



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

August 9, 2020

California Environmental Quality Act

INITIAL STUDY 19-66

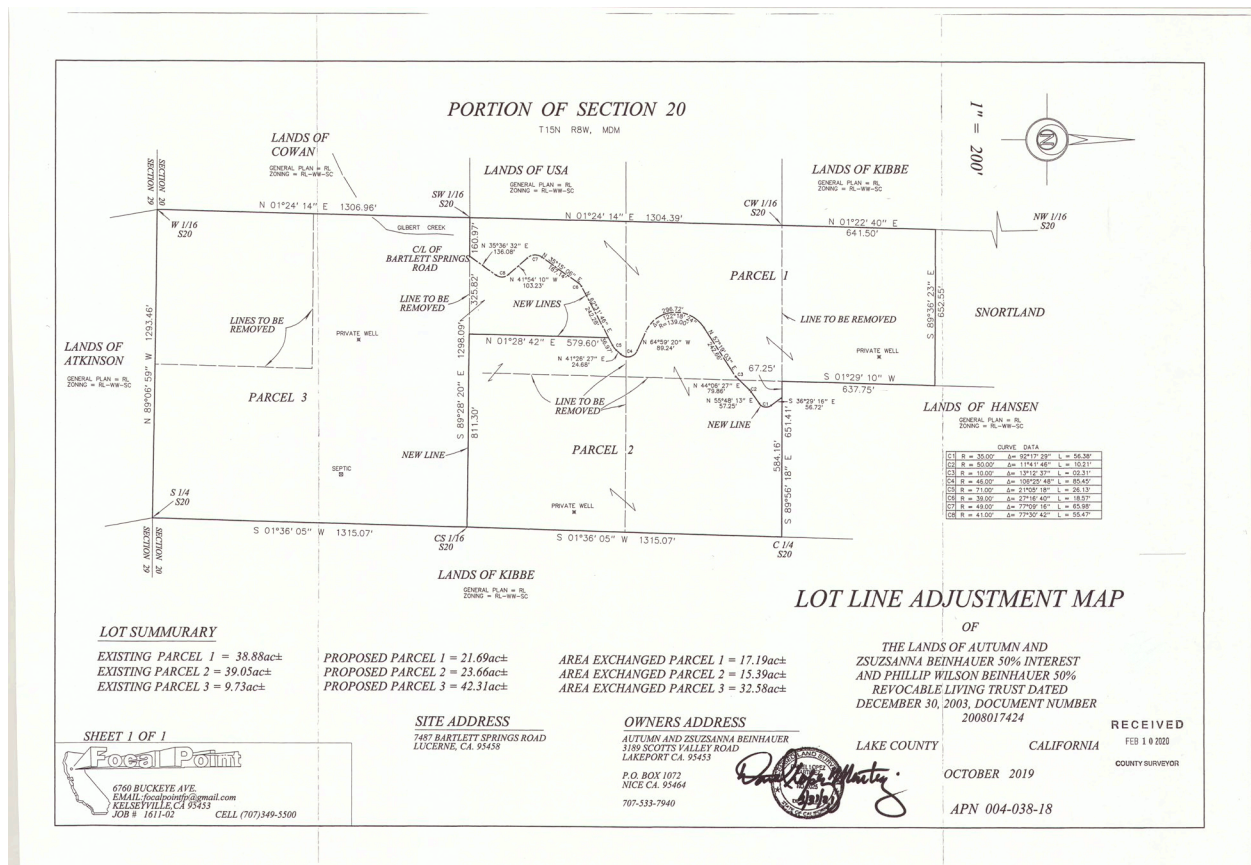
ENVIRONMENTAL CHECKLIST FORM

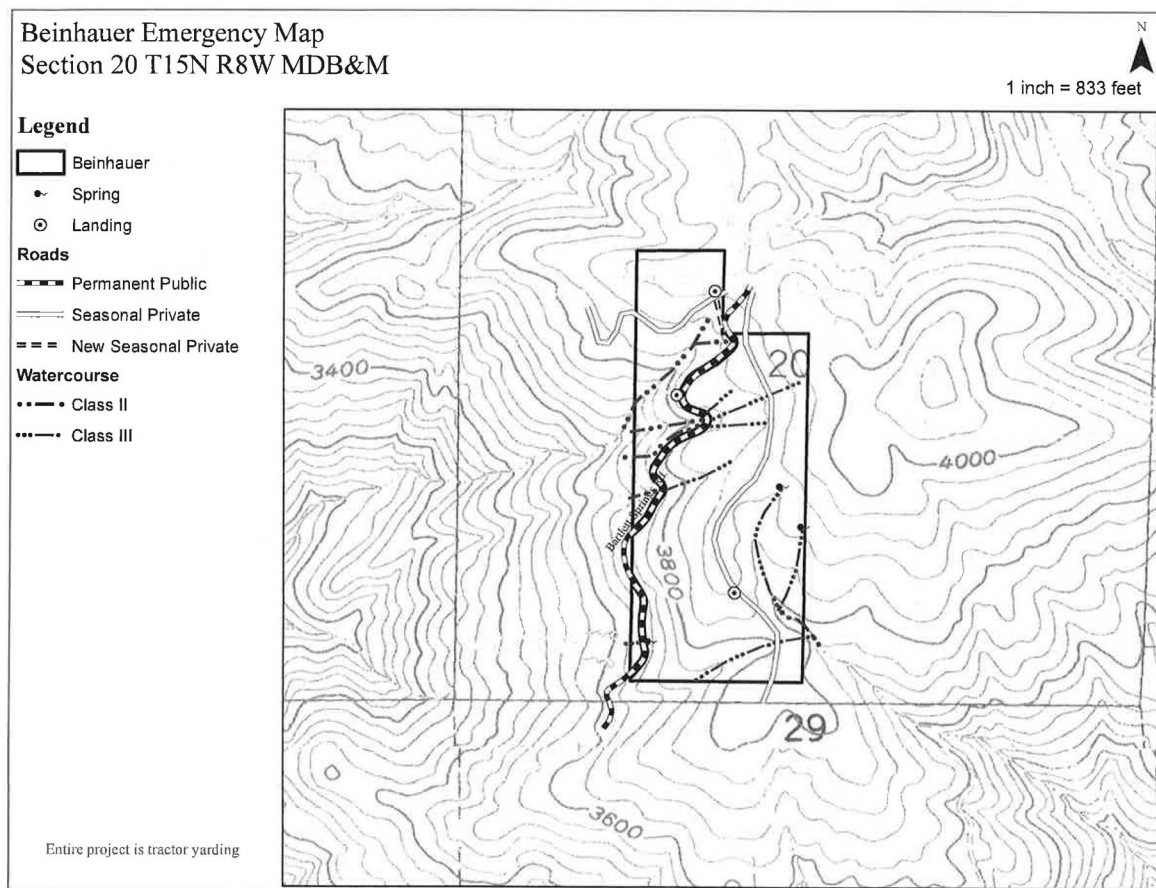
1. **Project Title:** Beinhauer Lot Line Adjustment, LLA 19-11
2. **Permit Number:** IS19-66; LLA 19-11
3. **Lead Agency Name and Address:** County of Lake
Community Development Department, Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person and Phone Number:** Victoria Kim, Assistant Planner (707) 263-2221
5. **Project Location:** 7487 Barlett Spring Road, Lucerne, CA 95464
APN 004-038-18
6. **Project Sponsor's Name and Address:** Autumn and Zsuzsanna Beinhauer
PO Box 1072
Nice, CA 95464
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL - WW - SC" Rural Land -Waterway – Scenic Combining (High Valley Road)
9. **Supervisor District:** District Three (3)
10. **Flood Zone:** Not in a special flood hazard area
11. **Slope:** Varies from unstable to generally stable; 26.6 percent slope
12. **Fire Hazard Severity Zone:** SRA (CalFire); Very High
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel(s) Size:** \pm 21.69 Acres; \pm 23.66 Acres; \pm 42.31 Acres
16. **Previous Permits:** Certificates of Compliance, CC 11-08, CC 11-07 and CC 11-09

17. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The project would include a lot line adjustment transferring approximately 17.19 acres and 15.39 acres among three (3) legal parcels with an assessor parcel number, 004-038-18. The lot line adjustment would include the configuration of three lots within one parcel as follow: ± 21.69 acres, ± 23.66 acres, and ± 42.31 acres, in total ± 84.80 acres in size. Northwest Biosurvey states that the lot line adjustment is unlikely to result in adverse biological impacts pursuant to CEQA Section 15061(b) (3). The average slope in the areas is greater than 20% and there are existing Class I and II watercourses throughout the site. Any future discretionary permits other than the lot line adjustment (LLA 19-11) will require additional review and a biological assessment to complement the CEQA requirements.

The project area contains evidence of the 2018 Mendocino Complex Fire and 1996 Fork Fire. The property owner cleared fire damage and pushed the burned trees including burned bushes within archaeological sites, where obsidian flake and tool scatter. The area contains approximately 86 acres of valley oak woodland habitat disturbed by wildfire and fire debris cleanup. The primary vegetation and habitat on site are plantation ponderosa pine, black oaks, live oaks, oak manzanita, and grasses in open area of the property. The soil is moderately deep to deep (average 26.6 percent slope) and is well drained. Soil family is Nuens-Sanhedrin-Speaker gravelly loams and approximately 35% Nuens gravelly loan, 30% Sanhedrin gravelly loan and 20% Speaker gravelly loan.





18. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

The property is zoned "RL - WW - SC" Rural Land -Waterway - Scenic Combining District. Surrounding land uses include Rural Lands and Open Spaces undeveloped and undisturbed.

- North: Parcel to the North are zoned "RL" Rural Land and "SC" Scenic Combining District. The parcels range in size from approximately ten (10) acres to greater than seventeen (17) acres in size.
- South: Parcels to the south are zoned "RL" Rural Land, "WW" Waterway and "SC" Scenic Combining Districts. The parcels range in size from approximately 37.52 acres in size.
- West: Parcels to the west are zoned "RL" Rural Lands, "SC" Scenic Combining, and "O" Open Space, "WW" Waterway Combining Districts. The parcels range in size from approximately 38.33 acres to greater than 303 acres in size.
- East: A Parcel to the east is zoned "RL" Rural Land, "WW" Waterway and "SC" Scenic Combining Districts. The parcel range in size approximately 190.97 acres.

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

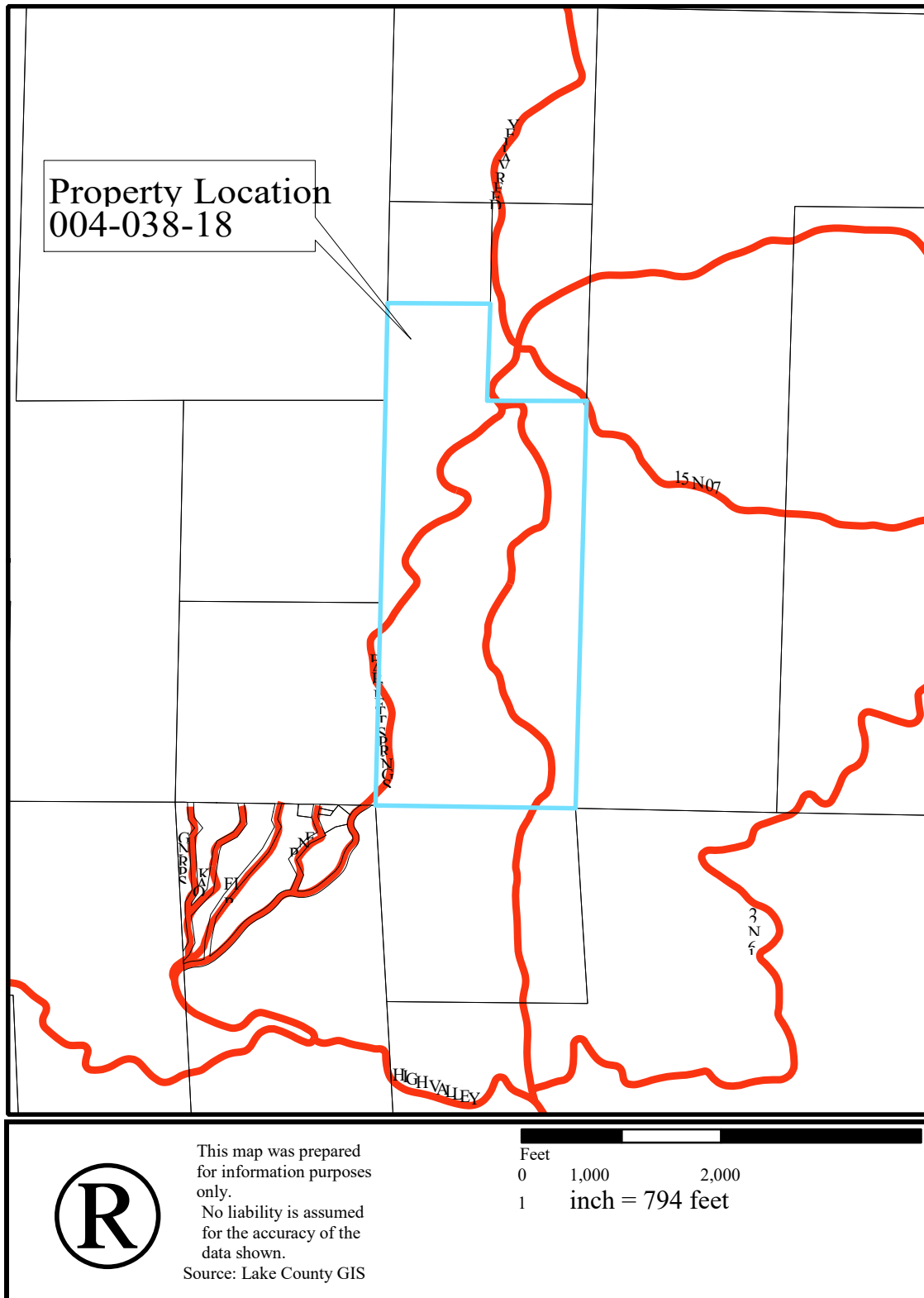
Lake County Community Development Department
Lake County Department of Agriculture
Lake County Air Quality Management District
Lake County Department of Public Works - Road Division
Lake County Department of Public Works – Surveyor

Lake County Assessor
 Lake County Tax Collector Department
 Lake County Water Resource Department
 Lake County Environmental Health
 Lake County Department of Environmental Health
 Northshore Fire Protection District
 California Department of Forestry and Fire Protection (Calfire)
 California Department of Fish and Wildlife

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

Requests for review of the project were sent to local tribes, Big Valley Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Cortina Rancheria, Yocha Dehe and HERC. Redwood Valley Pomo deferred review, comment, or concerns from Robinson Rancheria and Elem Tribe. Middletown Rancheria has reviewed the project and concluded that the project is not within the aboriginal territories of the Middletown Rancheria and declined any comment.

Location Map



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"/> Green House Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry | <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:
Victoria Kim, Assistant Planner



SIGNATURE

Date: 3/9/2020

Scott De Leon - Interim 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						
Except as provided in Public Resources Code Section 21099, would the project:						
a) Have a substantial adverse effect on a scenic vista?				X	The project will have no impact on the existing scenic vista.	1, 2, 3, 4, 5
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	No scenic resources would be disturbed within a state scenic highway. Although Bartlett Springs Road is a designated scenic corridor by the Lake County General Plan and “eligible” for scenic designation by the California Department of Transportation, it is not a designated state scenic highway. The project is not anticipated to have a visual impact and would not significantly impact visual resources in the area.	1, 2, 3, 4, 5, 6
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	See response to Section I (a).	1, 2, 3, 4, 5
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	No lighting is proposed. There is no proposed nighttime work that would involve lighting.	1, 2 3, 4
II. AGRICULTURE AND FORESTRY RESOURCES						
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. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The majority of the lot is classified as “Grazing Land” and does not contain prime farmland. The subject site is not within a Williamson Act Contract.	1, 2, 3, 4, 5, 7, 8
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The proposed use will not conflict with existing zoning for agricultural uses and/or the Williamson Act contract.	1, 2, 3, 4, 5, 7, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project would not result in the rezone of forest land, timber land, or Timberland Production lands.	1, 2, 3, 4, 5, 7, 8
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.	1, 2, 3, 4
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 project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.	1, 2, 3, 4, 5
III. AIR QUALITY <i>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. Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	The project would not conflict with nor obstruct implementation of the air quality plan.	1, 2, 3, 8, 9
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 Lake County Air Basin is designated as an attainment area. No criteria pollutants for the project region have been exceeded.	1, 2, 3, 4, 9, 10
c) Expose sensitive receptors to substantial pollutant concentrations?				X	The project is located in a rural area where the surrounding parcels contain water courses and agricultural uses. The project is not expected to result in significant air quality impacts.	1, 2, 3, 8
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?				X	The project is not expected to be significant in impact to surrounding properties.	1, 2, 3, 4, 10
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	<p>A Biological Assessment Letter was prepared by Northwest Biosurvey in January 2020. The letter indicates that the lot line adjustment is unlikely to result in adverse biological impact.</p> <p>However, any future development that would physically affect the land may require additional environmental review and shall obtain all necessary federal, state, and local agency permits.</p>	1, 2, 3, 4, 10, 11, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	Seasonal wetlands and intermittent streambeds were identified as potential waters of the U.S. and/or State. The project area currently contains two seasonal creeks, Gilbert Creek and South Fork Long Valley Creek. However, the project would not result any impact on the site.	1, 2, 3, 4, 5, 11, 12, 13, 14
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?				X	Seasonal wetlands and intermittent streambeds were identified as potential waters of the U.S. and/or State. The project area currently contains two seasonal creeks, Gilbert Creek and South Fork Long Valley Creek. However, the project would not result any impact on the site. However, any future development that would physically affect the land may require additional environmental review and shall obtain all necessary federal, state, and local agency permits.	1, 2, 3, 4, 5, 11, 12, 13, 14
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	The project does not propose to place any structures in a creek bed that would interfere with the movement of wildlife in the creek.	1, 2, 3, 4, 5, 11, 12, 13, 14
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The project would not conflict with any local policies or ordinances.	1, 2, 3, 4, 5, 11, 12
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	The project would not conflict with any established conservation plan.	1, 2, 3, 4, 5, 6
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X	A Cultural Resource Assessment was prepared by Whittier Consulting Forestry in July 2019. Two archaeological or historical resources have been recorded within the project area. Including the two historic sites, one historic-period cultural resource and four Native American archaeological resources previously recorded within or adjacent to the project area are recorded for listing on the CRHR. Redwood Valley defers any comments to Robinson Rancheria and Elem Tribe and Middletown Rancheria of Pomo Indians of California indicated that the project is not within the aboriginal territories of the Middletown Rancheria. Should any cultural, archaeological or paleontological materials be discovered during replacement activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director and the local overseeing Tribe.	1, 2, 3, 4, 5, 14
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?				X	See response to Section V (a).	1, 2, 3, 4, 5, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Disturb any human remains, including those interred outside of formal cemeteries?				X	See response to Section V (a). The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, the local overseeing Tribe, and the Community Development Department if any human remains are encountered.	1, 2, 3, 4, 5, 14
VI. ENERGY <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	The proposed project would not consume excessive amounts of energy.	1, 2, 3, 4
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed project would not conflict with or obstruct an energy plan.	1, 2, 3, 4
VII. GEOLOGY AND 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	<u>Earthquake Faults</u> No Earthquake Fault Zones have been established in the project vicinity by the California Geological Survey under the Alquist-Priolo Earthquake Fault Zoning Act. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. <u>Landslides</u> According to the Lawrence Livermore landslide map series for Lake County, the area is considered unstable and at a landslide risk with an average slope 26.6%.	1, 2, 3, 4, 6, 16, 17, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?				X	According to the soil survey of Lake County, prepared by the U.S.D.A., the soil in the project area is Nuens-Sanhedrin-Speaker gravelly loams with 30-50% slopes (soil unit 188). The soil is moderately deep to deep and is well drained. The soil unit is approximately 35% Nuens gravelly loam, 30% Sanhedrin gravelly loam and 20% Speaker gravelly loam.	1, 2, 3, 4, 5, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	According to the soil survey of Lake County, prepared by the U.S.D.A., the soils at the site are considered "unstable" and there is a risk of landslide at the site. The soil unit is considered to have a hazard of erosion and fast rate of surface runoff. However, the project would not have an impact on the site. Any future project that would physically affect the land will require additional assessment and review. However, any future development that would physically affect the land may require additional environmental review and shall obtain all necessary federal, state, and local agency permits.	1, 2, 3, 4, 5, 7, 16, 17, 18
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	There is no increased risk to life or property.	1, 2, 3, 4, 6
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	No septic tanks are proposed or needed for the project. All future development shall obtain all necessary federal, state, and local agency requirements for onsite water management systems (septic).	1, 2, 3, 4
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	No paleontological resources or unique geologic features were identified in the project area.	1, 2, 3, 4, 14
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	In general, greenhouse gas emissions can come from construction activities and from post-construction activities. The project would not generate greenhouse gas emissions, either directly or indirectly nor have a significant effect on the environment.	1, 2, 3, 10
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.	1, 2, 3, 4, 10
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The lot line adjustment would not create an increased routine hazard for accidents that could involve the release of hazardous materials into the environment.	1, 2, 3, 4, 5, 20, 21
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	See response to Section VIII (a).	1, 2, 3, 4, 5, 20, 21
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The project will not emit hazardous emissions or handle hazardous materials.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	The project location is not listed as a site containing hazardous materials.	1, 2, 3, 4, 21
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	The project is not located within an airport land use plan or within 2 miles of an airport.	1, 2, 3, 4, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The lot line adjustment would not physically interfere with an adopted emergency response or evacuation plan.	1, 2, 3, 4, 5, 20
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project would not increase direct or indirect risks of loss, injury or death involving wildland fire. Nevertheless, fire hazard in the area is severe. The project area is within the periphery of wildland fire hazard and contains evidence of the Mendocino Complex Fire in 2018 and Fork Fire in 1996. All current and future development shall adhere to all federal, state and local agency requirements.	1, 2, 3, 4, 5, 20, 24
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X	The project site is steep, but not within a special flood hazard area.	1, 2, 3, 4, 12, 14, 24, 25
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	There is no anticipated impact to ground water levels as a result of the project.	1, 2, 3, 4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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: 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 provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?				X	The project will not alter the existing drainage pattern of the site or area.	1, 2, 3, 4, 5, 13, 25, 26
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.	1, 2, 3, 4, 5, 15, 16, 17, 18
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The project would not conflict with or obstruct water quality or management plans.	1, 2, 3, 4, 25
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The project would not divide a community.	1, 2, 3, 4, 5, 29
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	The project does not conflict with any land use plan or policy.	1, 2, 3, 4
XII. 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	Project site is not identified by the Lake County Aggregate Resource Management Plan as a mineral resource site.	1, 2, 3, 4, 5, 27
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	See response to Section XII (a).	1, 2, 3, 4, 5, 27

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIII. NOISE <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	There is not any potential that the project could increase temporary ambient noise levels in the vicinity.	1, 2, 3, 4
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	Construction activities may result in small scale ground vibrations related to grading and excavation activities. However, this vibration would be short-term and is not anticipated to affect neighboring properties. Impacts are expected to be less than significant.	1, 2, 3, 4
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	Project is not located within an airport land use plan or within 2 miles of a public airport.	1, 2, 3, 4, 5, 23
XIV. POPULATION AND HOUSING <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 would not induce substantial population growth in the area.	1, 2, 3, 4
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project	1, 2, 3, 4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?				X	The project would not require new police protection, schools, parks, or other public facilities. The project site has adequate services through the local county sheriff department, Cal Fire, and Northshore fire department.	1, 2, 3, 4
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities.	1, 2, 3, 4
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 project will not have any impacts on existing parks or other recreational facilities.	1, 2, 3, 4
XVII. TRANSPORTATION <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 project would not conflict with any transit plan, ordinance, or policy.	1, 2, 3, 4, 5, 6, 20, 28, 29
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X	The project would not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3.	1, 2, 3, 4
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	The existing road alignment would not be altered by this project. The proposed use would not increase hazards due to a geometric design features or incompatible uses.	1, 2, 3, 4, 5, 29
d) Result in inadequate emergency access?				X	The project will not impact emergency access.	1, 2, 3, 4, 5, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVIII. TRIBAL CULTURAL RESOURCES						
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
i) 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		See Response to Section V (a).	1, 2, 3, 4, 13
ii) 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		See Response to Section V (a).	1, 2, 3, 4, 5, 14
XIX. UTILITIES AND SERVICE SYSTEMS						
<i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	Not applicable. Wastewater treatment facilities are not a part of the proposed project.	1, 2, 3, 4
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	This project would not induce the need for other facilities.	1, 2, 3, 4, 30
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project would not require the construction of new storm water facilities or the expansion of existing facilities.	1, 2, 3, 4
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	The project contains existing well(s).	1, 2, 3, 4
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	There is no need for wastewater treatment for this project.	1, 2, 3, 4
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The proposed project would not significantly impact local or regional landfills.	1, 2, 3, 4, 5, 31, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	The project would comply with all federal, state, and local statutes and regulations related to solid waste.	1, 2, 3, 4, 5, 31, 32
XX. WILDFIRE <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	The project would not impair any emergency plans. The project site is located in a fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant will adhere to all federal, state and local fire requirements/regulations.	1, 2, 3, 4, 24
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		The site is located in a fire hazard area. All current and future uses shall adhere to all federal, state, local agency requirements.	1, 2, 3, 4, 24
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 for this project.	1, 2, 3, 4
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	Risks will not be increased by the project. The proposed project would not expose people and/or structures to significant risk, including but not limited to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	1, 2, 3, 4
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 would not 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, 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.	1, 2, 3, 4, 5, 12, 14
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 lot line adjustment would not result any impact on the site however, any potential future development and use will require additional review and shall obtain all necessary federal, state, and local agency requirements.	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	This project is not anticipated to have a negative effect for people living within the area.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Shoreline Area Plan
3. Lake County Zoning Ordinance
4. Community Development Department Application
5. U.S.G.S. Topographic Maps
6. Department of Transportation's Scenic Highway Mapping Program
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map
<https://maps.conservation.ca.gov/agriculture/>
9. Lake County Serpentine Soil mapping
10. Lake County Air Quality Management District
11. California Natural Diversity Database
<https://www.wildlife.ca.gov/Data/CNDDB>
12. Biological Assessment Letter (Northwest Biosurvey), January 2020
13. Notice of Emergency Timber Operations (Whittier Consulting Forestry), July 2019
14. Beinhauer Archaeological Assessment Letter (Whittier Consulting Forestry), July 2019
15. Lake County Natural Hazard database
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
18. Lawrence Livermore landslide map series for Lake County, 1979
19. Lake County Grading Ordinance
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Hazardous Waste and Substances Sites List
www.envirostor.dtsc.ca.gov/public
23. Lake County Airport Land Use Compatibility Plan, adopted 1992
24. California Department of Forestry and Fire Protection, fire hazard mapping
25. National Pollution Discharge Elimination System (NPDES)
26. FEMA flood hazard maps
27. Lake County Aggregate Resource Management Plan
28. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
29. Active Transportation Program Application Form 01-Lake County-02
30. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
31. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996