brought to the salvage yards and non-recycle waste will be placed in large commercial container which will be removed by an approved Waste Management Company in a regular basis. All additional waste which include but is not limited to Waste oil and other automotive fluids/waste would be removed by a Commercial Waste Oil Recyclers. The applicant shall adhere to all requirements of the Lake County Sanitation District (Special Districts). Less Than Significant	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52.
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. No Impact	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52.
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	The project would comply with all federal, state, and local statutes and regulations related to solid waste. No Impact	1, 2, 3, 4, 11, 12, 13, 14, 15, 17, 18, 25, 26, 31, 32, 33, 34, 36, 41, 44, 48, 49, 51, 52.
XIX. MANDATORY FINDINGS OF SIGNIFICANCE						
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?		X			The project proposes a mixed-use commercial resort amenities and teaching center, known as Heart Consciousness Church (Harbin Hot Springs Resort). The project sites have been previously disturbed and/or developed area, including undisturbed areas. As proposed, this project is not anticipated to significantly impact habitat of Fish or Wildlife species or Cultural Resources with the incorporated mitigation measures described above	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Resources, Hazards & Hazardous Materials, Geology & Soils, Noise, hydrology & Water Quality and Utilities & Service Stations. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Resources, Hazards & Hazardous Materials, Geology & Soils, Noise, hydrology & Water Quality and Utilities & Service Stations have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm
2. Lake County Zoning Ordinance
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/ZoningOrd.htm
3. Middletown Area Plan.
<http://www.lakecountyca.gov/Assets/Departments/CDD/Area+Plans/Middletown+Area+Plan.pdf?method=1>
4. Community Development Department Application
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/agriculture>
8. Department of Transportation's Scenic Highway Mapping Program,
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
9. California Department of Transportation: <http://www.dot.ca.gov>
10. Lake County Serpentine Soil Mapping;
<http://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>
11. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDDB>
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment with Botanical Survey and Delineation of Waster of the U.S for Heart Consciousness Church was completed by Northwest Bio-Survey on September 5, 2017.
14. Biological Resource Assessment; Proposed Cerda Water Pipeline Project was prepared by Ms. Lucy Macmillan, Principal Environmental Scientist of Sol Ecology for Harbin Hot Springs, Lake County, California dated July 2018.
15. Historical Resource Study for Harbin Hot Springs General Plan; Prepared by Taylor Alshuth, B.A. and Janie Origer, M.A., and RPA dated June 14, 2017 and revised June 23, 2017.
16. Middletown Rancheria Cultural Resources Monitoring and Treatment Agreement dated March 2017.
17. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
20. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open -File Report 89-27, 1990
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Airport Land Use Compatibility Plan, adopted 1992
24. California Department of Forestry and Fire Protection - Fire Hazard Mapping
25. National Pollution Discharge Elimination System (NPDES)
26. FEMA Flood Hazard Maps; <https://www.fema.gov/>
27. Lake County Aggregate Resource Management Plan
28. Lake County Bicycle Plan
29. Lake County Transit for Bus Routes
30. Lake County Grading Ordinance - Chapter 30 of County Code
https://library.municode.com/ca/lake_county/codes/code_of_ordinances
31. Lake County Storm-Water Ordinance - Chapter 29 of County code
https://library.municode.com/ca/lake_county/codes/code_of_ordinances

31. Lake County Natural Hazard database. www.envirostor.dtsc.ca.gov/public
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Waste Management Department
34. California Department of Transportation (CALTRANS)
35. Harbin Hot Springs Water System Planning Study (PWS 170051), Prepared by Sauers Engineering, INC dated March 24, 2017
36. South Lake County Fire Protection District Agency comments dated July 13, 2016 and March 27, 2017.
37. Lake County Public Services Agency Comments dated March 30, 2017.
38. Middletown Rancheria of Pomo Indians of California Comments dated January 20, 2017.
39. Lake County Department of Water Resources Agency Comments dated October 21, 2016 and May 23, 2018.
40. U.S Army Core of Engineers Agency Comments dated April 5, 2018
41. Northwest Information Center; California Historical Resource Information Systems (CHRIS) Comments dated October 25, 2016 and April 5, 2017.
42. Lake County Air Quality Management District Agency Comments dated April 13, 2017 and Lake County Air Quality Management District Website.
43. Lake County Department of Environmental Health Agency Comments dated April 4, 2017.
44. State Water Resource Control Board – Division of Drinking Water Agency Comments dated May 26, 2017. And august 23, 2018.
45. Lake County Department of Public Works, Road Division Agency Comments dated April 18, 2017.
46. Lake County Department of Public Work; County Surveyor Agency Comments dated November 16, 2016, and March 29, 2017.
47. California Department of Fish and Wildlife Agency Comments, dated November 1, 2016.
48. Lake County Special District Agency Comments dated October 26, 2016, April 7, 2017, April 12, 2018 and September 5, 2018.
49. Lake County Sheriff's Department Agency Comments dated April 7, 2017, and March 29, 2018.
50. Yocha-Dehe Project Comments dated October 26, 2018.
51. Lake County Hazard Mitigation Plan; updated February 2018.
52. Site Visit –Monday, February 12, 2018

