

# ***APPENDIX IS***

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*INITIAL STUDY*

# 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](mailto: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.

4/19/19  
\_\_\_\_\_  
Planner's SignatureDate

Byron Turner  
\_\_\_\_\_  
Planner's Printed NameCounty 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).

<b><u>I. AESTHETICS</u></b>	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 highway<sup>1</sup>, 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.

<sup>1</sup> Caltrans. California Scenic Highway Mapping System. Available online at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/). Accessed January 2018.

<b><u>II. AGRICULTURAL RESOURCES</u></b>	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?	☒	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐
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))?	☒	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐	☐
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?	☒	☐	☐	☐

**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.



<b><u>III. AIR QUALITY</u></b>	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.

<b><u>IV. BIOLOGICAL RESOURCES</u></b>	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 Project<sup>2</sup>. 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><b>V. CULTURAL RESOURCES</b></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.

<sup>2</sup> State Water Resources Control Board, Division of Water Rights. Final Environmental Impact Report for Guenoc Water Rights Modificaiton Project. Dated March 2009.

<b><u>VI. ENERGY</u></b>	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.

<b><u>VII. GEOLOGY &amp; SOILS</u></b>	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:				
<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Strong seismic ground shaking?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Seismic-related ground failure, including liquefaction?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Landslides?</li> </ul>	<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.

<b><u>VIII. GREENHOUSE GAS EMISSIONS</u></b>	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.

<b><u>IX. HAZARDS &amp; HAZARDOUS MATERIALS</u></b>	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 site<sup>3</sup>. 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 Committee<sup>4</sup>. 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.

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

<sup>4</sup> 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 map<sup>5</sup>. 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.

<b><u>X. HYDROLOGY &amp; WATER QUALITY</u></b>	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.

<sup>5</sup> 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](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 event<sup>6</sup>. 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.

<b><u>XI. LAND USE &amp; PLANNING</u></b>	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.

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

<b><u>XII. MINERAL RESOURCES</u></b>	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.<sup>7</sup> 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.<sup>8</sup> 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.

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



<b><u>XIII. NOISE</u></b>	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.

<b><u>XIV. POPULATION &amp; HOUSING</u></b>	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.

<b><u>XV. PUBLIC SERVICES</u></b>	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.

<b><u>XVI. RECREATION</u></b>	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.

<b><u>XVII. TRANSPORTATION</u></b>	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.

<b><u>XVIII. TRIBAL CULTURAL RESOURCES</u></b>	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.

<b><u>XIX. UTILITIES &amp; SERVICE SYSTEMS</u></b>	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.

<b><u>XX. WILDFIRE</u></b>	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 2018<sup>9</sup> and a Local Hazard Mitigation Plan Update in February 2018<sup>10</sup>. The Proposed Project, including off-site workforce

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

<sup>10</sup> 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 severity<sup>11</sup> 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.

<b><u>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</u></b>	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.

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