



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

September 26, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST INITIAL STUDY (IS 19-09) ADDENDUM

1. **Project Title:** Scotts Valley Pomo Parcel Map
2. **Permit Numbers:** Parcel Map PM 22-02
Initial Study IS 19-09 Addendum
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter
(707) 263-2221
5. **Project Location(s):** 7130 Red Hills Rd, Kelseyville, CA
APN: 009-021-07.
6. **Project Sponsor's Name/Address:** Thomas Jordan, Tribal Administrator
Scotts Valley Band of Pomo Indians
1005 Parallel Drive
Lakeport, California 95453
7. **General Plan Designation:** Rural Residential and Community Commercial
8. **Zoning:** "RR-CH-SC-DR", Split Zoned: Rural Residential (24.5± ac.); Highway Commercial (10.5± ac.), Scenic Combining District, Design Review Combining District
9. **Environmental Setting/Existing Conditions:** The Project Site was approved for a small biomass facility in year 2020 through file no. UP 19-05. The site is relatively flat to gently sloping, generally following the contours of the grades established by State Route 29 (SR 29) and Red Hills Road. The Site is accessed from Red Hills Road via a private, 22-foot wide paved driveway about located ±900 feet south of the intersection of Red Hills Road and SR 29. The majority of the ±34.58-acre property is occupied by a fallow walnut orchard, comprising approximately 86.18 percent of the land area. Approximately 1.55 acres (4.5 percent) is occupied by Interior Live Oak Woodland and ±1.48 acres (4.28 percent) is occupied by mixed chaparral, comprised primarily of manzanita, madrone, scrub oak, and buck brush. The remaining ±1.75 acres (5.06 percent) is developed with two single-family residences; one travel trailer; a 40-stall, 14,000-square foot (sq. ft.) ADA-compliant chip-sealed parking lot; 180-ft long, 22-ft wide paved driveway through the property; three low-profile street lights adjacent to the internal roadway; a well and pumps; two (2) 2,500-gallon water storage tanks; an accessible public restroom; two septic disposal systems; and two small solar collection grids serving the two residences. In the northeast portion of the property is a fire pit surrounded by a dance circle with dressing rooms and outdoor furniture used for tribal gatherings. The property is surrounded on all sides

by three-foot high chain link fencing. The residential units are rented to tribal members; the parking lot and public restrooms are used by tribal members visiting the property.

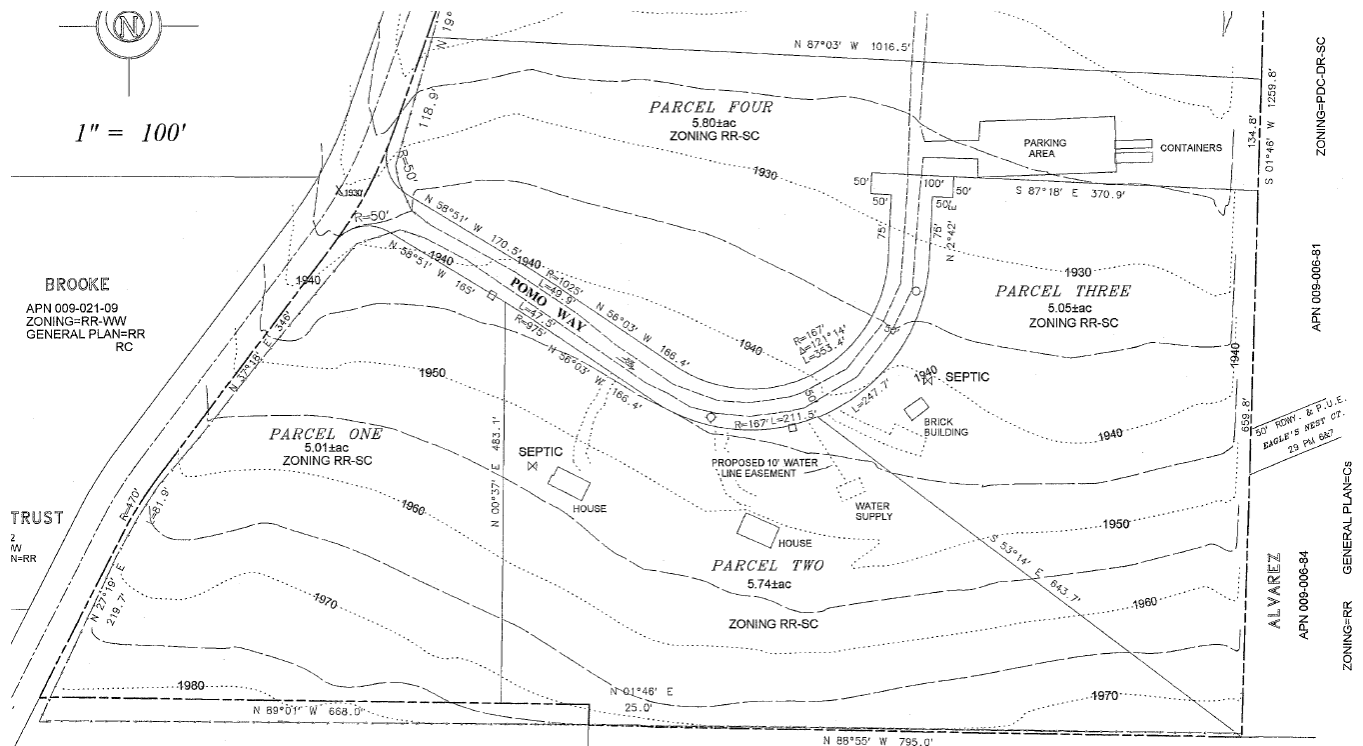
10. Description of Project:

Supervisor District:	District 5
Flood Zone:	X (low risk of flooding)
Slope:	Flat to gently sloping
Fire Hazard Severity Zone:	Moderate and Very High
Earthquake Fault Zone:	None mapped at this location
Dam Failure Inundation Area:	Not within an inundation area
Parcel Size:	Approximately 34.58 acres
Area Plan:	Riviera Area Plan (CH zoned portion); Cobb Area Plan (RR portion)

The applicant is requesting approval of a Parcel Map to allow for the division of the Rural Residentially-zoned portion of the land to create four lots, each being over 5 acres in size, and the remainder lot, which is zoned CH-Highway Commercial.

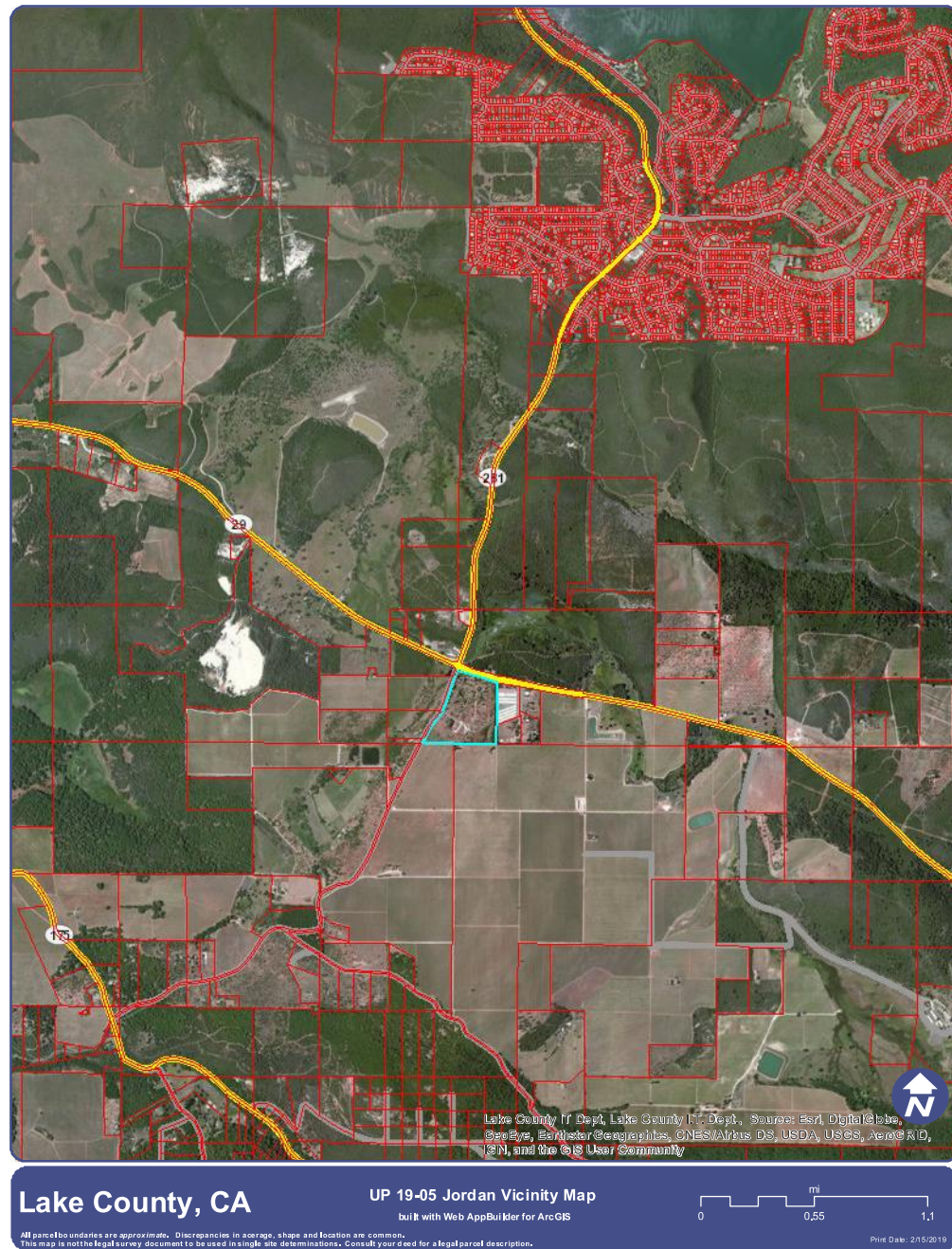
The parcel map will have no impacts on, or conflicts with, the approved major use permit for the biomass facility on this site.

FIGURE 1 – PARTIAL PARCEL MAP



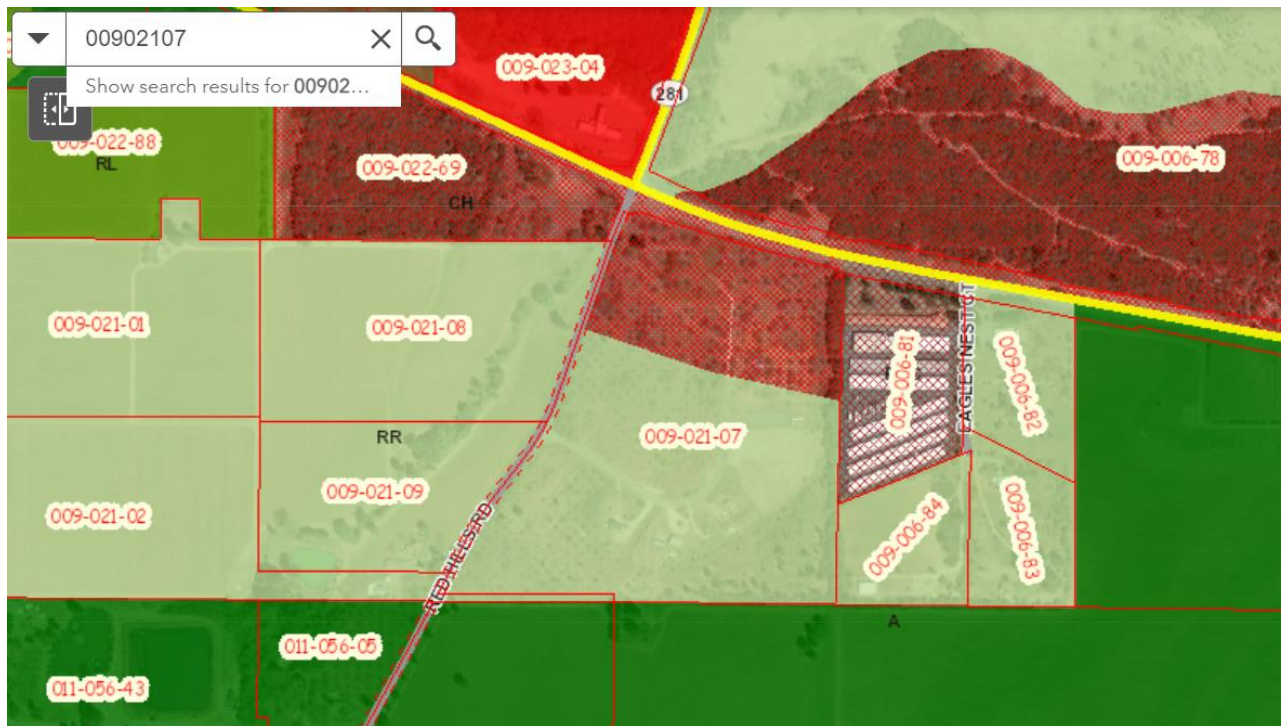
Source: Daniel Martinez, PLS

FIGURE 2 - VICINITY MAP



Source: Lake County GIS Mapping

FIGURE 3 – ZONING MAP OF SITE AND AREA



Source: Lake County GIS Mapping

Surrounding Land Uses and Setting:

- North: Property to the north is zoned Rural Residential (RR), Highway Commercial (CH) and Community Commercial (C2). Parcel sizes are approximately 134 acres and 19 acres. Land uses to the north are commercial, and are located on the north side of SR 29. The primary development is Kit's Corner grocery and gasoline station.
- West: Property to the west is zoned C2 and RR. Parcels are approximately eleven to 18 acres in size. Land uses to the west are predominantly agriculture (vineyards and orchards).
- South: Property to the south consists of parcels 173 and 466 acres in size, zoned Agriculture (A).
- East: Property to the east includes mini storage units on 7.66 acres zoned Planned Development Commercial (PDC), and a 5.43-acre parcel zoned RR.

The nearest off-site residence is situated approximately 800 feet southwest of the Project Site.

11. Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement)

Lake County Air Quality Management District
Lake County Environmental Health
Lake County Community Development Department – Building Division
Lake County Surveyor
Lake County Department of Public Works
Kelseyville Fire Protection District
California Department of Forestry and Fire Protection (CalFire)
Central Valley Regional Water Quality Control Board
State Water Resources Control Board
California Department of Transportation (Caltrans)
California Department of Fish and Wildlife
California Air Resource Control Board

- 12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

The property is owned by the Scotts Valley Band of Pomo Indians, who are the applicants in this matter. The Tribe does not request consultation for this land division. Notification of the project was sent to all other local tribes on September 1, 2022; recipients consisted of the Big Valley Rancheria, Elem Colony, Koi Nation, Middletown Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Cortina Rancheria, and Yocha Dehe, and no comments were received by any other notified Tribe.

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:

Julie Price, Planner/Environmental Specialist, Crawford & Associates, Inc.

Initial Study Addendum Edited By:

Eric Porter, County of Lake



Edit Date: 9-19-2022

SIGNATURE

Mireya Turner, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
Significance Criteria: Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated State scenic highway of County designated scenic area, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.						
Environmental Setting: The 34.58-acre subject parcel is located on the southeast corner of the intersection of SR 29 and Red Hills Road. The CH-zoned portion of the subject parcel is located within a "Scenic" (SC) Combining Overlay District (SC District). The SC District is located along the SR 29 corridor, including a ±400-ft deep section of the subject property adjacent to SR 29; along Soda Bay Road north of its intersection with SR 29; on lands abutting the subject parcel to the south; and on Red Hills Road directly south of the subject parcel (refer to Attachment B-1). The southerly portion of the subject parcel where the Project would be situated is <u>not</u> located within the SC District boundary. SR 29 is a designated state scenic highway. Scenic resources in the general region include Clear Lake, approximately 2.5 miles north of the Site; Mt. Konocti, ±3.25 miles northwest of the Site; and Mount Hanna, ±2.7 miles south of the Site.						
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The Project Site is located in a rural area surrounded by orchards and vineyards. The Site has long-distance views to Mt Konocti (over five miles). Clear Lake is not visible from the Project Site due to distance and topography. No new development is proposed in conjunction with this parcel map application, however the Tribal spokesman has indicated that the lots will be used for dwellings to house Tribal members in the near future. Dwellings are exempt from CEQA evaluation under section 15282(h) – Statutory Exemptions for ADUs, and 15303(a), Categorical Exemptions for single family dwellings.</p> <p>Due to distance and vegetation, any development on the parcels being divided would not be highly visible from SR 29, a highway eligible for scenic designation. The portion of the lot closest to Highway 29 is zoned Highway Commercial; commercially-zoned land is not subject to any restrictions of the CH combining overlay zone. The Rural Residentially-zoned portion of land begins about 485 feet from the edge of Highway 29. The 'reach' of the SC height restrictions is 500 feet, so any development that occurs beyond 500 feet from Highway 29 is not subject to restrictions otherwise associated with a Scenic Combining designation.</p> <p>The proposed Project would not impede views of Mt. Konocti or other scenic vistas. The Project Site is visible from a limited portion of Red Hills Road; however, it is situated in a manner that would not significantly impact the view shed, and is consistent with County and Area Plan policies for preserving scenic resources.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 7, 8
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>The Project Site does not contain any scenic trees, rock outcroppings or historic buildings.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 7, 8

c) In non-urbanized areas, 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). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	<p>The subject property is elevated above surrounding roadways. Red Hills Road in this location is a paved, two-lane, rural road without paved shoulders that does not accommodate pedestrians – motorists are its primary users. Views into the property from Red Hills Road are partially obscured by woody vegetation, including walnut, oak and pine trees.</p> <p>Beginning at the south property line, a row of mostly pine trees grow along the edge of Beckstoffer Vineyards on the east side of Red Hills Road, providing total screening of the Project Site from views from the south. Existing vegetation north and south of the property limit public visibility of the site to a few seconds while driving past the site entrance.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 7, 8
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	<p>No development is associated directly with this land division. It is probable that single family dwellings will be built in the future, however single family dwellings are exempted from CEQA review under CEQA section 15303(a), and Accessory Dwelling Units (ADUs) are Statutorily Exempted from CEQA review under CEQA section 15282(h).</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 7
II. AGRICULTURE AND FORESTRY RESOURCES					
<p>Significance Criteria: The proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p>					
<p>Environmental Setting: The Project Site is assigned two base zoning designations, Rural Residential and Highway Commercial. Approximately 86 percent of the Project Site contains a fallow, dry-farmed walnut orchard. The remainder contains Interior Live Oak Woodland and Mixed Chaparral, residential development and internal roadways serving residential and tribal community uses. According to the Farmland Mapping and Monitoring Program (FMMP) the project site is designated as “Unique Farmland,” defined as “Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.” According to the USDA Soil Survey, the subject property is designated as “Not Prime Farmland.”</p>					
<i>Would the project:</i>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	<p>The Project Site is designated as “Unique Farmland” by the FMMP, having lower quality soils than Prime Farmland and Farmland of Statewide Importance, and as “Not Prime Farmland” by the USDA. The Scotts Valley Band of Pomo Indians (SVBPI) purchased the land 23 years ago, at which time it contained a commercial walnut orchard. SVBPI maintained the walnut grove in its early ownership years, but abandoned that effort due to the age and condition of the trees. The orchard is observed to be in poor condition, as evidenced by the condition of the trees, many of which have died, have broken limbs or are overgrown; and surface soils, which are pocked with gopher holes. Uses immediately surrounding the site to the west and south include vineyards.</p> <p>The already-approved biomass project would convert just under one (1) acre to a non-agricultural use. No development directly related to this parcel map is proposed.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 8, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	<p>The parent parcel is zoned “RR” Rural Residential (the portion being divided), and “CH” Highway Commercial. The site contains an abandoned walnut orchard that is no longer actively farmed, and the property is not encumbered by a Williamson Act contract. Parcels to the south of the Project Site are zoned “A” Agriculture;</p>	1, 2, 3, 4, 5, 8, 9, 10

					however the parcel map is not expected to conflict with the existing agricultural zoning or uses in this vicinity. Less Than Significant Impact	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed Project is not located within or adjacent to forest lands or lands zoned Timberland Production. The parcel map will therefore not conflict with existing timberland zoning or result in the rezoning of forest lands and/or Timberland Production. No Impact	1, 2, 3, 5, 8
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The parcel map land is not located within or adjacent to forest lands, and will therefore not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 5, 8
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The parcel map does not involve changes to the existing environment that would result in the site's conversion to non-agricultural or non-forest use. Less Than Significant Impact	1, 2, 3, 4, 5, 8, 9, 10
III. AIR QUALITY						
Significance Criteria: Where available, 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. The proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of a criteria pollutants for which the Lake County Air Quality Management District (LCAQMD) has non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.						
Environmental Setting: The Project Site is situated at the foot of the northern slope of Mount Hanna, approximately 2.5 miles south of Clear Lake at an elevation of approximately 1,925 feet above MSL. The site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards, and the air is relatively low in pollutants in comparison with much of the state. Automobile emissions are the main contributor to air pollution in Lake County. Other contributors include serpentine soils, residential development (wood burning stoves and the burning of cleared vegetation for subdivision development) and agricultural operations. The Lake County Air Basin lies entirely within the Coast Range Mountains and constitutes one of the major inter-mountain basins of the region. Inversions occur in isolated valleys when warm air prevents the cooler air from rising and dispersing any trapped pollutants. Serpentine soils have not been found within the Riviera and Cobb Community Planning Area.						
<i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	The parcel map would divide land, creating four (4) five+ acre lots. The parcel map would not result in ongoing or temporary emissions that would impact air quality. Site preparations for the biomass facility were evaluated under the 2019 IS / MND and are not under consideration herein. Less Than Significant Impact	1, 2, 3, 4, 5, 8, 11, 12, 13
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	The County of Lake is in attainment of state and federal ambient air quality standards. No Impact	1, 3, 11
c) Expose sensitive receptors to substantial pollutant concentrations?				X	This action is limited to the division of land with no new development proposed that is directly associated with this parcel map. Less Than Significant Impact	1, 2, 3, 4, 5, 8, 11, 12, 13
d) Result in other emissions (such as those leading to odors or				X	This action is limited to the division of land with no new development proposed that is directly associated with this parcel map.	1, 2, 3, 4, 5, 8, 11, 12, 13

dust) adversely affecting a substantial number of people?					Less Than Significant Impact	
IV. BIOLOGICAL RESOURCES						
Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.						
Environmental Setting: The site is located along the Highway 29 corridor in narrow valley terrain between the northeastern toe of the Mayacama Mountains and the southern slope of Mount Konocti. This corridor consists of a series of isolated flats and small basins either drained internally or connected to Thurston Creek, which drains to the isolated basin of Thurston Lake. This property is drained along its eastern edge by an excavated ditch which flows north to SR 29 and then east to an unnamed tributary to Thurston Creek. The property drops approximately 80 feet in elevation from north to south into Hess Flat at an elevation of 1,880 feet mean sea level. Site soils are weathered from obsidian (volcanic) formations, and are deep and well-drained. The majority of the ±34.58-acre property is occupied by a fallow walnut orchard, comprising approximately 86 percent of the land area. Approximately 1.55 acres (4.5 percent) is occupied by Interior Live Oak Woodland located along an ephemeral drainage swale on the eastern edge of the property. The community along the east property line is heavily dominated by interior live oak trees to a height of 50 feet and contains a dense shrub layer. Mixed Chaparral occupies ±1.48 acres (4.28 percent) in the southeastern corner of the property, comprised primarily of common manzanita, ceanothus, interior live oak shrub, poison oak, coyote brush and knobcone pine. The remaining ±1.75 acres (5.06 percent) is developed.						
<i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	<p><i>A Biological Resource Assessment ("Assessment") with Botanical Survey and Delineation of Waters of the U.S.</i>, dated July 1, 2019, was prepared by Northwest Biosurvey for the biomass project.</p> <p>The division of land does not involve any physical changes to the site, which were evaluated under use permit UP 19-05 for the biomass facility. Single family dwellings and ADUs are exempt from CEQA evaluation as stated in a previous section of this evaluation document.</p> <p>No Impact</p>	3, 6, 7, 15
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	<p>According to the Assessment, the Project Site does not contain perennial streams or ponded water of any type. Delineated aquatic resources consisted of 0.136 acres (5,924 sq. ft.) of intermittent stream channel located in the southeast corner and continuing north along the east boundary of the subject parcel. The division of land proposed will not impact any riparian or other sensitive natural community was identified in the project area.</p> <p>No Impact</p>	3, 6, 7, 15
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	<p>According to the Assessment, a wetland delineation was conducted in accordance with the U.S. Army Corps of Engineers Wetlands Delineation Manual: Arid West Region (2008) to determine the extent of possible waters of the U.S. Delineation fieldwork was completed on April 10, 2019. Waters of the U.S. within the subject property were determined to consist of intermittent stream channels and ephemeral drainages.</p> <p>No potential wetland resources were found, and no site disturbance is proposed with this parcel map.</p> <p>No Impact</p>	3, 6, 7, 15
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife				X	<p>According to the Assessment, there is no habitat on the site that would support resident or migratory fish. New construction does not include impediments to wildlife corridors. There are no native wildlife nursery sites on the subject property, and no site disturbance is proposed in conjunction with this division of land.</p> <p>No Impact</p>	3, 6, 7, 15

corridors, or impede the use of native wildlife nursery sites?						
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The proposed land division would not conflict with local policies, such as those identified in the Cobb Mountain Area Plan or Chapter 9.1 of the General Plan [Biological Resources]. No Impact	1, 2, 3
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	There are no adopted habitat conservation plans on the site. No special conservation plans have been adopted for the subject parcel. No Impact	1, 2, 3
V. CULTURAL RESOURCES						
Significance Criteria: The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.						
Environmental Setting: The Project Site lies at the foot of Mount Hanna, approximately 2.5 miles south of Clear Lake. Approximately 86 percent of the subject property is comprised of a fallow walnut orchard. The proposed Project Site is located within the existing orchard. There are no perennial watercourses or springs on the subject property. A blanket of shattered obsidian is prevalent on the property.						
<i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X	Comments received in 2019 for the biomass project from the Northwest Information Center (NWIC) indicate that archaeological resources surveys were conducted of the entire property in 2003 and 2006 and no archaeological resources were identified. No site disturbance is proposed with this division of land. Future development of these lots may occur at a later date, and would be limited to single family dwellings and ADUs, both of which are exempt from CEQA evaluation under sections 15282(h) and 15303(a). Less Than Significant Impact	1, 2, 3, 4, 5, 15, 16
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?				X	According to the applicant, <i>"SVBPI is not aware of any flatland or lowland sites in Lake County that could not be a possible archaeological site given the existence of Native Americans in the area since 12,000 B.CE. A blanket of shattered obsidian is prevalent on the property, which is a minor indication that obsidian may have been mined at some point in time. However, during its years of ownership, SVBPI's certified cultural monitors have surveyed the property for archaeological evidence. To date no such evidence has been found. Nevertheless, SVBPI will retain one or more of its cultural monitors, as needed, during the project's site preparation and construction phases (of the biomass facility)."</i> No impacts to known archaeological resources are anticipated as a result of the Project. Less Than Significant Impact	1, 2, 3, 5, 6, 16, 17
c) Disturb any human remains, including those interred outside of formal cemeteries?				X	No ground disturbance is proposed with this land division. Some site development will probably occur in the future in order to provide housing for tribal members, however immediate development of the site is not under consideration at this time. Less Than Significant Impact	1, 2, 3, 5, 6, 16, 17
VI. ENERGY						
Significance Criteria: The proposed Project would significantly impact energy if construction of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.						

Environmental Setting: The proposed Project Site is located on less than one-acre within a 35.58-acre parcel at the foot of Mount Hanna. The subject property consists of a fallow walnut orchard and single-family residential development surrounded predominantly by agricultural uses.					
<i>Would the project:</i>					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	<p>The parcel map will divide the parent parcel into four 5+ acre lots and one 12 acre remainder parcel. The site is served by 'on grid' power, and there are no grid capacity issues at this location at present time. Future development of the undeveloped lots would likely involve three additional dwellings, with each dwelling requiring a 200 amp power service, and potentially three additional ADU's, with each ADU requiring a 200 amp service, and 3 JADUs, which do not require additional power as they are served by the primary dwelling.</p> <p>Since the land is not held in Federal Trust, California Building Codes apply, including a requirement for solar energy for each dwelling. This will somewhat offset the power demand for any future development.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>No new development is proposed with the land division. The parcel map would not conflict with or obstruct a state or local renewable energy plan, nor would it conflict with goals and policies of the General Plan [Section 9.5, Energy Resources].</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6
VII. GEOLOGY AND SOILS					
Significance Criteria: The proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.					
Environmental Setting: The subject parcel is located within the Clear Lake volcanic field, and characterized by gentle slopes. The majority of the soils underlying the area are comprised of young pyroclastic deposits from the Holocene (8,000 years ago to present) and Pleistocene (1.8 million to 8,000 years ago) epochs. These are described as well-bedded ash and tuff, with abundant blocks and bombs that weather to a dark orange color. The subject property contains a single soil type, Glenview-Arrowhead complex, 5-15% slopes, weathered from obsidian formations. This unit is on volcanic hills. Native vegetation is mainly brush with scattered conifers. The unit contains about 60% Glenview very gravelly loam and 20% Arrowhead extremely gravelly sandy loam. The Glenview soil is very deep and well drained. It formed in material weathered from obsidian. Permeability is moderately slow and runoff is medium. The Arrowhead soil is moderately deep and well drained, and formed in material weathered from obsidian. Permeability is slow and runoff is medium. The hazard of erosion is moderate for both soils.					
<i>Would the project:</i>					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X	<p><u>(a)(i)</u> The Project Site is not located within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The nearest fault zones are approximately 0.8 miles east and one mile south of the Project Site. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><u>(a)(ii) and (a)(iii)</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.</p> <p><u>(a)(iv)</u> According to the U.S. Landslide Inventory provided by the USGS Landslide Hazard Program, there are no mapped landslides on or in the vicinity of the Project Site.</p> <p>The Project is not expected to cause potential substantial adverse effects due to seismic activity or landslides.</p> <p>Less Than Significant Impact</p>	4, 8, 16, 17, 18, 19

b) Result in substantial soil erosion or the loss of topsoil?				X	The project is the division of land with no new development proposed that is directly associated with the land division. Future development will likely be limited to single family dwellings and ADUs based on staff conversations with the Tribe, however the timing of any new dwellings is unknown at this time. No Impact	1, 2, 3, 4, 5, 8, 18, 20
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	The property is not identified as containing landslides or other unstable geologic conditions other than a moderate erosion hazard. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the Project. Less Than Significant Impact	4, 8, 16, 17, 18, 19
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?				X	According to the USDA Soil Survey, the shrink-swell potential for the project area soil type is moderate, and is not considered to be expansive. The parcel map / division of land would therefore not increase risks to life or property as a result of expansive soil. Less Than Significant Impact	1, 2, 3, 4, 5, 8, 18, 20
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	Two of the proposed lots are served by existing onsite septic systems. The proposed Project does not require or include expansion of these systems until residential development occurs on the two unbuilt lots. Less Than Significant Impact	4
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	The Project Site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated. Less Than Significant Impact	1, 3, 4, 5, 8, 12, 16, 18, 19

VIII. GREENHOUSE GAS EMISSIONS

Significance Criteria: The proposed Project would significantly impact greenhouse gas (GHG) emissions if it were to generate substantial GHG emissions exceeding the CEQA thresholds of significance adopted by the Lake County Air Quality Management District (LCAQMD) or conflict with an adopted plan, policy or regulation intended to reduce greenhouse gas emissions.

Environmental Setting: Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	The division of land will not generate any greenhouse gas emissions. No Impact	1, 2, 3, 5, 6, 12
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	The parcel map will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. No Impact	1, 2, 3, 5, 6, 12

IX. HAZARDS AND HAZARDOUS MATERIALS

Significance Criteria: The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

Environmental Setting: The Project Site is located approximately five miles southeast of Kelseyville town center, on a 34.58-acre property occupied predominantly by a fallow walnut orchard. The subject property is also occupied by two single-family residences and a travel trailer. The fire hazard rating for the majority of the subject parcel, including the Project Site, is moderate. The very north portion of the parcel adjacent to SR 29 has a fire hazard rating of very high. The nearest receptors are the two on-site residences and travel trailer, located 200 to 300 feet south-southeast of the Project Site.						
<i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		<p>This action is limited to creating new lot lines. Future residential development may occur at a later date, however residential development is exempted from CEQA review under CEQA Categorical Exemption section 15303(a) for single family dwellings, and under Statutory Exemption 15282(h) which applies to ADUs.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 23, 24, 25
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>The Project is limited to dividing land with no immediate improvements proposed resulting from this land division. Future development of some of these four lots with single family dwellings and ADUs is possible but the timing of future development is not immediately known.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 23, 24, 25
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		<p>The nearest school is located over two miles from the subject site.</p> <p>No Impact</p>	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		<p>The Project Site is not listed in any of the toxic site databases as a site containing hazardous materials.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6, 23, 24, 25, 26
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?			X		<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. The nearest airport is Lampson Field approximately 9.5 miles northwest of the Project Site.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6, 27
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		<p>The land division shows a shared access internal to the lots. This access is a 22' wide paved interior driveway that meets Public Resource Code (PRC) sections 4290 and 4291 interior driveway / roadway standards for width, slope, overhead clearance, and all other aspects of compliance with PRC 4290 and 4291.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 23
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		<p>The Project Site is situated in a moderate and high fire hazard severity zone. The division of land would neither increase nor decrease the fire risk associated with this property, since no development, including fuel reduction, is proposed at present.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 23, 28, 29

X. HYDROLOGY AND WATER QUALITY

Significance Criteria: The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

Environmental Setting: The Project Site is located along the Highway 29 corridor in narrow valley terrain between the northeastern toe of the Mayacamas Mountains and the southern slope of Mount Konocti. This corridor consists of a series of isolated flats and small basins either drained internally or connected to Thurston Creek, which drains to the isolated basin of Thurston Lake. The property is drained along its eastern edge by an excavated ditch which flows north to SR 29 and then east to an unnamed tributary to Thurston Creek. The property drops approximately 80 feet in elevation from north to south into Hess Flat at an elevation of 1,880 feet msl. The Project Site does not contain perennial streams or ponded water of any type. Delineated aquatic resources consist of 0.136 acres of intermittent stream channel located in the southeast corner and continuing north along the east boundary of the subject parcel. The Project Site would be located over 350 feet from this drainage channel. A small drainage swale is located over 100 feet from the eastern edge of the proposed storage area.

Would the Project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	<p>This land division is not associated with any immediate site disturbance, and no mitigation measures regarding hydrology are needed to divide this property as proposed. In the event of future single family dwellings being built on any newly created lot, drainage will be evaluated during the building permit review process. None of the lots are within a flood plain, and each lot is over 5 acres in size, allowing plenty of area for on-site water permeability to occur.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	<p>The project is the division of land with no immediate development proposed. The four lots are on a shared well that generates between 10 and 12 gallons per minute. There are two existing 2,500 gallon water storage tanks on site, and the Tribe is in the process of obtaining a grant for an additional four (4) 5,000 gallon water tanks.</p> <p>A typical dwelling unit uses about 3,000 gallons of water per month. Assuming three dwellings on each of the four lots (one primary dwelling and two ADUs), the total monthly water demand would be up to 36,000 gallons. An aquifer adequacy analysis was not undertaken for the biomass project, so the extent of the aquifer and its recharge rate during drought and non-drought years is not known.</p> <p>The two 2,500 gallon water tanks each take about 8.33 hours to fill up based on a well output of <u>5 gallons per minute</u>. The additional 5,000 gallon water tanks, if obtained by the Tribe, will each take about 16.6 hours to fill based on output of 5 gallons per minute or about half as much as the well test yielded.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 30, 31
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 surfaces, in a manner that would: <ul style="list-style-type: none"> i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or 			X	<p>The 34.58-acre Project Site is predominantly fallow orchard, with ±5.06 acres occupied by residential development, roads and a parking lot. The disturbed acreage comprises about 7.5 acres of area. Drainage was evaluated during the 2019 / 2020 review of use permit UP 19-05. No alterations of any stream or watercourse is needed for this land division.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 7, 15, 18, 29, 32

provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The Project Site is not located in an area of potential inundation by seiche or tsunami. The subject parcel is not located within a flood hazard zone. Therefore, there is no risk of release of pollutants due to inundation. No Impact	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The proposed Project would not conflict with or obstruct water quality or management plans. No Impact	1, 2, 3, 5, 6, 29
XI. LAND USE AND PLANNING						
Significance Criteria: The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.						
Environmental Setting: The Project Site is located within the unincorporated County of Lake, within the Cobb and Riviera Area Plan boundary. The northern 10.5± acres of the subject parcel has a General Plan Land Use Designation of Community Commercial, and is zoned “CH” Commercial Highway, and is within the “DR” - Design Review Combining Overlay District and the “SC” - Scenic Combining District Overlay District. The southern 24.5± acres of the parcel, which includes the Project Site, has a General Plan Land Designation of Rural Residential and is zoned Rural Residential. The parcel is surrounded by commercial uses to the north and east, and agricultural uses to the west, east, and south. The proposed Project Site within the subject acreage is surrounded by agricultural and residential uses.						
<i>Would the project:</i>						
a) Physically divide an established community?				X	The Project Site is located on approximately 34.58-acre parcel in a rural area of Lake County. The proposed Project would not physically divide an established community. No Impact	1, 2, 3, 5, 6
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?				X	This proposed Project is consistent with the Lake County General Plan, Cobb and Riviera Area Plan, and Lake County Zoning Ordinance. Pursuant to Articles 8 and 16 in the Lake County Zoning Ordinance, the land division proposed meets the minimum sizes for lots in the RR (and the CH) zoning district. No Impact	1, 2, 3, 5, 6
XII. MINERAL RESOURCES						
Significance Criteria: Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.						
Environmental Setting: The Project Site is not located within an area identified by the State or County as regionally significant for containing mineral resources.						
<i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify the subject property as being located within a Quarry Resource Area. There are no regionally significant mineral resources identified within the Project area. No loss of a known mineral resource of value to the region or the state would result from the proposed Project. No impact	1, 3, 31, 32
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The subject property is not designated as being a locally important mineral resource recovery site in the County of Lake’s General Plan, the Cobb and Riviera Area Plan or the Lake County ARMP. There are no existing quarries on the Project Site. The Project does not involve the extraction of mineral resources; therefore the Project would not result in the loss of availability of valuable or locally important mineral resources.	1, 3, 31, 32

					No impact	
XIII. NOISE						
Significance Criteria: The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive groundborne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.						
Environmental Setting: The Project Site is located adjacent to a two-lane rural County road, and within an area dominated by agricultural uses. The area is exposed to the typical background noise associated with these activities, such as light vehicle traffic, human voices, and farm vehicles and equipment. Background noise is also provided by SR 29 to the north. The nearest residential receptors are two single-family residences and a travel trailer located on the subject property approximately 200 to 300 feet south-southeast of the proposed Project site. The nearest off-site single-family residence is located approximately 800 feet southwest of the edge of the property boundary. The Noise Element of the Lake County General Plan and Section 41.11 of the Lake County Zoning Ordinance protects residential areas and other noise-sensitive uses from excessive noise by implementing noise standards.						
<i>Would the project result in:</i>						
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?				X	Noise impacts associated with the biomass project were assessed in the 2019 Initial Study. This Addendum is limited to the division of land. Land divisions do not generate noise. No Impact	1, 2, 3, 4, 5
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	No noise generation is associated with the division of land. No Impact	1, 2, 3, 4, 5
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The proposed Project is not located within an airport land use plan or within two miles of a public airport. No Impact	1, 3
XIV. POPULATION AND HOUSING						
Significance Criteria: The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.						
Environmental Setting: The subject property is located in an established agricultural area with low residential density.						
<i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The Project does not involve site development that would induce population growth. The project has the potential of creating buildable lots for up to twelve (12) houses upon buildout, however no development plans have been submitted. Less Than Significant Impact	1, 2, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing will be displaced as a result of the project. No Impact	1, 2, 4, 5
XV. PUBLIC SERVICES						
Significance Criteria: The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.						
Environmental Setting: The subject property is served by the Lake County Sheriff Department, the Kelseyville Fire Protection District, and is located within the Kelseyville Unified School District.						
<i>Would the project:</i>						

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X	The land division is not associated with any site disturbance as no site improvements are proposed. No Impact	1, 2, 3, 4, 5
XVI. RECREATION					
Significance Criteria: Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.					
Environmental Setting: The only park within the Riviera planning area is Clear Lake State Park, located nearly seven miles northwest of the Project Site. The nearest public parks are Kelseyville Park and Pioneer Park, located over five miles northwest of the Project Site. Boggs Mountain State Park is located approximately seven miles southeast of the Project Site.					
<i>Would the project:</i>					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	This land division is required to pay Quimby park fees, which are required for non-commercial land divisions and which help fund park acquisition and improvements. Less Than Significant Impact	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	The land division is required to pay Quimby park fees, which are required for non-commercial land divisions. Less Than Significant Impact	1, 2, 3, 4, 5
XVII. TRANSPORTATION					
Significance Criteria: Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b) which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.					
Environmental Setting: The Project Site is located in a low density residential and agricultural region of the Rivas and Cobb Mountain planning areas. The Project Site is situated on private land, accessed via a private driveway accessed from Red Hills Road, a two-lane, a rural County-maintained road. The private driveway is shared by two residences and provides access to the Tribe's community gathering areas and parking lot in the northeast portion of the property. Red Hills Road connects SR 29 to the north of the Project Site and SR 175 to the southwest, and has no sidewalks, bicycle or pedestrian lanes. The nearest school is over five miles from the Site. The subject property is located adjacent to the proposed Lake 29 Expressway Project, which would widen eight miles of SR 29 between Kelseyville and Lower Lake to four lanes to improve safety and increase capacity for trucks and commercial traffic. The highway project would be developed by Caltrans in the next few years, beginning with the segment that includes the intersection of SR 29 and Red Hills Road.					
<i>Would the project:</i>					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	The site is accessible from Red Hills Road, with an internal driveway located approximately 900 feet from SR 29, a principal east-west commercial route through Lake County. There are no bicycle or pedestrian facilities in the vicinity of the site. No traffic impacts are expected to result directly from this land division, since no construction is occurring related to the land division.	1-5, 33-38

					The Tribe has improved the interior driveway to meet PRC 4290 and 4291 (CalFire) driveway standards for a two-way commercial driveway. Less Than Significant Impact	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X	CEQA section 15064.3 applies to transportation projects. This action is not a transportation project under this CEQA designation. No Impact	1-5, 33-38
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	No construction is associated with this land division, and no public road improvements to Red Hills Road or Highway 29 are necessary. No Impact	4, 5
d) Result in inadequate emergency access?			X		The interior driveway meets PRC 4290 and 4291 driveway standards. Less Than Significant Impact	4, 5, 24

XVIII. TRIBAL CULTURAL RESOURCES

Significance Criteria: An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Assembly Bill (AB) 52 was signed into law on September 25, 2014, requiring lead agencies to evaluate a project's potential to impact tribal cultural resources and establishes a consultation process for California Native American Tribes as part of CEQA. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." The consultation process must be completed before a CEQA document can be certified.

Environmental Setting: The Project Site lies at the foot of Mount Hanna, approximately 2.5 miles south of Clear Lake. Approximately 86 percent of the subject property is comprised of a fallow walnut orchard. The proposed Project Site is located within the existing orchard. There are no perennial watercourses or springs on the subject property. A blanket of shattered obsidian is prevalent on the property.

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), or			X		According to the Sonoma State data base, the site is not eligible for listing in the California Register of Historical Resources, and is not likely to have sensitive tribal resources on it. No land disturbance is associated with the land division, and future site disturbance is limited to new dwellings, which are exempt under CEQA sections 15062(h) and 15303(a). Less Than Significant Impact	1, 2, 4, 5, 15, 16
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		The site is owned by the Scotts Valley Pomo Tribe, who have ancestral interest in land in this area. The data obtained for the 2019 CEQA evaluation indicates that it is unlikely that any archaeologically sensitive relics, artifacts or remains on the site. In the event that any are discovered, they will be discovered by the Tribe, who has the ability to re-inter any findings of significance. In the unlikely event that human remains are found, the Tribe is required to notify the archaeologist, the County Sheriff, and the Community Development Department; these are standard conditions of approval for all projects in Lake County that require earth movement, although no construction is occurring as the direct result of this parcel map. Less Than Significant Impact	1, 2, 3, 5, 6, 15, 16

XIX. UTILITIES AND SERVICE SYSTEMS

Significance Criteria: Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

Environmental Setting: The Project Site consists of a portion of a fallow walnut orchard situated on the east side of Red Hills Road, approximately 1,000 feet south of its intersection with SR 29. The Site contains two single-family residences, a travel trailer and a “public” restroom used by tribal members during ceremonial gatherings. These units are served by an on-site well with (2) 2,000-gallon storage tanks and an on-site septic disposal system. Electricity is provided by PG&E and trash collection is provided by the local waste hauler. The residences are also supplied with telecommunications services. There is no storm drain system; stormwater infiltrates into well-drained site soils.

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	No site disturbance will occur with this land division. Future development on the land being divided will likely be limited to single family dwellings, although no development proposals accompanied the land division application materials. Less Than Significant Impact	1, 2, 3, 5, 6
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	The four lots will rely on a shared well. Minimal data on this well was submitted with the land division application; the well has output ranging from 3 to 10 gallons per minute. The Tribe is in the process of obtaining a grant to purchase four (4) 5,000 gallon water tanks. This will put the total on-site water storage capacity at 25,000 gallons, assuming the tanks can be purchased. Less Than Significant Impact	4
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	The lots will rely on private on-site septic systems. Each lot is large enough (over 5 acres) for new septic systems to be added as needed in the future. Less Than Significant Impact	4, 23
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?			X	The sites will be served by the Eastlake Refuge facility in Clearlake that is owned and operated by Lake County. The Director of this facility has indicated that there is capacity for four more years of refuge collection, and that there is room for the facility to expand in the future. Less Than Significant Impact	1, 2, 4, 5, 39, 40
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	This will be evaluated during building permit review for any future development that occurs on the site. Less Than Significant Impact	1, 2, 3, 5, 23, 39, 40

XX. WILDFIRE

Significance Criteria: Impacts to wildfire would be less than significant with the incorporated mitigation measures as the project is located within the State Responsibility Area (SRA). Additionally, the applicant shall adhere to all Federal, State and local agency requirements, and may substantially impair an emergency response plan; exposed project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

Environmental Setting: The Project Site is located approximately five miles southeast of Kelseyville town center, on a 34.58-acre property occupied predominantly by a fallow walnut orchard. The fire hazard rating for the majority of the subject parcel, including the Project Site, is moderate. The very north portion of the parcel adjacent to SR 29 has a fire hazard rating of very high. The Project Site is located within the State Responsibility Area (SRA) zone. The nearest receptors are the two on-site residences and a travel trailer, located 200 to 300 feet south-southeast of the Project Site.						
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	No road impacts are proposed or needed. The interior driveway already meets PRC 4290 and 4291 driveway standards. There will be no impacts to existing evacuation routes resulting from this land division that are required. Less Than Significant Impact	1, 2, 3, 5, 6, 23, 25, 28, 29	
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 a wildfire?			X	Dividing land does not exacerbate fire risk. Future development on the lots will be limited to those uses allowed in the Rural Residential zoning district. The Tribe has indicated that development will be limited to dwellings at a later date. All dwellings are required to have sprinkler systems installed, and the property is located in relatively close proximity to the Kelseyville Fire Station, Riviera Division. Less Than Significant Impact	1, 2, 3, 5, 6, 23, 25, 28, 29	
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?			X	No new infrastructure is proposed or needed at this time. Less Than Significant Impact	1, 2, 3, 5, 6	
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?			X	The site is relatively flat and is not within a flood zone. It is unlikely that terrain-based hazards will result in damage to the property in the future given the slope and location along Highway 29 and Red Hills Road, which will serve as evacuation routes if needed. Less Than Significant Impact	1, 2, 3, 5, 6, 21, 23, 32	
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially 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?			X	The Project proposes to divide a 34-acre split-zoned lot into four 5 acre Rural Residentially-zoned lots with a 12 acre Highway Commercially-zoned remainder lot. No construction is associated with this land division. A 2019 biological resource assessment encountered no special status plant species or wildlife habitat within the property. There are no Waters of the U.S. or fish-bearing streams on the property. There are no historic or known cultural resources on the property. This land division has some potential to impact Cultural / Tribal and Transportation categories, however these potential impacts can be mitigated through specific mitigation measures. Less Than Significant Impact	ALL	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		The proposed land division has some potential to significantly impact several of the CEQA categories that the local jurisdiction is required to evaluate. Impacts can be mitigated to Less Than Significant Levels with mitigation measures added. Less Than Significant with Mitigation Measures Added	ALL	

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			<p>The proposed land division has some potential to significantly impact several of the CEQA categories that the local jurisdiction is required to evaluate. Impacts can be mitigated to Less Than Significant Levels with these mitigation measures added.</p> <p>Less Than Significant with Mitigation Measures Added</p>	ALL
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* Impact Categories defined by CEQA

****Source List (listed in the order in which they appear)**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Riviera and Cobb Area Plan
4. County of Lake Major Use Permit Application and Supplemental Materials
5. Site Visit, September 23, 2019 and September 5, 2022.
6. Scenic Combining Overlay District Map
7. California Streets and Highways Code, Section 263.3,
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=SHC&division=1.&title=&part=&chapter=2.&article=2.5.
8. Lake County GIS Portal
9. <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx>
10. Important Farmland Map, <https://maps.conservation.ca.gov/agriculture/>
11. Lake County Air Quality Management District, www.lcaqmd.net
12. Ultramafic, Ultrabasic, Serpentine Rock and Soils of Lake County Map, undated.
13. Lake County Air Quality Management District Memorandum, dated March 8, 2019.
14. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S., prepared by Northwest Biosurvey, July 1, 2019.
15. Northwest Information Center Letter, File No. 18-1569, February 22, 2019
16. PM 22-02 and UP 19-05, IS 19-09, Attachment 4, Archaeological Reassessment, provided by Northwest Information Center, Sonoma State University, Rohnert Park, CA, undated.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County,
<https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>
19. U.S.D.A. Lake County Soil Survey
20. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
21. Lake County Grading Ordinance, adopted 2007
22. Lake County/City Area Planning Council,
<https://www.calcog.org/index.php?src=directory&view=members&srctype=detail&back=members&refno=32>
23. Lake County Division of Environmental Health Memorandum, March 13, 2019
24. 2018 Lake County Emergency Operations Plan, Office of Emergency Services, May 1, 2018
25. Lake County Local Hazard Mitigation Plan Update, January 2018
26. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
27. Kelseyville Fire Protection District
28. Lake County Airport Land Use Compatibility Plan, adopted 1992
29. California State Water Resources Control Board Storm Water Program,
https://www.waterboards.ca.gov/water_issues/programs/stormwater/
30. Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region Fifth Edition, May 2019
31. Lake County Aggregate Resource Management Plan
32. California Geologic Survey Information Warehouse: Mineral Land Classification,
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
33. 2018 Regional Transportation Improvement Program, Lake County/City Area Planning Council, adopted November 8, 2017
34. 2017 Lake County Regional Transportation Plan Final, Dow & Associates, February 14, 2018
35. Active Transportation Plan for Lake County, Lake County/City Area Planning Council, December 2016

36. 2011 Lake County Regional Transportation Bikeway Plan, Lake County/City Area Planning Council, adopted August 10, 2011
37. Lake County 2030 Regional Blueprint, October 2010.
38. California Department of Transportation (CALTRANS)
39. Lake County Record Bee, “4-Lane Construction on HWY 29 to Begin 2019,” August 23, 2018.
40. CalRecycle Solid Waste Information System
<https://www2.calrecycle.ca.gov/SWFacilities/Directory/17-AA-0001/Detail/>
41. California Code of Regulations, <https://govt.westlaw.com/>