

EXECUTIVE SUMMARY

INTRODUCTION

This chapter provides a summary of the Guenoc Valley Mixed-Use Planned Development Project (Proposed Project) and environmental impacts that would result from project implementation. This chapter also includes a table summarizing the impacts of the Proposed Project and mitigation measures that have been identified to reduce potentially significant environmental impacts to less than significant levels.

PROJECT UNDER REVIEW

The Proposed Project consists of the development of a master planned mixed-use resort and residential community within a portion of the 16,000-acre Guenoc Valley Ranch property (Guenoc Valley Site) in southeast Lake County, off-site workforce housing (Workforce Housing) located on an 12.75-acre site in central Middletown (Middletown Housing Site), and off-site water supply well and pipeline located adjacent to and within Butts Canyon Road. The Proposed Project includes:

- General Plan & Zoning Ordinance Amendment that would introduce a new zoning district and rezone the entire Guenoc Valley Site to Guenoc Valley District (“GVD”), which would permit the development of up to a total of 850 hotel and resort residential units, 1,400 residential estates, workforce housing, resort amenities, and accessory uses within the Guenoc Valley Site. The zoning ordinance amendment would also include an Agricultural Preserve Combining District and an Open Space Combining District.
- Approval of entitlements for the first phase of development (Phase 1), including a Use Permit for the General Plan of Development (GPOD) and Specific Plan of Development (SPOD; UP 18-01; Appendix A) and Phased Tentative Subdivision Maps that would allow for the development of five separate subdivisions with approximately 401 residential estate villas, 141 resort residential units, 177 hotel rooms, 20 camp sites, and 100 on-site co-housing workforce bedroom units (equivalent to 35 housing units).
- Approval of entitlements for the proposed Workforce Housing in Middletown, including a rezone of 3.5 acres from Single Family Residential to Two-Family Residential, a tentative subdivision map for 38 lots and a use permit for a community center. This would result in 21 Single Family Homes on 21 lots, 29 Duplex units on 15 lots, one lot for the community center, and one green space lot for a total of 50 housing units within the site.
- Conceptual Grading Permit to allow for development of off-site water supply well and pipeline along Butts Canyon Road to the Detert Reservoir within the Guenoc Valley Site.

PROJECT LOCATION

The Guenoc Valley Site, Middletown Housing Site, and Off-Site Improvements are all located entirely within unincorporated Lake County.

- **Guenoc Valley Site:** The Guenoc Valley Site (project site) consists of approximately 16,000 acres located in the southeast portion of unincorporated Lake County (County; **Figure 2-1**). The 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 / Napa County border to the east. The project site is located in the "Middletown," "Jericho Valley," "Detert Reservoir," and "Aetna Springs" U.S. Geological Survey (USGS) 7.5 Minute Topographic Quadrangles. The site is located north and south of an approximately five mile segment of Butts Canyon Road, approximately four miles east of the intersection of State Route (SR) 29 / Butts Canyon Road, and 1.5 miles west of the intersection of Snell Valley Road / Butts Canyon Road. The project site is approximately 3.5 miles east of the unincorporated community of Middletown, and is directly adjacent to the Napa County Line.

- **Middletown Housing Site:** The Middletown Housing Site is an approximately 12.75-acre site located at 21000 Santa Clara in Middletown (APN 014-380-09).
- **Off-Site Water Well And Water Supply Pipeline Location:** The Off-Site Well Site is just outside the Middletown community, located on the southeast corner of SR 29 and Butts Canyon Road, within the parcel numbers 014-430-13 and 014-430-12. A water supply pipeline would extend approximately six miles from the Off-Site Well Site within the public right-of-way along Butts Canyon Road to a point of connection within the Guenoc Valley Site.

ISSUES TO BE RESOLVED AND AREAS OF CONTROVERSY

NOTICE OF PREPARATION AND SCOPING

In accordance with CEQA *Guidelines* Section 15082, the County (Lead Agency) circulated a Notice of Preparation (NOP) for this EIR on April 23, 2019. Presented in **Appendix NOP**, the NOP established a 30-day review period that ended on May 23, 2019. The NOP was circulated through the State Clearinghouse, to the public, local, state, and federal agencies, and other known interested parties in an effort to disclose that the Proposed Project could have significant effects on the environment and to solicit written comments concerning the Proposed Project. Two public scoping meetings were held on May 15th to allow a public presentation of the project and provide an opportunity for oral comments to be submitted. The scoping meetings were held at the County of Lake Board of Supervisors Chambers in the morning and at the Middletown Library in the evening. These letters are included in **Appendix NOP**.

AREAS OF CONTROVERSY

The environmental issues below were identified during the scoping process and are discussed in more detail in **Section 1.0**:

- | | |
|---|----------------------------------|
| ▪ Project Description | ▪ Hydrology and Water Quality |
| ▪ Aesthetics | ▪ Land Use |
| ▪ Air Quality | ▪ Noise and Vibration |
| ▪ Biological Resources | ▪ Transportation and Circulation |
| ▪ Cultural Resources | ▪ Recreation |
| ▪ Greenhouse Gas Emissions and Climate Change | ▪ Utilities |
| ▪ Hazards and Hazardous Materials | ▪ Public Services |
| ▪ Wildfire | ▪ Population and Housing |
| | ▪ Energy |

SCOPE OF THE EIR

In accordance with CEQA *Guidelines* Section 15063, an Initial Study (IS; **Appendix IS**) was prepared and used in conjunction with comments received during scoping to focus the EIR on effects determined to be potentially significant. The following environmental resources were determined to have the potential to be significantly affected by the Proposed Project, and have therefore been addressed in detail in this Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils
- Energy
- Hydrology and Water Quality
- Noise
- Recreation
- Utilities/Service Systems
- Agriculture and Forestry Resources
- Cultural Resources
- Land Use
- Population and Housing
- Transportation and Traffic
- Wildfire
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Noise

The following issues were identified through the IS as being not significant, less than significant, or less than significant with mitigation:

- Mineral Resources

ALTERNATIVES TO THE PROPOSED PROJECT

CEQA *Guidelines* Sections 15126 and 15126.6 require an EIR to consider a reasonable range of alternatives that could feasibly attain the basic objectives of the Proposed Project. This Draft EIR evaluates two development alternatives in addition to the No Project Alternative. Descriptions for each of the alternatives are provided below. **Section 5.0** provides additional information and analysis of the project alternatives as well as a discussion of alternatives that were eliminated from consideration, including an all residential alternative, a no residential alternative, and an existing zoning alternative.

ALTERNATIVE A – NO PROJECT

As required by CEQA *Guidelines* Section 15126.6(e), a No Project Alternative has been evaluated. The evaluation of the No Project Alternative allows decision makers to compare the impacts of the Proposed Project against no development of the project. According to the CEQA *Guidelines* Section 15126.6(e)(2), the No Project Alternative shall discuss what would reasonably be expected to occur if the project were not approved. For purposes of this EIR, the No Project/No Development consists of existing conditions, with no future development on the Guenoc Valley Site. Under this alternative, existing County land use and zoning designations for the project site would remain in effect, and no development would occur. On-going agricultural activities and previously approved vineyard development would continue. The project site would remain as described in the baseline conditions setting under each issue area discussed in **Section 4.0**.

ALTERNATIVE B – REDUCED INTENSITY, SIMILAR DEVELOPMENT FOOTPRINT

Under the Reduced Density, Similar Development Footprint Alternative (Alternative B), open space would remain the same as the Proposed Project, but residential densities would be reduced by approximately 20 percent to 1,100 units. It is assumed that this reduction would occur over both Phase 1 and future phases. As a result, the number of units and population associated with this alternative would be less than under the Proposed Project. The acreage of all other uses, including roads, agriculture, resort structures, and recreational and supporting facilities would be identical to the Proposed Project. Alternative B would result in lesser significant impacts than the Proposed Project with respect to air quality, greenhouse gas emissions and climate change, population and housing, public services, transportation and traffic, utilities, and energy.

ALTERNATIVE C – HIGH DENSITY, COMPACT DEVELOPMENT FOOTPRINT

Under the High Density/Compact Development Alternative (Alternative C), open space would be increased, and development areas would decrease, however, the overall number of residential units would remain the same. This would result in an increase of project density within a smaller site footprint. Both the Phase 1 and future phase development footprint would be reduced to the area of the lots within the proposed Maha Farm and Bohn Ridge planning areas. All of the 400 hotel units would be combined into one large hotel and the 1,400 residential estates and 450 resort residential units would have significantly reduced lot sizes. This would reduce the average lot size from 4.8 acres to 0.8 acres. Open space areas would increase proportionally. Many of the resort amenities would be reduced; however, the golf course would remain in its proposed location. Alternative C would result in lesser significant impacts than the Proposed Project with respect to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, and hydrology and water quality.

SUMMARY TABLE

Table ES-1 presents a summary of project impacts and proposed mitigation measures that would further avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure(s). For detailed discussions of all project impacts and mitigation measures, refer to environmental analysis sections in **Section 3.0**.

Acronyms used within **Table ES-1** to describe levels of significance are explained below:

- BI – Beneficial impact
- NI – No impact
- LTS – Less than significant
- PS – Potentially significant
- S – Significant
- SU – Significant and unavoidable

TABLE ES-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

BI = Beneficial Impact, NI = No Impact, LTS = Less than Significant, PS = Potentially Significant, S = Significant, SU = Significant and Unavoidable

Environmental Impact Analysis										
Environmental Impact		Level of Significance Before Mitigation				Mitigation Measure	Level of Significance After Mitigation			
		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
3.1	Aesthetics									
3.1-1	Substantially degrade a scenic vista or the existing visual character or quality of public views of the site and its surroundings. If the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.	PS	PS	LTS	N/A	None Required	SU	SU	LTS	N/A
3.1-2	New Sources of Light or glare.	LTS	LTS	PS	N/A	MM 3.1-1 Off-Site Workforce Housing Lighting Design	N/A	N/A	LTS	N/A
3.1-3	Cumulative Aesthetic Impacts.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.2	Land Use and Agriculture									
3.2-1	Conflict with land use Plans, Policies, or Regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	LTS	LTS	NI	None Required	N/A	N/A	N/A	N/A
3.2-2	Create land use conflicts or be incompatible with existing or proposed adjacent land uses.	PS	PS	LTS	LTS	MM 3.2-1 Right-to-Farm Disclosure	LTS	LTS	N/A	N/A
3.2-3	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (important Farmland), as shown on maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use.	S	PS	LTS	NI	MM 3.2-2 Agricultural Conservation	SU	SU	N/A	N/A
3.2-4	Conflict with existing zoning for agricultural use.	LTS	LTS	NI	NI	None Required	LTS	LTS	N/A	N/A

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		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
3.2-5	Result in the loss of forest land or conversion of forest land to non-forest use.	NI	LTS	LTS	NI	None Required	N/A	N/A	N/A	N/A
3.2-6	Cumulative Land Use and Agricultural Impacts.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.3	Air Quality									
3.3-1	Conflict with or obstruct implementation of the applicable air quality plan.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.3-2	Generate construction related emissions resulting in a cumulatively considerable net increase of any criteria air pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	PS	PS	PS	PS	MM 3.3-1 Measures to Reduce Short-term Construction Related Emissions	LTS	LTS	LTS	LTS
3.3-3	Generate operational related emissions in a cumulatively considerable net increase of any criteria air pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standards.	PS	PS	PS	PS	MM 3.3-2 Project Measures to Reduce Operational Emissions	LTS	LTS	LTS	LTS
3.3-4	Carbon monoxide emissions at local intersections could violate an air quality standard or contribute substantially to an existing or projected air quality violation.	LTS	LTS	LTS	LTS	None Required	LTS	LTS	LTS	LTS
3.3-5	Expose sensitive receptors to substantial pollutant concentrations.	PS	PS	PS	PS	MM 3.3-1 Measures to Reduce Short-term Construction Related Emissions	LTS	LTS	LTS	LTS

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Guenoc Valley Project
Draft Environmental Impact Report

Environmental Impact		Level of Significance Before Mitigation				Mitigation Measure	Level of Significance After Mitigation			
		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
3.3-6	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	PS	PS	PS	PS	MM 3.3-1 Measures to Reduce Short-term Construction Related Emissions	LTS	LTS	LTS	LTS
3.4 Biological Resources										
3.4-1	Substantial adverse effect, either directly through habitat modifications or indirectly, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.	S	S	S	S	MM 3.4-1: Construction Best Management Practices MM 3.4-2: Worker Environmental Awareness Training MM 3.4-3: General Special-Status Plant Mitigation MM 3.4-4: American Badger Impacts MM 3.4-5: Ringtail Impacts MM 3.4-6: Bat Maternity Roosts and Special-Status Bat Impacts MM 3.4-7: Artificial Lighting Impacts – Construction and Operation MM 3.4-8: Special-Status Birds - Nesting MM 3.4-9: Special-Status Birds – Burrowing Owl MM 3.4-10: Western Pond Turtle Impacts - Construction MM 3.4-11: Foothill Yellow-Legged Frog Impacts - Construction MM 3.4-12: Invasive Species Management - Operation MM 3.4-13: Aquatic Habitat Public Signage	LTS	LTS	LTS	LTS

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Environmental Impact		Level of Significance Before Mitigation				Mitigation Measure	Level of Significance After Mitigation			
		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
						MM 3.4-14: Future Phases Biological Review MM 3.9-1: Storm Water Pollution Prevention Plan MM 3.9-2: Aggregate/Concrete Monitoring and Reporting Program MM 3.10-2: Construction Noise Reduction				
3.4-2	Substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS.	S	S	S	NI	MM 3.4-1: Construction Best Management Practices MM 3.4-14: Future Phases Biological Review MM 3.4-15: Impacts to Sensitive Habitats MM 3.4-16: Oak Mitigation Plan MM 3.4-17: Aquatic Resources Protection and Management MM 3.4-18: Sensitive Habitat Impacts from Wildfire Clearing MM 3.9-1: Storm Water Pollution Prevention Plan MM 3.9-2: Aggregate/Concrete Monitoring and Reporting Program	LTS	LTS	LTS	N/A
3.4-3	Substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological modification, or other means.	S	S	LTS	LTS	MM 3.4-1: Construction Best Management Practices MM 3.4-17: Aquatic Resources Protection and Management MM 3.9-1: Storm Water Pollution Prevention Plan	LTS	LTS	N/A	N/A

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Environmental Impact		Level of Significance Before Mitigation				Mitigation Measure	Level of Significance After Mitigation			
		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
						MM 3.9-2: Aggregate/Concrete Monitoring and Reporting Program				
3.4-4	Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	S	S	LTS	NI	MM 3.4-7: Artificial Lighting Impacts – Construction and Operation MM 3.4-14: Future Phases Biological Review MM 3.4-19: Wildlife Movement - Fencing MM 3.4-20: Wildlife Movement – Future Phases	LTS	LTS	N/A	N/A
3.4-5	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	S	S	S	NI	MM 3.4-14: Future Phases Biological Review MM 3.4-16: Oak Mitigation Plan	LTS	LTS	NI	N/A
3.4-6	Conflict with the provisions of an adopted habitat conservation plan (hcp), natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	S	S	NI	NI	MM 3.4-14: Future Phases Biological Review MM 3.4-16: Oak Mitigation Plan	LTS	LTS	N/A	N/A
3.4-7	Cumulative impacts to biological resources.	S	S	LTS	LTS	MM 3.4-1: Construction Best Management Practices MM 3.4-2: Worker Environmental Awareness Training MM 3.4-3: General Special-Status Plant Mitigation MM 3.4-4: American Badger Impacts MM 3.4-5: Ringtail Impacts	LTS	LTS	N/A	N/A

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Environmental Impact	Level of Significance Before Mitigation				Mitigation Measure	Level of Significance After Mitigation			
	Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
					MM 3.4-6: Bat Maternity Roosts and Special-Status Bat Impacts				
					MM 3.4-7: Artificial Lighting Impacts – Construction and Operation				
					MM 3.4-8: Special-Status Birds - Nesting				
					MM 3.4-9: Special-Status Birds – Burrowing Owl				
					MM 3.4-10: Western Pond Turtle Impacts - Construction				
					MM 3.4-11: Foothill Yellow-Legged Frog Impacts - Construction				
					MM 3.4-12: Invasive Species Management - Operation				
					MM 3.4-13: Aquatic Habitat Public Signage				
					MM 3.4-14: Future Phases Biological Review				
					MM 3.4-15: Impacts to Sensitive Habitats				
					MM 3.4-16: Oak Mitigation Plan				
					MM 3.4-17: Aquatic Resources Protection and Management				
					MM 3.4-18: Sensitive Habitat Impacts from Wildfire Clearing				
					MM 3.4-19: Wildlife Movement - Fencing				
					MM 3.4-20: Wildlife Movement – Future Phases				

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ES-10

Guenoc Valley Project
Draft Environmental Impact Report

Environmental Impact		Level of Significance Before Mitigation				Mitigation Measure	Level of Significance After Mitigation			
		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
3.5	Cultural Resources									
3.5-1	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5.	PS	PS	NI	NI	MM 3.5-1 Avoid Historical and Archaeological Resources, Apply Appropriate Mitigation	LTS	LTS	N/A	N/A
3.5-2	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.	PS	PS	PS	PS	MM 3.5-1 Avoid Historical and Archaeological Resources, Apply Appropriate Mitigation MM 3.5-2: Worker Awareness Training, Unanticipated Discoveries Plan, Construction Monitoring MM 3.5-3: Future Phase Investigations	LTS	LTS	LTS	LTS
3.5-3	Disturb any human remains, including those interred outside of formal cemeteries.	PS	PS	PS	PS	MM 3.5-1 Avoid Historical and Archaeological Resources, Apply Appropriate Mitigation MM 3.5-4: Cease Work, Contact County Coroner	LTS	LTS	LTS	LTS
3.5-4	Cause a substantial adverse change in the significance of a tribal cultural resource pursuant to §21080.3.1 and §21080.3.2.	PS	PS	PS	PS	MM 3.5-1 Avoid Historical and Archaeological Resources, Apply Appropriate Mitigation MM 3.5-2: Worker Awareness Training, Unanticipated Discoveries Plan, Construction Monitoring MM 3.5-3: Future Phase Investigations	LTS	LTS	LTS	LTS
3.5-5	Cumulative impacts to cultural resources and tribal cultural resources.	PS	PS	PS	PS	MM 3.5-1 Avoid Historical and Archaeological Resources, Apply Appropriate Mitigation MM 3.5-2: Worker Awareness Training, Unanticipated Discoveries Plan, Construction Monitoring	LTS	LTS	LTS	LTS

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		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
						MM 3.5-3: Future Phase Investigations MM 3.5-4: Cease Work, Contact County Coroner				
3.6	Geology and Soils									
3.6-1	Directly or indirectly cause potential substantial risk of loss, injury, or death due to seismic related hazards.	PS	PS	PS	LTS	MM 3.6-1: Final Design-Level Geotechnical Report(s)	LTS	LTS	LTS	N/A
3.6-2	Substantial soil erosion or loss of topsoil.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.6-3	Development on expansive soils or on unstable soils.	PS	PS	PS	LTS	MM 3.6-1: Final Design-Level Geotechnical Report(s)	LTS	LTS	LTS	N/A
3.6-4	Have soils inadequate to support septic or alternative wastewater systems.	LTS	LTS	NI	N/A	None Required	N/A	N/A	N/A	N/A
3.6-5	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	PS	PS	PS	PS	MM 3.6-2: Worker Training, Cease Work, and Consult with Qualified Paleontologist	LTS	LTS	LTS	N/A
3.6-6	Cumulative geology and soils impacts.	PS	PS	PS	PS	MM 3.6-1: Final Design-Level Geotechnical Report(s) MM 3.6-2: Worker Training, Cease Work, and Consult with Qualified Paleontologist	LTS	LTS	LTS	LTS
3.7	Greenhouse Gas Emissions									
3.7-1	Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.	PS	PS	PS	PS	MM 3.7-1: Operational GHG Emissions	SU	SU	SU	SU
3.7-2	Conflict with an applicable plan, policy, or regulation	PS	PS	PS	PS	MM 3.7-1: Operational GHG Emissions	SU	SU	SU	SU

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	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	
adopted for the purpose of reducing the emissions of greenhouse gases.										
3.8 Hazards and Hazardous Materials										
3.8-1	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	PS	PS	LTS	LTS	MM 3.8-1: Hazardous Materials Best Management Practices	LTS	LTS	N/A	N/A
3.8-2	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 or from being located on a site which is included on a list of hazardous materials sites compiled pursuant to government code §65962.5.	PS	PS	PS	PS	MM 3.8-2: Prepare a Hazardous Materials Contingency Plan MM 3.8-3: Minimize Potential for Accidental Release of Hazardous Materials during Demolition MM 3.8-4: Reporting Geothermal Wells MM 3.8-5: Asbestos Dust Mitigation Plan MM 3.8-6: Conduct Shallow Groundwater Characterization Plan for Construction of Off-Site Water Pipeline	LTS	LTS	LTS	LTS
3.8-3	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.	N/A	N/A	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.8-4	Potential for cumulative effects associated with hazards and hazardous materials.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A

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3.9	Hydrology and Water Quality									
3.9-1	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	PS	PS	PS	PS	MM 3.9-1: Storm Water Pollution Prevention Plan MM: 3.9-2 Aggregate/ Concrete Monitoring and Reporting Program	LTS	LTS	LTS	LTS
3.9-2	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	PS	LTS	LTS	PS	MM 3.9-3: Off-Site Groundwater Well Safe Yield Analysis and Monitoring	LTS	N/A	N/A	LTS
3.9-3	Substantially alter the existing drainage pattern which would: result in erosion, siltation or flooding; exceed the capacity of stormwater drainage systems; or provide substantial additional sources of polluted runoff.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.9-4	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	PS	PS	LTS	PS	MM 3.9-4: Floodplain Analysis MM 3.9-5: Inundation Mapping MM 3.9-6: Incorporation of Floodplains and Dam Inundation Zones in Site Plans	LTS	LTS	N/A	LTS
3.9-5	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A

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		Guenoc Valley Site		Other Phase 1 Areas			Guenoc Valley Site		Other Phase 1 Areas	
		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
3.9-6	Cumulative hydrology and water quality impacts.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.10	NOISE									
3.10-1	Construction activities could generate substantial temporary increases 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.	PS	PS	PS	S	MM 3.10-1: Restrict Construction Times in Areas in Proximity to Sensitive Receptors MM 3.10-2: Construction Noise Reduction	LTS	LTS	LTS	LTS
3.10-2	Operational activities could generate 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.	LTS	PS	LTS	LTS	MM 3.10-3: Future Phases Noise Control	N/A	LTS	N/A	N/A
3.10-3	Traffic noise could generate 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.	S	N/A	N/A	N/A	None Required	SU	N/A	SU	N/A

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	Guenoc Valley Site		Other Phase 1 Areas				Guenoc Valley Site		Other Phase 1 Areas	
	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	Phase 1		Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	
3.10-4	Expose people residing in or working in the project area to excessive noise levels as a result of being located in the vicinity of a private airstrip or airport land use plan.	PS	PS	NI	N/A	MM 3.10-4: Restrict Aircraft and Non-Emergency Helicopter Flight Times	LTS	LTS	N/A	N/A
3.10-5	Cumulative traffic noise could generate 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.	S	S	S	N/A	None Available	SU	SU	SU	N/A
3.11	Population and Housing									
3.11-1	Induce substantial unplanned population growth.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.11-2	Potential for cumulative effects associated with population and housing.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.12	Public Services									
3.12-1	Result in substantial adverse physical impacts associated with the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A

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	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	Phase 1		Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	
	objectives for police protection.									
3.12-2	Cumulative increased demand for police protection services.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.12-3	Result in substantial adverse physical impacts associated with the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.12-4	Cumulative increased demand for fire protection services.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.12-5	Result in substantial adverse physical impacts associated with the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.12-6	Cumulative increased demand for school services.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A

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	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	Phase 1		Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	
3.12-7	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 or include recreational facilities that might have an adverse physical effect on the environment.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.12-8	Cumulative increased demand for parks and recreation.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.13	Transportation									
3.13-1	Conflict with program, plan, ordinance, or policy addressing roadways during construction.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.13-2	Conflict with program, plan, ordinance or policy addressing roadways during operation assuming future baseline plus project conditions.	PS	PS	PS	PS	MM 3.13-1: Implement Improvements at SR-29 and Butts Canyon Road	LTS	LTS	LTS	LTS
3.13-3	Conflict with program, plan, ordinance or policy addressing transit during operation.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.13-4	Conflict with program, plan, ordinance or policy addressing bicycle, or pedestrian facilities during operation.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A

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		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure
3.13-5	Conflict or be inconsistent with CEQA guidelines § 15064.3, subdivision (b).	PS	PS	PS	PS	MM 3.13-4: Implement a Transportation Demand Management (TDM) Program	SU	SU	SU	SU
3.13-6	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.13-7	Result in inadequate emergency access.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.13-8	Conflict with program, plan, ordinance or policy addressing roadways during under cumulative conditions.	PS	PS	N/A	N/A	MM 3.13-1: Implement Improvements at SR-29 and Butts Canyon Road MM 3.13-2: Pay Fair Share towards Lake County Intersection Improvements MM 3.13-3: Conduct Traffic Study and Implement Mitigation for Future Phases	LTS	SU	N/A	N/A
3.14	Utilities									
3.14-1	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage facilities, the construction or relocation of which could cause significant environmental effects.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A
3.14-2	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A

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	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	
	normal, dry and multiple dry years.									
3.14-3	Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.14-4	Cumulative water, wastewater, and storm water drainage impacts.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.14-5	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.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.14-6	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.14-7	Cumulative solid waste impacts.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A
3.14-8	Require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction or relocation	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A

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of which could cause significant environmental effect.										
3.14-9 Cumulative Electricity, Natural Gas, and Telecommunication Services Impacts.	LTS	LTS	LTS	N/A	None Required	N/A	N/A	N/A	N/A	
3.15 Energy										
3.15-1 Significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during construction.	PS	PS	N/A	N/A	MM 3.3-1: Measures to Reduce Short-term Construction Related Emissions MM 3.7-1: Operational GHG Emissions	LTS	LTS	N/A	N/A	
3.15-2 Significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during operation.	PS	PS	N/A	N/A	MM 3.7-1: Operational GHG Emissions MM 3.13-4: Implement a Transportation Demand Management (TDM) Program	LTS	LTS	N/A	N/A	
3.15-3 Conflict with a state or local plan for renewable energy or energy efficiency.	LTS	LTS	N/A	N/A	None Required	N/A	N/A	N/A	N/A	
3.15-4 Cumulative impacts due to increased energy use.	LTS	LTS	N/A	N/A	None Required	N/A	N/A	N/A	N/A	
3.16 Wildfire										
3.16-1 Substantially impact an adopted emergency response plan or emergency evacuation plan.	LTS	LTS	LTS	NI	None Required	N/A	N/A	N/A	N/A	
3.16-2 Exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from wildfire	LTS	LTS	LTS	NI	None Required	N/A	N/A	N/A	N/A	

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	Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure		Phase 1	Future Phases	Off-Site Workforce Housing	Off-Site Infrastructure	
	or the uncontrolled spread of wildfire.									
3.16-3	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.	PS	PS	PS	PS	MM 3.16-1: Fire Prevention during Construction	LTS	LTS	LTS	LTS
3.16-4	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.	PS	PS	PS	N/A	MM 3.16-2: Post Wildfire Emergency Response	LTS	LTS	LTS	N/A
3.16-5	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	PS	PS	PS	N/A	MM 3.16-2: Post Wildfire Emergency Response	LTS	LTS	LTS	N/A
3.16-6	Cumulative impacts.	LTS	LTS	LTS	LTS	None Required	N/A	N/A	N/A	N/A

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