

2019049134

NOTICE OF PREPARATION

Date: April 23, 2019

To: State Clearinghouse;
Responsible Agencies;
Trustee Agencies; and
Interested Parties.

Governor's Office of Planning & Research

APR 23 2019

STATE CLEARINGHOUSE

Lead Agency: County of Lake

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Subject: Notice of Preparation of an Environmental Impact Report for the proposed
Guenoc Valley Mixed-Use Planned Development Project

NOP Comment Period: April 23, 2019 – May 23, 2019.

Public Scoping Meetings: Two Public meetings will be held on May 15, 2019:

10:00 AM – 12:00 PM County of Lake Board of Supervisors Chambers
255 N. Forbes St.
Lakeport, CA

6:00 PM – 8:00 PM Middletown Community Room, Middletown Library
21256 Washington St.
Middletown, CA

1.0 SUMMARY AND COMMENTING INSTRUCTIONS

This Notice of Preparation (NOP) has been issued by the County of Lake (County) pursuant to Section 15082 of the California Environmental Quality Act (CEQA) to notify interested parties that an Environmental Impact Report (EIR) will be prepared for the Guenoc Valley Mixed Use Planned Development Project (Proposed Project), and to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the EIR.

The Proposed Project consists of the development of a master planned mixed-use resort and residential community within the 16,000-acre Guenoc Valley Ranch property (Project Site) in southeast Lake County, off-site workforce co-housing (Workforce Housing) located in central Middletown (Off-site Workforce

Housing Site), and a new or improved well and new water supply line (Pipeline) described further below. This NOP includes a brief description of the Proposed Project and location, including a vicinity map and site plan. An Initial Study/Environmental Checklist has been prepared to identify the probable environmental effects of the Proposed Project. A copy of the Initial Study is attached to this NOP and is available at:

www.lakecountyca.gov/Government/Directory/Community_Development/Planning/GuenocValley.htm

To ensure that the EIR adequately addresses the full range of issues and alternatives to the Proposed Project and that all significant issues are identified, comments and suggestions are invited from all interested parties. If you represent a public agency, the County seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency may need to use the EIR prepared by the County when considering your permit or other approval for the Proposed Project. Due to the time limits mandated by State law, responses should be sent at the earliest possible date, but no later than close of business (5:00pm) May 23, 2019. Please send your response to the Community Development Department at the mailing address or email indicated above.

The County will hold two Public Scoping Meetings in connection with the Proposed Project on May 15, 2019. The Scoping Meetings will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The first public meeting will be held from 10:00 AM – 12:00 PM on May 15, 2019 at the County of Lake Board of Supervisors Chambers, 255 N. Forbes Street, Lakeport, CA; the second public meeting will be held from 6:00 PM – 8:00 PM at the Middletown Community Room, Middletown Library 21256 Washington Street, Middletown, CA.

2.0 PROJECT LOCATION AND SETTING

2.1 GUENOC VALLEY SITE

The Project Site is comprised of 49 parcels totaling approximately 16,000 acres in southeast Lake County, located on the corners of four United States Geological Survey (USGS) 7.5-minute topographic quadrangles: Detert Reservoir, Aetna Springs, Jericho Valley, and Middletown. The Project Site is generally bounded by Long Valley and Coyote Valley to the west, a U.S. Coast Guard LORAN station military reservation to the northwest, the Cedar Mountains to the north, and the Lake County border to the east. The Project Site is located approximately three miles east of State Route (SR) 29 and 13 miles west of SR 16. Access to the site is provided by SR 29 via Butts Canyon Road to the northwest. Butts Canyon Road bisects the southern portion of the Project Site. Refer to **Figure 1** for the Regional Location Map.

The topography of the site consists mostly of rolling terrain and elevations ranging between 600 feet and 1920 feet above mean sea level. Undeveloped portions of the Project Site include annual grassland and various types of chaparral, conifer, pine, woodland, and hardwood. Amel Lake, McCreary Lake, Lower Bohn Lake, Langtry Lake, Lake Burgundy, Lake Bordeaux, and Guenoc Lake (Detert Reservoir) are wholly within the Project Site. The western portion of Upper Bohn Lake is also within the Project Site.

Additionally, Putah Creek, Butcherknife Creek, Bucksnot Creek, and Cassidy Creek flow east to west throughout the Project Site.

The Project Site has historically been used for agricultural and grazing activities. The Lake County General Plan currently designates the site as Rural Lands, Rural Residential, Agriculture, and Resource Conservation. Further, the adopted Middletown Area Plan (Area Plan) designates much of the site as the Guenoc Valley Special Study Area (Study Area). The current Study Area of the Area Plan identifies future uses as resort/commercial use on the 16,000 acres and the development of up to 800 residential units. Zoning designations on the site include Rural Lands, Agriculture, and Rural Residential. The Langtry winery on the western portion of the site is open to the public and overlooks Butts Canyon Road and the Detert Reservoir, although the winery parcel is not part of the project. The Proposed Project is largely in areas which have been used for grazing in the past and includes some areas currently in vineyards or approved for vineyards. There are approximately 964 acres of planted vineyard within the boundaries of the Project Site, which are not part of the Proposed Project (see Not in Project Area on **Figure 2**). Additionally, approximately 1,580 acres of the Project Site were previously approved for vineyard development. The ranch center includes several ranch homes and barns which are used to support the existing ranch operations. Previous approvals on the Project Site require that a minimum of 2,675 acres of open space be designated and maintained.

2.2 PROPOSED OFF-SITE WORKFORCE HOUSING SITE LOCATED IN MIDDLETOWN

It is anticipated that the employees for the operation of the Proposed Project would primarily be from the local workforce. Due to the limited availability of rental homes and housing stock options near the Project Site, the Proposed Project includes a request to construct 50 housing structures capable of accommodating up to 200 workers on an approximately 12.75-acre site located at 21000 Santa Clara in Middletown (APN 014-380-09). A workforce housing unit is defined as a 400 square foot bedroom and bathroom per worker. Workforce housing is anticipated to be primarily co-living housing structures built-in single-family style residency with potential accessory dwelling units (i.e. workforce housing unit over separate garage). The off-site workforce housing site is accessed directly via Santa Clara Road from SR 175N, one-third of a mile from its intersection with SR 29 (see **Figure 1**). The off-site workforce housing site is located within a floodplain and therefore may require a zoning change, general plan amendment, and a use permit for developing housing in the floodplain. This site had a previously approved but expired Tentative Map to allow 50 new houses and road and utility improvements, similar to what would be requested under the Proposed Project.

2.3 OPTIONAL OFF-SITE WATER WELL AND WATER SUPPLY PIPELINE

The Proposed Project may rely on an existing or new off-site site well located in the Collayomi Valley Aquifer located near the intersection of Butts Canyon and SR 29 (see **Figure 1**). In the event the water is used, a water line will be constructed from said property within the Public Utility Easement on Butts Canyon Road or overland within private easements to the Property Site.

3.0 PROJECT DESCRIPTION

The Proposed Project consists of the development of a master planned mixed-use resort community within the 16,000-acre Guenoc Valley Ranch property (Project Site) in southeast Lake County. Proposed land uses include a destination luxury resort, consisting of five hotels, resort residential units, single family residential villas/estates and recreational facilities, as well as commercial centers (i.e. the Farmstead Compound), modified agricultural production, and associated supporting infrastructure. Proposed outdoor recreational and resort amenities include two wineries, a wellness center and spa, golf course, equestrian facilities, polo grounds, and wilderness camp. Other undeveloped areas of the Project Site will also continue to be rural lands and will remain in managed grazing which is an integral part of the fire management plan being developed for the site along with an on-site fire station. The Proposed Project does not anticipate expansion of the existing vineyards within the Project Site.

Project components would be developed over multiple phases. The first phase would be constructed in the near-term (approximately the next ten years) and would be analyzed in the Draft EIR at a project level. Future phases will be built out based on market demands and the Draft EIR will analyze these on a programmatic level. Therefore, the Draft EIR will have two levels of analysis with one level of analysis reviewing the specific project impacts and the other level analyzing program level impacts for future development consistent with the proposed land use changes.

3.1 PROJECT APPROVALS

The Applicant has requested the following initial entitlements and approvals from the County associated with the Proposed Project, and additional approvals may ultimately be necessary:

- Amendment to the General Plan and Special Study Area map of the Middletown Area Plan to include the area commonly known as the college parcels (GPAP 18-01);
- Zoning Ordinance Amendment to introduce a new zoning district to allow for future uses, Guenoc Valley District (“GVD”), to implement the goals of the Special Study Area, and subsequently rezoning of the Project Site from Rural Lands, Agriculture, Rural Residential, and an Agricultural Protection Zone to GVD (AM 18-04; RZ 18-01);
- Use Permit for the Specific Plan of Development (Master Development Plan) for the first phase (UP 18-01);
- Tentative Subdivision Maps for the first phase (SD 18-01);
- General Plan of Development (GPD 18-01);
- Development Agreement (DA 18-01);
- Environmental Impact Report (EIR 18-01);
- Grading permit for Installation of water line; and
- Tentative Subdivision Map for off-site workforce housing.

Other approvals from regional and statewide agencies for the Project Proposed may include, but are not limited to:

- Army Corps of Engineers - Clean Water Act Section 404 Permit for fill of wetlands and/or waters of the U.S.

- United States Fish and Wildlife Service Consultation for potential impacts to federally listed species in accordance with the Federal Endangered Species Act
- State Historic Preservation Office – Consultation regarding impacts to historic properties in accordance with Section 106 of the Nation Historic Preservation Act
- Regional Water Quality Control Board – Central Valley Region – 401 Water Quality Certification, National Pollutant Discharge Elimination System (NPDES) discharge permit for stormwater and/or wastewater, and Master Reclamation Permit for Recycled Water
- State Water Resources Control Board Division of Drinking Water - Public/Community Water System Permit
- California Department of Fish and Wildlife – Section 1600 Lake and Streambed Alteration Agreement and consultation related to potential impacts to state listed species and species of concern

3.2 PROJECT COMPONENTS

Table 1 describes primary permitted uses for the Proposed Project. The various resort hotels, resort residential units, single family residential estates, and resort amenities (described further below) would be developed within resort clusters. The first phase includes approximately 1,316 acres of resort development, not including large residential lots. A site plan for the first phase is included as **Figure 2**. The various components of the Proposed Project are described briefly below **Table 1**.

TABLE 1
PRIMARY PERMITTED USES

Uses	Characteristics	Size (Range of Units or Approximate Acreage)	First Phase	Future Phases
1. Resort Facilities*				
1.1 Hotels Units**	Hotel units are attached or detached hotel rooms without kitchens and include normal uses and structures related to the operation of a hotel. The combination of hotel units are spread out between six boutique hotels (Farmstead Compound, Bohn Ridge, Trout Flat, Red Hill, the Entourage Hotel and Equestrian Lodge) in addition to the wilderness tent camping area.	350-400 units (290 acres)	(+/-) 225 units	(+/-) 155 units
1.2 Resort Residential Units**	Attached or detached units with kitchens; fractional or whole ownership*	400-450 units (85 acres)	(+/-) 144 units	(+/-) 260 units
2. Residential Development				
2.1 Residential Estate Villas*	Whole ownership units intended for sale and subject to GVD Design/Development standards*	1400 units (1,895 acres)	(+/-) 411 units	(+/-) 989 units
2.2 Workforce Co-housing	Mixed unit types to accommodate essential employees for the various resorts and commercial uses; offsite locations being considered. Work force co-housing units are defined as a 400 square foot bedroom and bathroom unit with shared cooking and resting areas, referenced as co-housing unit.	500 co-housing units	(+/-) 300 co-housing units	(+/-) 200 co-housing units

Uses	Characteristics	Size (Range of Units or Approximate Acreage)	First Phase	Future Phases
3. Resort Amenities***				
3.1 Outdoor Entertainment	Includes but not limited to outdoor events such as sports events, conference centers, amphitheater, amplified music, etc.	55 acres	5 acres	50 acres
3.2 Spa and Wellness Area	Offering wide range of health and beauty services and accompanying amenities such as gym & yoga rooms, restrooms/showers, food services, and treatment rooms.	40 acres	20 acres	20 acres
3.3 Sports and Recreation	Includes but not limited to outdoor recreation areas such as: soccer, rugby, field hockey, football fields; tennis, bocce, basketball, badminton court, swimming pools and recreational surf complex. Indoor facilities include circuit training, organized classes, indoor courts, rock climbing, etc.	300 acres	-	300 acres
3.4 Equestrian Area	Indoor and outdoor arena, stables, polo club, polo fields, clubhouse, spectator area.	200 acres	100 acres	100 acres
3.5 Golf	Development of a new non-returning course, clubhouses, storage and service areas, restrooms, and the potential to reconstruct the previous golf course.	565 acres	490 acres	175 acres
3.6 Wilderness Area	Includes semi-permanent tents for high end glamping opportunities and surrounding outdoor recreational facilities such as but not limited to designated skeet shooting area, hunting, off road courses, fishing, etc.	45 acres	45 acres	-
3.7 Commercial & Retail	Includes but not limited to coffee shops, butcher shop, creamery, florist, fishmonger, art displays, bakery, newsagent or stand, post office, deli, wine store, restaurant(s), accessory retail stores, recording studio, car parking, public restrooms, open air markets, artisan workshops, gardens, pavilions, bowling, theater, educational facilities such as a culinary school, etc.	45 acres	30 acres	15 acres
4. Agriculture				
4.1 Agricultural Production Facilities	Wineries to allow production supported by accessory facilities Two boutique wineries with tasting rooms and accessory uses including caves for barrel storage, commercial kitchens.	32 acres (up to a total of 850,000 gallons per year of production)	16 acres (150,000 gallon per year total production)	16 acres (700,000 gallons per year of production)
4.2 Accessory to Agricultural Production	Diversified agricultural production facilities included but not limited to herbal distillery, fruit dehydrations, jams and jellies production, creamery, aquaponics agriculture, tallow candles, flower arranging, and honey.	50 acres	34 acres	16 acres

Uses	Characteristics	Size (Range of Units or Approximate Acreage)	First Phase	Future Phases
4.3 Accessory to Livestock and Farm Management	Includes but not limited to barns, equipment storage facilities, fencing, etc.	50 acres	34 acres	16 acres
5. Essential Accessory Uses				
5.1 Back of House Facilities	Centralized shipping/receiving center, staff support services, centralized laundry facility, private entrance, staff parking, restrooms, maintenance and service areas, security,.	75 acres	54 acres	25 acres
5.2 Fire Station and Emergency Response Center	Emergency Medical Professional (EMT) office to expand into a nurse station, emergency command center, kitchen, restrooms, service rooms, on-site emergency response vehicle storage, and overnight Entourage Units.	25 acres	21 acres	4 acres
5.3 Alternative Energy Production	Alternative energy sector for solar, wind, and geothermal resources	50 acres	30 acres	20 acres
5.4 Float Plane Dock	Allowance for float plane landings on Detert Reservoir; welcome center; transportation services	3 acres	3 acres	-
5.5 Heliports	For medical emergencies there will be a heliport landing center to be located next to the emergency response center, additional locations for guest arrivals and departure will be located proximal to the float plane dock and dedicated welcome kiosk.	2 acres	1 acre	1 acre

* All short term rentals under 30 days subject to the payment of Transient Occupancy Tax (TOT).

** Resort Hotel Units may be transferred to Resort Residential Unit allocations and vice versa.

*** Ability to swap Resort Amenities acreage between uses.

Resort Amenities

The first phase of the Proposed Project includes the following resort amenities to support the individual boutique hotels (Farmstead Compound, Trout Flat, Bohn Ridge, Red Hill, Equestrian Lodge, Wilderness Camp, and the Entourage Hotel):

- Five individual hotels with support services including restaurants, concierge, and accessory uses.
- Two wineries on approximately 35 acres with tasting rooms and accessory uses including caves for barrel storage and commercial kitchens for food preparation.
- Commercial retail development would take place on approximately 40 acres of the Project Site and is proposed to include cafes, restaurants, artisan shops, other accessory buildings, and event space such as an amphitheater.
- A spa and wellness center.
- A private club would be developed on approximately 5 acres (part of Farmstead Compound) and is proposed to include a water club, fitness facility, theater, pool terrace, café, boat house, and access to Upper Bohn Lake.

- An outdoor recreation area would be constructed on approximately 95 acres and is proposed to include a designated skeet shooting area, continuation of limited hunting, limited off road courses (primarily for mountain biking, equestrian, and hiking use), and fishing.
- An equestrian facility would be constructed on approximately 100 acres and is proposed to include an outdoor arena, stables, a pony club, polo fields, an equestrian club, and an equestrian lodge.
- An existing golf course on the southwestern portion of the Project Site would be relocated to approximately 330 acres in the northern portion of the Project Site and is proposed to include a clubhouse, funicular (a hillside cable railroad), golf cart storage, and service area.
- Enhancements to the lake edge of Upper Bohn Lake that would include diverse edge treatments for various native habitats, ecosystems and user experiences through grading of points, coves, wetlands, and shoals with varying plant communities associated with each shoreline landscape feature. Recreation features, such as trails, docks, beaches, vista-points, picnic areas, swimming, boating, and fishing opportunities would be included.
- Air transportation access to include a float plane dock and helipad at Detert Reservoir.

Future phases of the Proposed Project is planned to include an additional 100 acres of entertainment which would include but not be limited to uses such as a conference center, sports and recreation facility, and a museum.

Back of House

The first phase includes the construction of a centralized back of house area for shipping and receiving, support services, private entrance and staff parking, central laundry, restrooms, lockers, and a maintenance and service area. This will require relocation of the existing ranch center operations.

Temporary Construction Workforce Camp

In an effort to minimize daily commuter traffic the Proposed Project includes the primary construction worker housing within the Back of House location and up to six temporary smaller construction camps, each comprised of approximately five acres. The construction personnel would be living in portable housing units on wheels with parking. Meals will include food prepared in an off-site commercial kitchen and catered to each of the construction camp areas.

Each of the smaller construction camps is temporary and will be located within the designated development footprint of the Proposed Project, adjacent to the areas under construction to minimize driving within the ranch to the actual work site. Each of these locations will be serviced by electrical and water sources. The wastewater will be held in holding tanks and then trucked to outside water treatment facilities. Each site will be fenced and monitored for security, with minimal overhead lights needed to maintain security.

Construction related activities

Construction materials for the project will be, at least partially, supplied by aggregate resulting from onsite earthmoving activities and job-specific borrow sites. The aggregate will be processed using onsite job-specific processing plants such as a portable aggregate plant and a portable ready-mixed concrete plant.

In addition, as part of the Development Agreement there will be a request for construction to take place seven days a week with extended hours.

Workforce Housing

The project anticipates both off-site and on-site permanent workforce housing, separate from the temporary construction housing discussed above. A workforce housing unit is defined as a 400 square foot bedroom and bathroom per worker. Workforce housing is anticipated to be primarily co-living housing structures built-in single-family style residency with potential accessory dwelling units. On-site housing would consist of 35 housing structures capable of accommodating approximately 100 workers and will be located on the west side of Butts Canyon Road. Proposed off-site workforce housing is described in **Section 2.2** of this NOP.

Open Space

The Proposed Project includes maintaining 2, 675 acres of designated open space consistent with the existing Open Space Plan incorporated into the previous EIR done for the Guenoc Ranch water rights applications.

Circulation

The circulation system for the first phase of the Proposed Project would be comprised of primary and secondary vehicular two-way roads and would serve as multimodal circulation routes providing shared access to standard vehicles, minor commercial delivery vehicles, emergency response vehicles, recreational vehicles, and bicycles. Equestrian and pedestrian use would be accommodated separately via alternative pathways and trails.

Off-road trails traversing more rugged terrain would be developed for use with hiking, horseback, and mountain bike riding. Additionally, existing and proposed gravel and fire roads would be utilized and maintained for landscape fuel reduction, corridors for moving grazing animals, and wildland fire protection.

Primary access to the Project Site is from Butts Canyon Road. The primary resident and guest access would occur at a new entrance located at a designated site along Butts Canyon Road (see **Figure 2**). All new intersections would include turning lanes and deceleration/acceleration lanes as needed. There is currently a traffic study under way that will inform further improvements to the intersections/entrances (signalization, stop signs, traffic calming measures, etc.) Additionally, air transportation/arrival will be provided via a helipad and float plane dock with kiosk and internal transportation services would be constructed on Guenoc Lake at Detert Reservoir. Additionally, an emergency heliport will be centrally located at the on-site Emergency Response Center.

The design of the circulation system for future phases has not been fully developed but would follow applicable Lake County regulations and design guidelines included in the first phase of the Proposed Project.

Cell phone tower

It is anticipated that as part of the Proposed Project the installation of a new tower for cell phone reception will be installed in a central location. In addition, there will be a fire camera and an emergency sound signal.

Water Supply (On and Off-Site)

The Proposed Project includes the development of water supply systems to meet the domestic, fire, irrigation, and recreational water supply demands of the proposed land uses. A comprehensive integrated water management plan is being developed for the Proposed Project to facilitate sustainable water use and reuse strategies in order to ensure that long-term and reliable sources of water are available for project demands. A water supply assessment (WSA) will be prepared to identify water supply sources and the sources' sustainability and will be fully discussed in the EIR. The water system would be designed in accordance with State Water Works Standards and Drinking Water Standards. The anticipated water strategies are briefly described below.

Potable Water

Potable water supply would be provided to the Proposed Project via multiple deep water supply wells located throughout the Project Site and potentially on nearby properties owned by the Applicant. The wells would be connected via water conveyance lines to above ground and/or below ground storage reservoirs. Stored water would be treated as needed and pumped into a new domestic and fire water distribution system that would serve the residential and commercial portions of the Proposed Project. In some locations groundwater may also be used for irrigation.

Given the size and topography of the Project Site, separate water systems may be developed, as well as individual wells for some of the more remote residential estates.

The water storage reservoir would likely be a large tank ranging in size from 180,000 gallons to 500,000 gallons and would either be a steel bolted aboveground tank, a cast-in-place concrete reservoir, or a buried fiberglass tank. Tanks are anticipated to be located on hilltops to increase the use of gravity fed lines and would be either screened or buried. Booster pumps are anticipated.

Irrigation

A surface water system would also be installed to supplement irrigation water supply to the proposed golf course and polo grounds. These areas are primarily located in a Place of Use (POU) for an existing surface water right that allows for water to be used from approved existing diversions and storage in reservoirs on site.

Recycled Water

As part of the Proposed Project, a decentralized water recycling system would be installed. The system would treat wastewater to State Title 22 recycled water standards to allow for the unrestricted reuse of this water for both external (irrigation and fire water) and internal building reuse (toilet flushing, cooling, and commercial laundry washing). Based on distances between the various hotels and commercial center of the Proposed Project, several small decentralized water recycling systems may be installed at each area of development.

The recycled water systems would be designed to conform to State requirements and would be permitted by the California Regional Water Quality Control Board and State Water Resources Control Board – Division of Drinking Water.

Wastewater Systems

A comprehensive integrated wastewater management plan is being developed for the Proposed Project. There are five types of wastewater systems that may be implemented in commercial and residential developments of the Proposed Project. The type of system used would depend on the type of land use, site specific soil and groundwater conditions, and distance or adjacencies to other properties or land uses. There are three alternative residential systems planned for the larger and remote lots which cannot be readily served by the more centralized treatment and reclaimed water systems and two alternative commercial systems for most of the units in and around hotels. The following provides a brief description of the different types of wastewater systems planned for the Proposed Project.

- *Sanitary Sewer and Community Wastewater Treatment and Recycled Water System* – Several areas would include mixed use developments including hotels, restaurants, commercial centers, pools and other related facilities. Wastewater management systems for these areas would include a sanitary sewer collection system to collect the wastewater, small natural or package styled wastewater treatment and reuse systems, and recycled water distribution and reuse systems. Some areas including the back of the house facility, emergency response center, and golf course would be smaller areas that are relatively remote from the larger development areas. These areas would be served by small on-site wastewater systems that would include small sewer collection systems, a small enhanced treatment system, and small reuse systems, such as a subsurface drip dispersal irrigation system to reuse treated water to irrigate landscape around the buildings.
- *Residential System Type 1A – Standard Septic System.* A Type 1A system is a standard septic system consisting of a septic tank and subsurface disposal system that would be used on residential parcels that have suitable soil and groundwater conditions and meets setback requirements to conform to Lake County Rules and Regulations (LCR) for on-site Sewage Disposal and the State of California's Onsite Wastewater Treatment Systems (OWTS) Policy.
- *Residential System Type 1B – Onsite Enhanced Treatment System.* A Type 1B system would include an on-site enhanced treatment system (such as an aerobic treatment, textile filter, sand filter or other alternative treatment system) that would provide pretreatment of the wastewater before it is disposed on site in a subsurface disposal system. The enhanced treatment system would be required to address site specific issues, such as marginal soil conditions, high

groundwater, or other site constraints that would not allow for a standard septic system to be utilized. The enhanced treatment system would be designed and operated to comply with both the LCR and the State's OWTS Policy.

- *Residential System Type 1C – Septic Tank Effluent Sewer Systems.* A Type 1C system would include an effluent sewer system to connect a residential parcel to a community wastewater treatment and recycled water system. The effluent sewer system is made up of an interceptor tank (septic tank) and a small-diameter collection pipeline that are designed to convey only the liquid portion of the household wastewater for treatment and disposal or reuse. The septic tank would be located close to the house and would be periodically pumped by a vacuum truck and taken to a municipal treatment plant. The settled wastewater would either flow by gravity to the main collection system or a second pump tank with a pump system would be installed to pump the effluent under pressure to the main collection system. The Septic Tank Effluent Gravity (STEG) and the Septic Tank Effluent Pumping (STEP) systems would conform to Lake County and State of California's standards.
- *Decentralized Greywater Treatment System* – In conjunction with sanitary sewer and community wastewater treatment, a greywater treatment system would be incorporated into the commercial development areas. Greywater treatment systems for these areas would include a greywater collection system, a small natural treatment system, and recycled water distribution and reuse systems. The treated greywater would then be used for irrigation.

Based on the variable topography and distances between facilities a combination of pressure and gravity sewer systems would be utilized. The pressurized sewer systems would include small lift stations located in strategic locations to pump wastewater to the main treatment system. Pressure sewers would be small diameter pressure lines that would likely be installed in the road right-of-way or in a utility easement. Gravity sewers would generally be larger diameter pipelines that would also be located in the road right-of-way or a utility easement. Fully treated water from these last two systems will provide the recycled water used to reduce irrigation and/or potable water demand as discussed above.

Storm Drainage and Flood Control

A comprehensive Grading and Drainage plan is being developed for the Proposed Project. Stormwater management techniques throughout the Project Site would consist of maintaining or restoring existing hydrological patterns. Additionally, stormwater management features, like rocky conveyance swales and grassy micro-retention ponds would be used. Overland flow and open channels, with capacity for larger storms, would be the main method of conveyance surrounding the developed areas, and in some cases would be routed to flow directly through the middle of development sites. Runoff that is associated with roadways and building roofs would be routed through passive management features like bioswales and vernal pool systems, mimicking the processes of the natural environment to achieve the State Water Quality Control Board's goals for water quality and flow mitigation.

Portions of the Project Site's roadways traverse hilly terrain which include steep slopes and deep gullies. These gullies, where feasible, would be bypassed with arched open bottom culverts or bridges. At smaller water crossings and in addition to piped culverts where needed, pavement sections would be designed to allow water to flow through pervious base sections so as not to create dammed conditions

behind roads, thus reducing concentrated flow throughout. Where required, permitting from appropriate agencies (USACE, RWQCB, and/or CDFW) will be obtained.

Police and Fire Services

The first phase of the Proposed Project includes the construction of an emergency response center which would include a medic/fire building infrastructure and heliport landing center. The South Lake County Fire Protection District (SLCFPD) and the California Department of Forestry and Fire Protection (Cal Fire) would provide fire protection and fire suppression services to the Project Site. A comprehensive fire management plan is being developed that would incorporate design features and best management practices to reduce the potential of hazards from wildfire. The fire management plan is anticipated to include, but not be limited to, strategic fire breaks (i.e. roadways and drainages), livestock grazing, and exterior sprinkler systems.

The Lake County Sheriff's Office (LCSO) would provide law enforcement services. The LCSO currently patrols from the main station located in Lakeport and a substation located in Lucerne, both approximately 30 miles from the Project Site.

Solid Waste

The Proposed Project would implement on-site reduction of solid waste through recycling and composting. Separate refuse collection bins for recyclable waste, compostable waste, and standard waste would be provided. Compostable materials would be disposed of on site. Refuse would be taken to Eastlake Landfill.

Electrical Service

The Proposed Project includes integrated energy efficiency strategies to reduce project energy demands which may include roof-top solar and ground source heat pumps. Electricity will be provided to the Project Site by Pacific, Gas, and Electric (PG&E) through an existing substation in Middletown. Depending on timing, the distribution of the electrical system may be distributed through a privately held public utility system within the Proposed Project site or directly by PG&E to individual locations.

Off-site Improvements

Off-site infrastructure improvements may be necessary to implement the Proposed Project and may require additional entitlements not previously listed. Off-site infrastructure improvements may include, but are not limited to the following:

- Electrical transmission line upgrades.
- Water supply infrastructure associated with potential off-site well on a nearby property owned by the Applicant.
- Road and intersection improvements.
- Off-site workforce housing in Middletown
- Optional off-site solar field

- Parking improvements for staff parking and shuttle service

The environmental effects of off-site improvements will be evaluated within the EIR.

4.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The County has prepared an Initial Study/Environmental Checklist for the Proposed Project that briefly describes probable environmental effects associated with the Proposed Project. A copy of the Initial Study is attached to this NOP. As described therein, the County has determined that the Proposed Project may have a significant effect on the environment; therefore, an EIR is required. The EIR prepared for the Proposed Project will be prepared in accordance with the CEQA Statutes and Guidelines and will provide an analysis of the impacts pertaining to the issue areas identified within the IS that require further study. The Draft EIR will contain a project-level analysis of the first phase and a program-level analysis of Phase II. A brief summary of probable environmental effects resulting from the Proposed Project is provided below:

- *Aesthetics* – The existing visual character of the Project Site can be described as generally undeveloped with views of rolling topography, grasslands, wooded areas, and agriculture. The Proposed Project would be primarily developed in the interior of the Project Site and not visible from Butts Canyon Road; however, some of the proposed development could change the visual character of the Project Site and surrounding public view areas and introduce new sources of light and glare. Additionally, development of offsite improvements, including off-site worker housing in Middletown, could have aesthetic effects. These effects will be analyzed in the EIR.
- *Agricultural and Forest Resources* – The Project Site contains land designated as prime farmland, unique farmland, farmland of local importance, grazing land, and other land by the Farmland Mapping and Monitoring Program (FMMP) as well as forest land as defined by Public Resources Code section 12220 (g). Therefore, the EIR will analyze the Proposed Project's potential impacts to agricultural and forestry uses and zoning.
- *Air Quality* – Construction and operation of the Proposed Project, including the off-site improvements, would introduce new sources of pollutant emissions to the project area from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust from workers and future visitors, landscape maintenance equipment, water heater/air conditioning energy use, and other sources. The CalEEMod program will be used to estimate the pollutant emissions that would be generated by the Proposed Project. The EIR will quantify potential construction and operational emissions of the project and compare them to the Lake County Air Quality Management District's (LCAQMD) significance thresholds in order to determine short-term, long-term, and cumulative impacts to air quality.
- *Biological Resources* – The Project Site contains sensitive woodland, grove, thicket, and grassland habitats as well as emergent ponds, reservoirs, and streams. Although the Proposed Project has been designed to avoid or minimize development in sensitive areas, there is a potential to impact these habitats. All direct and indirect impacts will be identified and discussed and mitigation measures for all identified impacts will be developed in consultation with representatives of responsible and trustee agencies.

- *Cultural and Tribal Cultural Resources* – A draft Historic Resources Study was prepared for the Project Site in April 2018 that identified several cultural resources within the Project Site. These resources are located in and out of the proposed development footprint. Cultural resources within the development footprint warrant additional investigation. The EIR will evaluate the potential for impacts to both known and undiscovered cultural resources on the Project Site and Off-site Workforce Housing Site based on the Historic Resources Study and summarize consultation associated with historic and tribal cultural resources. The EIR will also address potential impacts to tribal cultural resources in accordance with AB 52.
- *Energy* – Although the Proposed Project includes integrated energy efficiency strategies, a significant amount of energy may be consumed for construction and operation of the Proposed Project. The EIR will evaluate the balance of renewable and of nonrenewable resources associated with the project to assure that such consumption is justified.
- *Geology and Soils* – Grading activities for the proposed resort and amenities, residential units, and infrastructure, as well as trenching and backfill for utilities placement would be required for development of the Proposed Project. Grading, trenching, backfill activities, and construction of retaining walls would alter the topography on the Project site and may result in soil erosion impacts. Additionally, the Proposed Project could incorporate a gravel quarry on the Project Site for construction which may reduce truck traffic associated with hauling needed materials from off site. The EIR will assess the project's potential for soil erosion during construction and the level of geologic and seismic risks. The level of risk to people and property will be determined based on analysis of the Project Site's soil properties and seismic hazard potential.
- *Greenhouse Gas Emissions* – Construction-related emissions of greenhouse gas (GHG) would result from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational greenhouse gas (GHG) emissions would result from motor vehicle trips generated by the proposed land uses, on-site fuel combustion typical of commercial and residential uses, including space and water heating, landscape maintenance equipment, and fireplaces/stoves, and energy use. The CalEEMod program will be used to estimate GHG emissions from construction and operation of the Proposed Project. The EIR will assess the project's potential for impacts associated with GHG emissions in relation to applicable adopted plans, policies, and regulations.
- *Hazards and Hazardous Materials* – The EIR will evaluate potential impacts from the use of chemicals and practices common to construction of commercial and residential areas and impacts related to residual contamination from past uses of the Project Site and Off-site Workforce Housing Site.
- *Hydrology and Water Quality* – Hydrologic features on the Project Site include several lakes, reservoirs, streams, and emergent wetlands, while the Off-site Workforce Housing Site includes a segment of Dry Creek. Development of the Proposed Project has the potential to alter existing drainage patterns of the Project Site and Off-site Workforce Housing Site and increase flows downstream, as well as introduce pollutants to surface water in the area. Grading associated with the construction of the project could contribute to erosion and water quality degradation. Additionally, groundwater wells would be established and utilized to meet water supply demands on the Project Site; and on-site wastewater treatment systems would be utilized to treat and dispose of wastewater generated by the development on the Project Site. The EIR will analyze the project's impacts to surface and groundwater hydrology and quality on a local and regional level.

- *Land Use and Planning*– The Proposed Project would amend the zoning designation and General Plan land use designations of the Project Site and potentially the Off-Site Workforce Housing Site. The EIR will evaluate the consistency of the Proposed Project with the adopted plans and policies of Lake County, including but not limited to the Middletown Area Plan, General Plan and Zoning Ordinance, and identify any physical environmental impacts that could result from inconsistencies with adopted plans and policies. The EIR will also analyze the project's compatibility with surrounding land uses. The physical change from an undeveloped parcel with natural scenic qualities to a resort/residential development would unavoidably alter the character of the Project Site and introduce potential land use compatibility conflicts with nearby residential uses.
- *Noise* – Development of the Proposed Project would result in a short-term increase in noise during the construction phase and would result in long-term noise increases related to vehicle and air traffic, residential occupancy activities, and use of recreational facilities that may impact sensitive receptors. Additionally, the Proposed Project is asking for extended hours of construction and would introduce noise sensitive receptors on the Project Site. The EIR will evaluate the potential impacts on ambient noise levels from construction-related and operation-related noise.
- *Population and Housing*– Development of the Proposed Project would result in population growth in the County and surrounding areas. The EIR will discuss the extent to which these changes would occur and evaluate potential impacts.
- *Public Services*– The Proposed Project would lead to an increase in the population of the project area, which would result in increased demand for public services, including public schools, libraries, parks, law enforcement, and fire protection. The EIR will evaluate potential impacts to public services resulting from the Proposed Project.
- *Recreation* - The increase in population as a result of the Proposed Project may result in increased use of County recreational facilities. The EIR will evaluate potential impacts to recreational facilities resulting from the Proposed Project.
- *Transportation and Traffic* – The Proposed Project would introduce additional traffic on roadways and intersections in the project area. The Proposed Project also includes the development of roadways within the Project Site. The EIR will address the potential impacts to surrounding roadways resulting from the increase in motor vehicle traffic along roadways during construction (short-term, temporary increase) and operations (long-term increase from resort amenities and residences). A Traffic Impact Analysis (TIA) will be prepared for the Proposed Project to determine the potential for adverse effects on traffic circulation, overall vehicle miles traveled, and level of service, and identify appropriate traffic improvements and mitigation measures. The EIR will also evaluate whether construction of the proposed roadways and access intersections would result in any safety impacts based on compliance with County design standards. The EIR will also consider emergency access, pedestrian and bicycle access, and alternative transportation.
- *Utilities and Services Systems* – The Proposed Project would construct and operate its own water and wastewater utility systems for the Project Site but requires extension of electrical infrastructure to the Project Site; however, water and wastewater services for the Off-site Workforce Housing Site would be provided through connection to existing municipal systems. The EIR will evaluate potential impacts related to provision of applicable utility services to the Project Site and Off-site Workforce Housing Site. Utility service providers will be contacted to determine if providers have the capacity to serve the project and to assess potential impacts to

providers associated with development of the Proposed Project. The EIR will evaluate potential impacts associated with construction of any necessary off-site utility improvements.

- **Wildfire** - The Project Site is classified as moderate, high, and very high fire hazard severity by the California Department of Forestry and Fire Protection Fire Hazard Severity Zone map. The Proposed Project has the potential to increase risk of wildfire and require the installation of infrastructure. A Fire Mitigation Plan is being prepared which will outline development standards, sustainable fire prevention techniques, and best practices for the protection and management of the landscape. Impacts related to wildfire will be addressed in the Wildfire section of the EIR.

The impact analysis will consider impacts resulting directly from the Proposed Project as well as the Proposed Project's contribution to cumulative impacts in combination with other related past, present, and reasonably foreseeable probable future projects in the area (14 CCR 15130). The EIR will identify feasible mitigation measures to reduce or avoid project-specific and cumulative impacts.

In accordance with CEQA Guideline 15126.6, the Draft EIR will describe and evaluate the comparative merits of a reasonable range of alternatives to the Proposed Project that could reasonably accomplish most of the basic project objectives and could avoid or substantially lessen one or more of the significant impacts. The Draft EIR will also analyze the "No Project Alternative" and will identify the environmentally superior alternative. The EIR will briefly describe and explain any alternatives that were eliminated from detailed consideration. The alternatives to be analyzed will be developed during the environmental review process and will consider input received during the public scoping process.

Comments provided in response to the NOP and during the scoping meeting, and ensuing analyses, may identify additional environmental resources to be evaluated.

ATTACHMENTS:

ATTACHMENT 1 - FIGURES

Figure 1 - Regional Location

Figure 2 - Site Plan of First Phase

ATTACHMENT 2 - INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Available at:

www.lakecountycalifornia.gov/Government/Directory/Community_Development/Planning/GuenocValley.htm

FIGURE 2 SITE PLAN

- 1 ON-SITE WORKFORCE HOUSING
- 2 FLOAT PLANE DOCK & GUEST HELIPAD
- 3 BACK-OF-HOUSE CENTRAL OPERATIONS & TEMPORARY CONSTRUCTION STAFF CAMP
- 4 FARMSTEAD HOTEL & MARKETPLACE (FARMSTEAD COMPOUND)
- 5 EQUESTRIAN LODGE
- 6 BOHN RIDGE HOTEL
- 7 SPA & WELLNESS AREA
- 8 FIRE STATION, EMERGENCY HELIPAD, & SHORT-TERM STAFF HOUSING
- 9 TROUT FLAT HOTEL
- 10 GOLF COURSE
- 11 RED HILL HOTEL
- 12 TENT CAMPING AREA (WILDERNESS AREA)

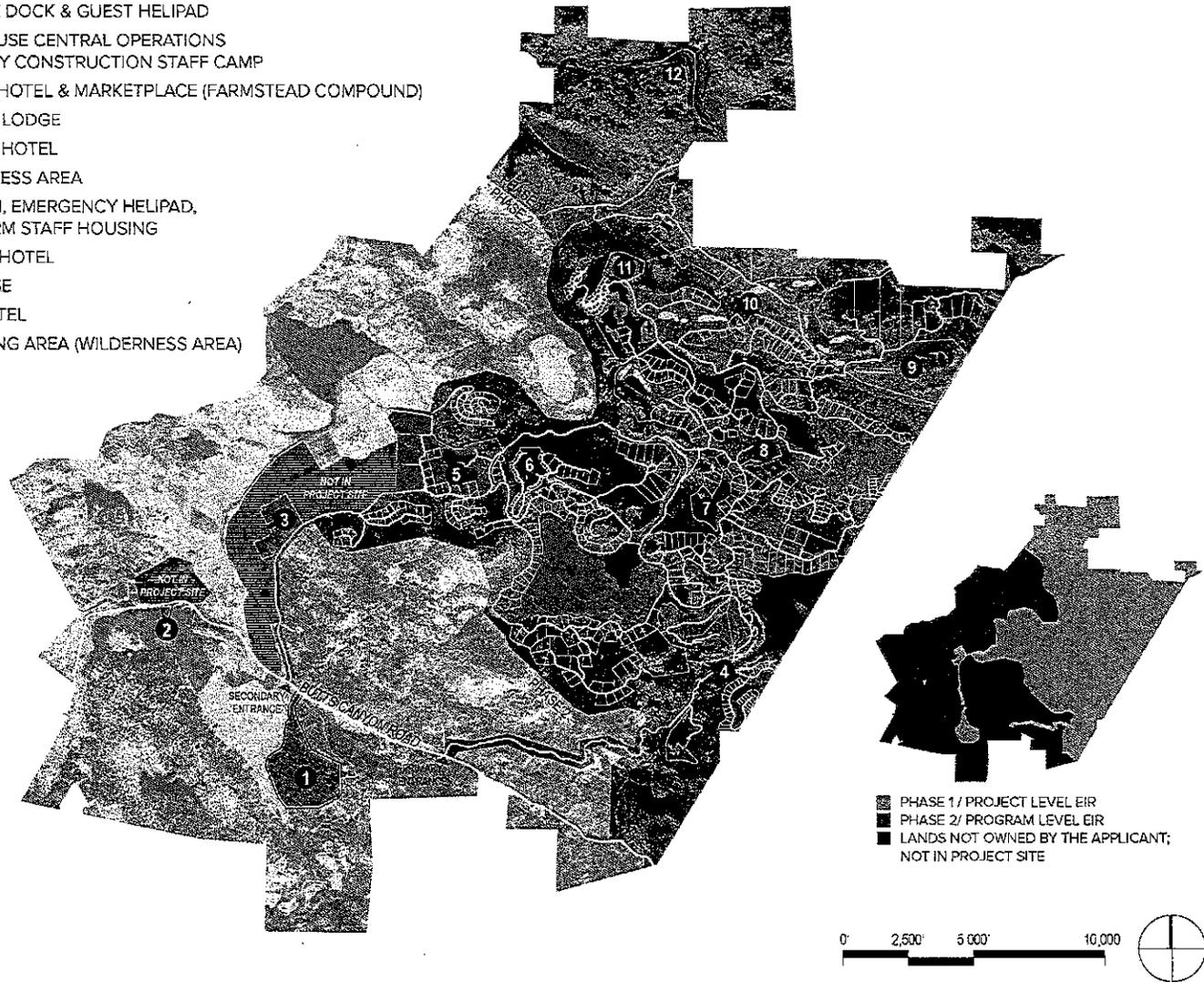


Figure 2
Site Plan for First Phase

COUNTY OF LAKE INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Guenoc Valley Mixed-Use Planned Development Project
2. **Lead agency name and address:** County of Lake
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453
3. **Contact person and phone number:** Michalyn DelValle, Director
Planning Division
Phone: 707-263-2221
guenocvalleycomments@lakecountyca.gov
4. **Project Sponsor's name and address:** Lotusland Investment Holdings, Inc.
One Embarcadero Center Suite 730
San Francisco, CA 94111

5. Project location:

The Proposed Project consists of the development of a master planned mixed-use resort and residential community within the 16,000-acre Guenoc Valley Ranch property (Project Site) in southeast Lake County and off-site workforce co-housing on an approximately 12.75-acre property located in central Middletown (Off-Site Workforce Housing Site). The Project Site is comprised of 49 parcels totaling approximately 16,000 acres in southeast Lake County. The Project Site is generally bounded by Long Valley and Coyote Valley to the west, a U.S. Coast Guard LORAN station military reservation to the northwest, the Cedar Mountains to the north, and the Lake County border to the east. The Project Site is located approximately three miles east of State Route (SR) 29 and 13 miles west of SR 16. Access to the site is provided by SR 29 via Butts Canyon Road to the northwest. Butts Canyon Road bisects the southern portion of the Project Site. Additional location information for the Project Site and Off-Site Workforce Housing Site is provided below:

Project Address: **Project Site:** 22000 Butts Canyon Road, California 95461
Off-site Workforce Housing Site: 21000 Santa Clara Road, California 95461

County: Lake County

APNs: **Project Site:** 013-015-28, -29; 013-016-04, -05, -06, -08; 013-019-05, -09; 013-021-05, -06, -09, -10; 013-022-01, -02, -05, -08, -09, -11, -12, -13, -15, -14; 013-023-06, -07, -09, -10, -11, -12, -13, -14, -15; 013-024-10, -12, -28, -29, -30, -33, -34; 013-053-01; 014-004-25; 014-310-06, -07, -08, -09; 014-320-06, -08; 014-330-08, -09; 014-340-04.

Off-site Workforce Housing Site: 014-380-09.

USGS Quad: **Project Site:** 7.5 Minute Quads: Middletown, Jericho Valley, Detert Reservoir, Aetna Springs. T10N R5W Sections: 5, 6, 7, 8, 18, and 19, T10N R6W Sections: Unsectioned Area (Guenoc Land Grant), 1, 2, 11, 12, 13, 14, 15, 22, and 24, T11N R5W Sections: 19, 28, 29, 30, 31, 32, and 33, T11N R6W Sections: 124, 25, 26, 35, and 36.
Off-site Workforce Housing Site: 7.5 Minute Quad: Middletown. T10N R6W and T11N R6W Unsectioned Area (Guenoc Land Grant).

Long./Lat.: **Project Site:** 38°44'41.0" N 122°29'06.2" W.
Off-site Workforce Housing Site: 38°45'23.00" N, 122°36'12.86" W

6. General plan designation: **Project Site:** Agriculture (A), Resource Conservation (RC), Rural Lands (RL), and Rural Residential (RR);
Off-site Workforce Housing Site: Low Density Residential (LDR)

7. Zoning: **Project Site:** Agriculture (A), Rural Lands (RL), and Rural Residential (RR)
Off-site Workforce Housing: Single Family Residential (R1).

8. Description of project:

Proposed Project components are described in the Notice of Preparation and summarized below. The Applicant has requested the following initial entitlements and approvals from the County associated with the Proposed Project, and additional approvals may ultimately be necessary:

- Amendment to the General Plan and Special Study Area map of the Middletown Area Plan to include the area commonly known as the college parcels (GPAP 18-01);
- Zoning Ordinance Amendment to introduce a new zoning district to allow for future uses, Guenoc Valley District ("GVD"), to implement the goals of the Special Study Area, and subsequently rezoning of the Project Site from Rural Lands, Agriculture, Rural Residential, and an Agricultural Protection Zone to GVD (AM 18-04; RZ 18-01);
- Use Permit for the Specific Plan of Development (Master Development Plan) for the first phase (UP 18-01);
- Tentative Subdivision Maps for the first phase (SD 18-01);
- General Plan of Development (GPD 18-01);
- Development Agreement (DA 18-01);
- Environmental Impact Report (EIR 18-01);
- Grading permit for Installation of water line; and
- Tentative Subdivision Map for off-site workforce housing.

Proposed land uses on the Project Site include a destination luxury resort, consisting of five hotels, resort residential uses, single family residential villas/estates, and recreational facilities, as well as commercial centers (i.e. the Farmstead Compound), modified agricultural production and grazing, and associated supporting infrastructure. Proposed outdoor recreational and resort amenities include two wineries, a wellness center and spa, golf course, equestrian facilities, polo grounds, and wilderness camp. At full

build out, the Proposed Project would include up to 400 hotel rooms, 450 resort residential units, 1,400 residential estates, and up to 500 workforce co-housing units. The project also includes the development of support facilities, including a centralized back of house facility, an emergency response center including a fire station, and water supply and wastewater treatment systems. Other undeveloped areas of the Project Site will also continue to be rural lands and will remain in managed grazing which is an integral part of the fire management plan being developed for the site along with an on-site fire station. The Proposed Project does not anticipate expansion of the existing vineyards within the Project Site.

Potable water supply would be provided to the Project Site via multiple deep water supply wells located throughout the Project Site and potentially on nearby properties owned by the Applicant. The Project Site may rely on an existing or new off-site site well located in the Collayomi Valley Aquifer located near the intersection of Butts Canyon and SR 29. In the event the water is used, a water line will be constructed from said property within the Public Utility Easement on Butts Canyon Road or overland within private easements to the Property Site. Wastewater would be collected via a sanitary sewer collection systems and treated on site. Treated wastewater would be distributed and reused on site primarily for landscaping and irrigation to reduce overall project water demand. Low impact development (LID) features are incorporated throughout the project design to provide for treatment, filtration, and retention of stormwater to prevent impacts to surface and groundwater supplies.

Project components on the Project Site would be developed in phases: The first phase would be constructed in the near-term (approximately the next ten years), while future phases would be built out based on market demands after the first phase is complete.

It is anticipated that the employees for the operation of the Proposed Project would primarily be from the local workforce. Due to the limited availability of rental homes and housing stock options near the Project Site, the Proposed Project includes a request to construct 50 housing structures capable of accommodating up to 200 workers on the Off-site Workforce Housing Site. A workforce housing unit is defined as a 400 square foot bedroom and bathroom per worker. Workforce housing is anticipated to be primarily co-living housing structures built-in single-family style residency with potential accessory dwelling units. The off-site workforce housing site is located within a floodplain and therefore may require a zoning change, general plan amendment, and a use permit for developing housing in the floodplain. This site had a previously approved but expired Tentative Map to allow 50 new houses and road and utility improvements, similar to what would be requested under the Proposed Project. Water and wastewater services would be provided through connection to existing municipal systems.

9. Surrounding land uses and setting:

The majority of the Project Site is bound by agricultural uses. Rural residential housing is immediately south and a U.S. Coast Guard LORAN station military reservation is immediately northwest. Upper Bohn Lake to the east is bisected by the Project Site boundary. The Off-site Workforce Housing Site is bound to the south, east, and west by residential and to the north by agricultural uses.

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

Other approvals from regional and statewide agencies for the Project Proposed may include, but are not limited to:

- Army Corps of Engineers - Clean Water Act Section 404 Permit for fill of wetlands and/or waters of the U.S.
- United States Fish and Wildlife Service Consultation for potential impacts to federally listed species in accordance with the Federal Endangered Species Act
- State Historic Preservation Office – Consultation regarding impacts to historic properties in accordance with Section 106 of the Nation Historic Preservation Act
- Regional Water Quality Control Board – Central Valley Region – 401 Water Quality Certification, National Pollutant Discharge Elimination System (NPDES) discharge permit for stormwater and/or wastewater, and Master Reclamation Permit for Recycled Water
- California Department of Fish and Wildlife – Section 1600 Lake and Streambed Alteration Agreement and consultation related to potential impacts to state listed species and species of concern

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On behalf 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 the earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Planner's Signature 4/19/19
Date

Byron Turner

Planner's Printed Name County of Lake
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

Pursuant to Section 15063 of the California Environmental Quality Act Guidelines, a brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources. 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 projects 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).

<u>I. AESTHETICS</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A, C, and D: The existing visual character of the Project Site can be described as generally undeveloped with views of rolling topography, grasslands, wooded areas, and agriculture. The Proposed Project would result in the development of residences, hotels, a winery, recreational amenities, and associated infrastructure within the Project Site. The primary roadway in the area is Butts Canyon Road which passes through the property. While the development would primarily occur on the interior of the Ranch and would not be visible from Butts Canyon Road, some development could be visible including traffic improvements which could have impacts to aesthetics in the area. Development within this area may alter the visual character of the site and create new sources of nighttime lighting and glare. Additionally, development of offsite improvements, including off-site worker housing in Middletown, could have aesthetic effects. These potential impacts will be addressed in the Aesthetics section of the EIR.

Question B: The Project Site is approximately 4 miles east of State Route 29, an eligible scenic highway¹, but is not visible from the roadway. The Off-Site Housing Site is located approximately 1,500 feet west of State Route 29, however, the 50 housing structures proposed would be similar to the residential land uses surrounding the site. Therefore, the Proposed Project does not have the potential to impact scenic resources within a state scenic highway. This issue will not be addressed in the EIR.

¹ Caltrans. California Scenic Highway Mapping System. Available online at: http://www.dot.ca.gov/hq/LandArch/16 livability/scenic_highways/. Accessed January 2018.

<u>II. AGRICULTURAL RESOURCES</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:				
a) Convert Prime farmland, Unique farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A, B, and E: According to the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project Site contains lands identified as Prime Farmland, Unique Farmland, Farmland of Local Importance, Grazing Land, Other Land, and Urban and Built-Up Land (CDC, 2016); additionally, portions of the Project Site are zoned for Agriculture (A). No land within the Project Site is under a Williamson Act Contract. The Proposed Project will retain most of the existing agricultural operations on the Project Site, including vineyard operations, and would include a grazing plan for future operations and fire management. The Off-site Workforce Housing Site contains lands identified as Farmland of Local Importance and Grazing Land (CDC, 2016), which would be converted to residential uses. A complete analysis of potential impacts to agricultural resources will be included in the Land Use and Agricultural Resources section of the EIR.

Questions C and D: The Project Site contains limited forest land as defined by Public Resources Code section 12220 (g), while the Off-site Workforce Housing Site does not. A complete analysis of potential impacts to forestry resources will be included in the Land Use and Agricultural Resources section of the EIR.

<u>III. AIR QUALITY</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-D: Development of the Proposed Project, including the off-site improvements and workforce housing, would result in short-term emissions of air pollutants and fugitive dust during the construction phase, and long-term emissions from operation associated primarily with vehicle traffic. The Lake County Air Basis (LCAB) is designated as unclassified or attainment for all national and State Ambient Air Quality Standards (NAAQS and CAAQS) for Criteria Air Pollutants (CAPs). A complete analysis of potential impacts to air quality will be included in the Air Quality section of the EIR.

<u>IV. BIOLOGICAL RESOURCES</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-D: The Project Site contains sensitive woodland, grove, thicket, and grassland habitats as well as emergent ponds, reservoirs, and streams. The Project Site provides habitat for multiple special status plant and animal species. While the Proposed Project has been designed to avoid or minimize impacts to known sensitive biological resources, construction of the Proposed Project will result in habitat loss, and potential impacts to wetlands, riparian areas, and wildlife corridors. The Off-site Workforce Housing Site includes a portion of Dry Creek and associated riparian habitat within the northwestern portion of the site, the remainder of which is primarily non-native grassland. A complete analysis of potential impacts to biological resources resulting from the Proposed Project, including off-site improvements, will be addressed in the Biological Resources section of the EIR.

Question E: Lake County has policies and guidelines to protect biological resources, including oak trees and setbacks for water courses and wetlands. Oak woodland, water courses, and wetlands occur throughout the Project Site. Potential conflicts between these policies and the Proposed Project, including off-site improvements, will be addressed in the Biological Resources section of the EIR.

Questions F: While there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, habitat conservation plans which cover the property, the Water Resources Control Board, in approving the Surface Water Rights on the Ranch, required the creation of an Open Space Plan through the previous EIR done for the Guenoc Ranch Water Rights Modification Project². The Proposed Project includes maintaining 2,675 acres of designated open space on the Project Site consistent with the existing Open Space Plan incorporated into the previous EIR Consistence with the Open Space Plan will be evaluated in the EIR.

<u>V. CULTURAL RESOURCES</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-C: A draft Historic Resources Study was prepared for the Project Site in April 2018 that identified several cultural resources within the Project Site. These resources are located in and out of the proposed development footprint. Cultural resources within the development footprint warrant additional investigation. An investigation of potential cultural resources within the Off-site Workforce Housing Site and off-site improvements area will be conducted. Additionally, construction of the Proposed Project, including the off-site improvements and workforce housing, could potentially uncover unknown cultural resources. Potential impacts to cultural resources will be addressed in the Cultural Resources section of the EIR.

² State Water Resources Control Board, Division of Water Rights. Final Environmental Impact Report for Guenoc Water Rights Modification Project. Dated March 2009.

<u>VI. ENERGY</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A and B: Although the Proposed Project includes integrated energy efficiency strategies to reduce project energy demands and potentially will use solar to meet project demand, electricity will also be provided by Pacific Gas and Electric Company. Energy demands of the Proposed Project, including the proposed development on the Project Site and Off-site Workforce Housing Site, may result in significant impacts to energy resources. Potential impacts regarding energy will be addressed in the Energy section of the EIR.

<u>VII. GEOLOGY & SOILS</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
▪ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map as 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-E: The Project Site and Off-site Workforce Housing Site are located on the Hunting Creek-Berryessa fault system. Grading activities for the proposed resort and amenities, residential units, and infrastructure, as well as trenching and backfill for utilities placement would be required for development of the Proposed Project. Grading, trenching, backfill activities, and construction of retaining walls would

alter the topography on the Project site and may result in soil erosion impacts. Additionally, the Proposed Project could incorporate a gravel quarry for construction on the Project Site which may reduce truck traffic associated with hauling needed materials from off site. Potential impacts associated with seismic hazards, soil erosion, landslides, and expansive soils will be addressed within the Geology and Soils section of the EIR.

Question F: Unique paleontological or geologic features may be located within the Project Site and Off-site Workforce Housing Site and thus could be impacted by the project. Potential impacts to these resources will be addressed in the Geology and Soils section of the EIR.

<u>VIII. GREENHOUSE GAS EMISSIONS</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A and B: Construction-related emissions of greenhouse gas (GHG) would result from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational greenhouse gas (GHG) emissions would result from motor vehicle trips generated by the proposed land uses, on-site fuel combustion typical of commercial and residential uses, including space and water heating, landscape maintenance equipment, and fireplaces/stoves, and energy use.

The Proposed Project will incorporate a number of components that will reduce GHG emissions, including energy efficiency strategies, the use of renewable energy resources, and the establishment of onsite and nearby worker housing, which will reduce vehicle miles traveled. The CalEEMod program will be used to estimate GHG emissions from construction and operation of the Proposed Project, including the proposed development on the Project Site and Off-site Workforce Housing Site. The EIR will assess the Proposed Project's potential for impacts associated with GHG emissions in relation to applicable adopted plans, policies, and regulations.

<u>IX. HAZARDS & HAZARDOUS MATERIALS</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions A, B, and D: The Project Site contains two cleanup sites listed on the California Water Board's GeoTracker website, including one active land disposal site and one closed leaking underground storage tank site. There are no cleanup sites listed on the Off-site Workforce Housing Site. However, there are six closed leaking underground storage tank sites within a one mile radius of the project site³. Both the Project Site and Off-Site Workforce Housing Site are within the planning area for the Westside Brownfields Coalition Assessment Project by the Westside Sacramento Integrated Regional Water Management Coordinating Committee⁴. An analysis of potential impacts associated with hazards and hazardous materials will be included in the Hazards and Hazardous Materials section of the EIR.

Question C: The Project Site is not within one-quarter mile of an existing or proposed school, but the Off-site Workforce Housing Site is. An analysis of potential impacts to schools from development of the Off-site Workforce housing Site will be included in the Hazards and Hazardous Materials section of the EIR.

Question E: The Mysterious Valley Airport is located approximately 2.75 miles east of the Project Site and 13.7 miles east of the Off-site Workforce Housing Site. The Proposed Project is not located within an airport land use plan or within two miles of a public airport; therefore, this issue will not be addressed in the EIR.

³ GeoTracker. Available online at: <https://geotracker.waterboards.ca.gov>. Accessed January 2018.

⁴ Westside Brownfields Coalition Assessment Project. Information Available online at <http://www.westsideirwmbrownfields.org/>. Accessed April 2019.

Question F: Lake County adopted an Emergency Operations Plan (EOP) in May 2018.

The Proposed Project, including the off-site improvements, would not impair the implementation of this plan and would be developed consistent with any applicable policies contained therein; therefore, no impacts would occur. This issue will not be addressed further in the EIR.

Question G: The Project Site and Off-site Workforce Housing Site is classified as moderate, high, and very high fire hazard severity by the California Department of Forestry and Fire Protection Fire Hazard Severity Zone map⁵. A Fire Mitigation Plan is being prepared which will outline development standards, sustainable fire prevention techniques, and best practices for the protection and management of the landscape. An analysis of potential exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires will be included in the Wildfire section of the EIR.

<u>X. HYDROLOGY & WATER QUALITY</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious services, in a manner that would:				
▪ Result in substantial erosion or siltation on-or off-site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Impede or redirect flood flows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A, B, and C: Implementation of the Proposed Project would introduce impervious surfaces and alter the existing drainage pattern of the Project Site and Off-site Workforce Housing Site. Additionally, groundwater wells would be established and utilized to meet water supply demands; and on-site wastewater treatment systems would be utilized to treat and dispose of wastewater generated by the development on the Project Site. Therefore, construction activities and operation of the Proposed Project would have the potential to impact surface and ground water quality and supply. Potential impacts associated with hydrology and water quality will be analyzed within the Hydrology and Water Quality section of the EIR.

⁵ Cal Fire, 2007. Fire Hazard Severity Zones in State Responsibility Areas. Available online at: http://frap.fire.ca.gov/webdata/maps/statewide/fhszs_map.pdf. Accessed January 2018.

Question D: The Project Site is classified as Zone D by the Federal Emergency Management Agency (FEMA) flood map, which indicates the Project Site has not been analyzed for flood hazard. The Off-site Workforce Housing Site is classified in some areas as Zone AE by the FEMA flood map, which indicates that the areas are subject to inundation by the 1 percent annual chance flood event⁶. The Project Site and Off-site Workforce Housing Site are not within a tsunami hazard zone; however, several bodies of water exist within the Project Site, which could be prone to seiche or mudflow. Potential impacts associated flood hazards, seiche, and mudflow will be analyzed in the Hydrology and Water Quality section of the EIR.

Question E: The Proposed Project, including the proposed development on the Project Site and Off-site Workforce Housing Site, has the potential to conflict with water quality control plans and sustainable ground water management plans. Potential impacts associated with these plans will be analyzed in the Hydrology and Water Quality section of the EIR.

<u>XI. LAND USE & PLANNING</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question A: The Proposed Project would not divide an established community because the Project Site is located on contiguous land owned wholly by the Applicant and no established communities exist immediately adjacent to the Project Site. The development of workforce housing on the Off-site Workforce Housing Site would not divide an established community because development on the site will be residential, which is consistent with the surrounding community. No further analysis is required.

Question B: The Proposed Project would amend the zoning designation and General Plan land use designations of the Project Site and potentially the Off-Site Workforce Housing Site. The EIR will evaluate the consistency of the Proposed Project with the adopted plans and policies of Lake County, including but not limited to the Middletown Area Plan, General Plan and Zoning Ordinance, and identify any physical environmental impacts that could result from inconsistencies with adopted plans and policies. The EIR will also analyze the project's compatibility with surrounding land uses. The physical change from an undeveloped parcel with natural scenic qualities to a resort/residential development would unavoidably alter the character of the Project Site and introduce potential land use compatibility conflicts with nearby residential uses. These impacts will be discussed in the Land Use and Agricultural Resources section of the EIR.

⁶ FEMA, 2005. Available online at: <https://msc.fema.gov/portal/search>. Accessed January 2018.

<u>XII. MINERAL RESOURCES</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A: According the U.S. Geological Survey (USGS) Mineral Resources Data System (MRDS), there are known mineral resources within the Project Site.⁷ These resources include chromium, mercury, and manganese deposits, but none are identified as significant economic deposits or operations. Aggregate resources are described as important in the Middletown Area Plan. Construction aggregate will be used from job-specific borrow sites. However, some aggregate will be re-used from onsite earthmoving activities and thus will not result in the loss of availability of aggregate resources. In addition, the aggregate obtained from the borrow sites will prevent the need to bring in aggregate from other extraction sites in Middletown. Therefore, development of the Proposed Project would not result in a significant loss of availability of a known mineral resource that would be of value to the region and the residents of the state. This issue will not be addressed in the EIR.

Question B: The Project Site and the Off-site Workforce Housing Site are not located near any of the four potential aggregate sources identified by the Middletown Area Plan. The General Plan does not delineate mineral resource recovery sites. The Lake County Aggregate Resources Management Plan identifies areas where mining should be encouraged or prohibited. The plan specifies that miles 9.33 to 13.9 and miles 19.21 to 20.30 of Putah Creek should remain aggregate mining sites. Putah Creek crosses the Project Site approximately from Miles 3 to 6, so the site is located over three miles upstream of the delineated Putah Creek aggregate mining sites. The Off-site Workforce Housing Site is adjacent to Dry Creek. The Aggregate Resources Management Plan indicated that mining may occur in Dry Creek but did not encourage or prohibit it.⁸ Therefore, development of the Proposed Project would not 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. This issue will not be addressed in the EIR.

⁷ USGS, 2011. Mineral Resources Data System. Available online at: <https://mrdata.usgs.gov/mrds/>. Accessed January 2018.

<u>XIII. NOISE</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A: Development of the Proposed Project, including the off-site workforce housing, would result in a short-term increase in noise during the construction phase and would result in long-term noise increases related to vehicle and air traffic, residential occupancy activities, and use of recreational facilities that may impact sensitive receptors. Additionally, the Proposed Project is asking for extended hours of construction and would introduce noise sensitive receptors on the Project Site and Off-site Workforce Housing Site. The EIR will evaluate the potential impacts on ambient noise levels from construction-related and operation-related noise.

Question B: While construction activities may generate vibration, these effects would be temporary and would not result in damage to nearby structures. The Proposed Project, including the off-site workforce housing, does not propose and land uses or activities that would result in excessive vibration levels. Therefore, effects associated with vibration would be less than significant and will not be addressed within the EIR.

Question C: The Project Site and Off-site Workforce Housing Site are not located near an airport or within an airport land use plan. The nearest airport is Mysterious Valley Airport, located approximately 2.75 miles east of the Project Site. The Proposed Project includes the development of a float plane dock for use by visitors. This may expose people residing and working in the project area to excessive noise levels. The noise impacts associated with operation of the float plane dock will be fully analyzed in the Noise section of the EIR.

<u>XIV. POPULATION & HOUSING</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A: The Proposed Project, including off-site workforce housing, would result in population growth to the area beyond what was anticipated in the Middletown Area Plan. Potential impacts will be addressed in the Population and Housing section of the EIR.

Question B: The Proposed Project, including off-site workforce housing, would not displace existing housing or substantial numbers of people and therefore would not necessitate the construction of replacement housing. No further analysis is required.

<u>XV. PUBLIC SERVICES</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 rations, response time or other performance objectives for any of the public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question A-E: The Proposed Project, including off-site workforce housing, would lead to an increase in the population of the project area, which would result in increased demand for public services, including law enforcement, fire protection, schools, and parks. These impacts will be addressed in the Public Services section of the EIR.

<u>XVI. RECREATION</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-B: The increase in population as a result of the Proposed Project, including off-site workforce housing, may result in increased use of existing recreational facilities. These impacts will be addressed in the Public Services section of the EIR.

<u>XVII. TRANSPORTATION</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A - D: The Proposed Project, including off-site workforce housing, would introduce additional traffic on roadways and intersections in the project area. The primary roadways providing access to the Project Site and Off-site Workforce Housing Site are SR 29, Highway 175, and Butts Canyon Road. Development of the Proposed Project has the potential to conflict with policies addressing the circulation system and CEQA Guidelines section 15064.3(b). The Proposed Project may also increase hazards and result in inadequate emergency access. Impacts associated with transportation will be addressed in the Transportation section of the EIR. The EIR will address potential impacts to surrounding roadways resulting from the increase in motor vehicle traffic along roadways during construction (short-term, temporary increase) and operations (long-term increase from resort amenities and residences) in relation to County General Plan policies related to level of service standards. Additionally, the Proposed Project's impacts associated with overall vehicle miles traveled (VMT) will be assessed. A Traffic Impact Analysis (TIA) will be prepared for the Proposed Project to determine the potential for adverse effects on traffic circulation, overall vehicle miles traveled, and level of service, and identify appropriate traffic improvements and mitigation measures. The EIR will also evaluate whether construction of the proposed roadways and access intersections would result in any safety impacts based on compliance with County design standards. The EIR will also consider emergency access, pedestrian and bicycle access, and alternative transportation.

<u>XVIII. TRIBAL CULTURAL RESOURCES</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-B: The Proposed Project, including off-site workforce housing, could potentially adversely affect tribal cultural resources. The County is initiating contact with Native American tribes that are understood to be traditionally, culturally, and/or geographically affiliated with the project area pursuant to the statutory requirements of Senate Bill 18 (SB 18), Assembly Bill 52 (AB 52) (Chapter 532, Statutes of 2014), and Section 21080.3.1 of the California Public Resources Code (PRC). The results of the consultation and any potential impacts will be addressed in the Cultural Resources section of the EIR.

<u>XIX. UTILITIES & SERVICE SYSTEMS</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider that 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A and B: The Proposed Project would require the extension of electrical infrastructure to the Project Site, construction of new utility systems within the Project Site, and potential construction of offsite improvements related to water supply. The development of proposed off-site workforce housing would

involve connections to existing municipal service systems. The EIR will evaluate potential impacts related to provision of all utility services to the Project Site and Off-site Workforce Housing Site. Utility service providers will be contacted to determine if providers have the capacity to serve the Project and to assess potential impacts to providers associated with development of the Proposed Project. The availability of water supply to meet the needs of the Proposed Project will be assessed and a Water Supply Assessment will be prepared in accordance with SB 610. The EIR will evaluate potential impacts associated with construction of any necessary utility improvements.

Question C: The proposed development on the Project Site would utilize septic systems and package treatment plants for treatment of wastewater. Additionally, the temporary construction workforce camp would utilize holding tanks for waste water which would then be trucked to outside water treatment facilities. The Off-Site Housing Site would utilize existing wastewater systems of the community of Middletown. Impacts associated with wastewater systems will be addressed in the Utilities and Service Systems section of the EIR.

Questions D and E: The Proposed Project would implement on-site reduction of solid waste through recycling and composting. Separate refuse collection bins for recyclable waste, compostable waste, and standard waste would be provided. Compostable materials would be disposed of within the Project Site. Refuse would be taken to Eastlake Landfill. Development of both the Project Site and Off-site Workforce Housing Site has the potential to result in impacts from the increased demands related to solid waste disposal. These impacts will be addressed in the Utilities and Service Systems section of the EIR.

<u>XX. WILDFIRE</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the project?				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question A: Lake County adopted an Emergency Operations Plan (EOP) in May 2018⁹ and a Local Hazard Mitigation Plan Update in February 2018¹⁰. The Proposed Project, including off-site workforce

⁹ Lake County Emergency Operations Plan Dated May 1, 2018. Available online: <http://www.lakesheriff.com/Assets/Sheriff+Site/OES/Updated+Emergency+Operations+Plan.pdf>

¹⁰ Lake County Local Hazard Mitigation Plan Update Dated February 2018. Available online: <http://www.lakesheriff.com/Assets/Sheriff+Site/OES/2018+Natural+Hazard+Mitigation+Plan.pdf>

housing, would not impair the implementation of these plans and would be developed consistent with any applicable policies contained therein; therefore, no impacts would occur. This issue will not be addressed further in the EIR.

Questions B-D: The Project Site is classified as moderate, high, and very high fire hazard severity by the California Department of Forestry and Fire Protection Fire Hazard Severity Zone map. The Off-site Workforce Housing Site is classified as moderate fire hazard severity¹¹ The Proposed Project has the potential to increase risk of wildfire and require the installation of infrastructure wildfire prevention infrastructure that could have an impact to the environment. A Fire Mitigation Plan is being prepared which will outline development standards, sustainable fire prevention techniques, and best practices for the protection and management of the landscape. Potential impacts related to wildfire will be addressed in the Wildfire section of the EIR.

<u>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</u>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 probably future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environment effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions A-C: The Proposed Project could potentially degrade the quality of the environment, could generate impacts that may be cumulatively considerable, and may have a substantial effect on human beings. These issues will be addressed in the EIR.

¹¹ Cal Fire, 2019. Fire Hazard Severity Zone Map Web Viewer. Available online at: <http://egis.fire.ca.gov/FHSZ/>.

