



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

July 25, 2019

California Environmental Quality Act

INITIAL STUDY IS19-28

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Prince Vineyard Grading Project
2. **Permit:** Complex Grading Permit GR19-569
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:** Peggy Barthel, Associate Resource Planner (707) 263-2221
5. **Project Location:** 10111 Bottle Rock Road, Kelseyville; Kelseyville USGS Quad
Section 7; T12N, R8W, MDM; APN 011-057-16
6. **Project Sponsor's Name and Address:** Prince Vineyard LLC
3201 Camino del Sol
Oxnard, CA 93030
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL-SC" Rural Lands – Scenic
9. **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 applicant proposes to clear approximately 43 acres of native vegetation to construct approximately 37 acres of vineyard. This clearing is in addition to the approximately 15 acres that was cleared with a grading permit between 2015 and 2016. The parcel is zoned "RL" Rural Lands. The Lake County Zoning Ordinance permits agricultural uses, including crop farming, as a use by right. The Lake County Grading Ordinance requires approval of a complex grading permit. This CEQA review primarily addresses environmental impacts of grading. However, because the project ultimately involves conversion of natural habitat to agricultural use, the impacts of the proposed vineyard are also considered in this review.

Average slopes on the vineyard blocks range from 19% to 27%. The planned vineyards are designed with rows that run primarily up and down hill to preserve sheetflow runoff and recharge, and to avoid areas of excessive flooding. Deer fencing will be limited to the perimeter of the planned development. Deer fencing will follow the 100-foot setback from Bottle Rock Road, which will also provide wildlife movement in the area. Irrigation would be by an existing well on the property.

Vineyard installation would include clearing, ripping, installing a drip irrigation system, trellising, planting, seeding, and spreading straw mulch. Existing vegetation will be retained to the extent possible to prevent erosion. Disturbed areas will be seeded with permanent cover crop, straw mulch will be applied to control erosion, and fiber rolls, and

straw bale dikes will contain sediment during installation of the vineyard. Vegetative cover will control erosion after vineyard installation. All ground-disturbing work is planned to occur between April 15 and October 15.

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

The project parcel is currently partially cleared for vineyard development and is located in a rural area. Surrounding parcels contain native vegetation. State Highway 29 is located 2.5 miles north of the parcel.

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

Lake County Air Quality Management District
Kelseyville Fire Protection District
Agricultural Commissioner's Office
Lake County Department of Water Resources

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.? 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.

Notification of the project was sent to local tribes. Redwood Valley deferred comment. Middletown Rancheria requested further information, which was provided. Middletown Rancheria did not request a consultation; however the tribe requested that the applicant *engage with Middletown Rancheria in a Cultural Resources Monitoring Agreement for the preservation and protection of all cultural resources during all ground disturbance activities as identified by the Middletown Rancheria*. The California Historical Resources Information System noted that 100% of the project area has been studied, and concluded that no further study for cultural or archaeological resources was recommended.

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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" 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 checked="" type="checkbox"/> Wildfire |
| <input checked="" 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:
Peggy Barthel, Associate Resource Planner

SIGNATURE

Date: _____

Michalyn DelValle, 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 <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		The project is not located in view of a scenic vista. Site development process is temporary and would have no long term impacts.	1, 2, 3, 4, 5, 6
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. Grading to remove brush and other native vegetation during vineyard development can have an adverse effect to a scenic view. However, the site development process is temporary and would have no long term impacts.	1, 2, 3, 4, 5, 6, 7
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		The existing visual landscape includes rural agricultural lands including mostly native vegetation. Vineyard plantings at this site would not detract from the rural landscape. The grading process is temporary and would have no long-term impacts.	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	The project is not anticipated to create additional light or glare. There is no proposed nighttime work that would involve lighting.	1, 2, 3, 4, 5, 6
II. AGRICULTURE AND FORESTRY RESOURCES <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. 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	No Prime Farmland is designated in the project area by the California Important Farmland 2014 Map. The parcels is designated as "Other Land" (X). The project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. The project would enhance agricultural uses in the area.	1, 2, 3, 4, 5, 6, 8, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The property does not have a Williamson Act contract. The proposed project is consistent with the "RL" Rural Lands zoning on that portion of the parcel.	1, 2, 3, 4, 5, 6, 10

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 proposed vineyard development is consistent with the zoning and the General Plan. The project would not result in the rezone of forest land, timber land, or Timberland Production lands.	1, 2, 3, 4, 5, 6, 11
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		The applicant is working with CalFire to prepare a Timber Conversion Plan and Timber Harvest Plan in order to remove any ponderosa pine and Douglas fir that is on the property.	1, 2, 3, 4, 5, 6, 11
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, 6
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			<p>The project has the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of grading and planting activities primarily during vineyard development. Post-development vehicle traffic on dirt vineyard roads may create fugitive dust and impact air quality.</p> <p>Smoke from the burning of brush removed during grading can have a substantial effect on air quality. Lake County Air Quality Management District (LCAQMD) recommends that removed vegetation be chipped and spread for ground cover and erosion control as an alternative to vegetation burning.</p> <p>Mitigation Measures:</p> <p>AQ-1: Work practices shall minimize vehicular and fugitive dust during grading and vineyard development and management to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.</p> <p>AQ-2: Vegetation disposal shall be by chipping to the maximum extent practical. If vegetation disposal is to be accomplished through burning, agricultural burn permits are required. A burn plan including a Smoke Management Plan as approved by the LCAQMD shall be required prior to issuance of a burn permit. The Smoke Management Plan shall consider weather and wind conditions.</p> <p>AQ-3: Vehicles and equipment shall be well maintained and in compliance with State emission requirements. LCAQMD permits are required for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment.</p>	1, 2, 3, 4, 5, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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, 5, 13
c) Expose sensitive receptors to substantial pollutant concentrations?			X		The project is located in a rural area where the surrounding parcels are vacant and contain native vegetation, and range in size from approximately four to several hundred acres. The nearest residence is approximately 750 feet from the proposed vineyard. The nearest school is approximately four air-miles away.	1, 2, 3, 4, 5, 6
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		Objectionable odors could be produced as a result of the application of agricultural chemicals. The nearest resident is approximately 750 feet to the west. Compliance with requirements of the Agricultural Commissioner's Office regarding chemical application standards should reduce the potential of nuisance odors.	1, 2, 3, 4, 5, 10, 11, 13
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		A biological resource assessment with botanical survey and delineation of waters of the US was prepared for the subject parcel. The assessment was prepared by Northwest Biosurvey in July 2018. No suitable habitat or nesting structures are present for sensitive wildlife species. Konocti manzanita was found in a number of locations throughout the survey area. No sensitive plant species were identified in the project area. The species is ranked 1B.3. Though considered to qualify as rare, the ".3" designation indicates that this subspecies in "not very threatened in California." In order to prevent further fragmentation of the Knobcone pine community, and to reduce impacts to Konocti manzanita, the vineyard blocks have been designed with a 100-foot non-development corridor along Bottle Rock Road.	1, 2, 3, 4, 5, 6, 14, 15, 16
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		Removal of riparian vegetation is not proposed as part of this project.	1, 2, 3, 4, 5, 6, 14, 15, 16
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	The survey area contains 0.003 acres of possible waters of the US. No work involving grading or vegetation removal is proposed within the stream channels in the parcel.	1, 2, 3, 4, 5, 6, 14, 15, 16
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		There are no creeks on the property; no migratory fish would be impacted. There is no established migratory wildlife corridor; however, aside from Bottle Rock Road, there is not a lot of development in the surrounding area that impedes wildlife movement.	1, 2, 3, 4, 5, 6, 14, 15, 16
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. The applicant is working with CalFire to prepare a Timber Conversion Plan and Timber Harvest Plan in order to remove any ponderosa pine and Douglas fir that is on the property.	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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
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 Evaluation was prepared by Archaeological Research in June 2019. Only isolated artifacts were encountered, which are not considered significant cultural resources. The artifacts were located and described and therefore no further mitigation is necessary. No substantial adverse change to the significance of a historical resource was identified. Should any archaeological, paleontological, or cultural materials be discovered during vineyard development, all activity should be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, 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.	1, 2, 3, 4, 5, 6, 17
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See response to Section V (a). No substantial adverse change to the significance of an archaeological resource was identified.	1, 2, 3, 4, 5, 6, 17
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		See response to Section V (a). There is a slight chance that human remains could be discovered. 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, 6, 17
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 vineyard would not consume excessive amounts of energy.	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed vineyard would not conflict with or obstruct an energy plan.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u> Earthquake Fault Zones, as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, are mapped directly east the project parcel. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure</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. Risks related to ground shaking, ground failure, and liquefaction would not be increased as a result of this project.</p> <p><u>Landslides</u> According to the Lawrence Livermore Landslide Map Series, the proposed vineyard area is considered generally stable with little landslide risk.</p>	1, 2, 3, 4, 5, 6, 8, 18, 19, 20, 21
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>		X			<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil in the project area consists of Bottlerock-Glenview-Arrowhead complex with 5-30% slopes and with 30-50% slopes (soil units 117 and 118). The soils consist of sandy and gravelly loam. Permeability is slow to moderately slow, runoff is rapid, and the hazard of erosion is moderate to severe (corresponding with slope).</p> <p>Grading activities associated with vineyard development have the potential to result in substantial erosion and loss of topsoil. Compliance with mitigation measures required as permit conditions of approval requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level.</p> <p>Mitigation Measures:</p> <p>GEO-1: The project design shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance and the Erosion Control Plans dated May 7, 2019 to prevent or reduce discharge of all vineyard installation or post-installation pollutants and hazardous materials offsite. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after vineyard installation.</p> <p>GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined</p>	1, 2, 3, 4, 5, 6, 8, 18, 20, 21, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p>	
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			<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. However, improper earthwork resulting in erosion has the potential to induce localized subsidence or earth movement. Proper grading and vineyard installation and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level.</p> <p>Implementation of Mitigation Measures GEO-1 through GEO-3 as described in Section VI (b) will reduce potential impacts to less than significant.</p>	1, 2, 3, 4, 5, 6, 8, 18, 19, 20, 21, 22
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	The shrink-swell potential for the project soils is low to moderate. There would be no risk to life or property from vineyard development.	1, 2, 3, 4, 5, 6, 8
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.	1, 2, 3, 4, 5
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	It is not anticipated that the project will destroy a unique paleontological or geologic resource or feature.	1, 2, 3, 4, 5, 17
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, GHG emissions from construction activities include the use of construction equipment, grading landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from the temporary use of standard grading and vineyard installation equipment would be negligible and would not result in a significant impact to the environment.	1, 2, 3, 4, 5, 13
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, 5, 13
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			<p>The proposed grading would not create an increased routine hazard for accidents that could involve the release of hazardous materials into the environment.</p> <p>Materials associated with end-use vineyard operation, such as pesticides and fertilizers, may be considered hazardous if released into the environment. However, the permit holder shall comply with the requirements of the Agricultural Commissioner’s Office and Division of Environmental Health for the storage and handling of soil sterilizers, pesticides, herbicides, and other regulated chemicals used in vineyard farming practices. All equipment shall be</p>	1, 2, 3, 4, 5, 6, 23, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations. With the implementation of mitigation measures described below, impacts associated with the use and transportation of hazardous materials would be less than significant level.</p> <p>Mitigation Measures:</p> <p>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-2: If the vineyard operation includes storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p>	
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 proposed grading does not specifically include the handling, storage or use of hazardous materials; however, diesel fuel and other substances associated with grading equipment may be considered hazardous if released into the environment.</p> <p>Materials associated with the end-use vineyard operation, such as pesticides and fertilizers, may be considered hazardous if released into the environment. Any proposed storage, handling, or use of potentially hazardous vineyard operation materials are required to comply with federal, state and local regulations.</p> <p>Implementation of Mitigation Measures HAZ-1 and HAZ-2 will insure the potential impacts are reduced to less than significant.</p>	1, 2, 3, 4, 5, 6, 23, 24
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	Local schools are about four air-miles away from the project areas.	1, 2, 3, 4, 5, 6
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 does not contain any sites listed as containing hazardous materials.	1, 2, 3, 4, 5, 6, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	The project is not located within an airport land use plan or within 2 miles of an airport.	1, 2, 3, 4, 5, 6, 26
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	It is not anticipated that the project would interfere with an emergency response plan.	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 site is located in a very high fire hazard area. Equipment and vehicles have the potential to ignite wildland fires during land clearing and grading activities.</p> <p>Mitigation Measures:</p> <p>HAZ-3: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working within and adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. Brush shall be cut and removed and grass shall be mowed in staging areas.</p> <p>HAZ-4: Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.</p>	1, 2, 3, 4, 5, 6, 11, 27
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			<p>The proposed grading project would disturb up to 45 acres of native vegetation. Grading activities have the potential to result in adverse impacts related to water quality through erosion and sediment loss. Grading permit conditions requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures in conjunction with the Lake County Grading Ordinance would reduce potential environmental impacts to less than significant levels.</p> <p>Ultimately, the property owner intends to install new vineyards on the parcel. Proper vineyard installation and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level.</p> <p>The permit holder is required to either join the Lake County Farm Bureau's Watershed Group or obtain individual coverage with the Regional Water Board to meet the Central Valley Regional Water Quality Control Board requirements to protect ground and surface water from irrigated agricultural discharges.</p> <p>Implementation of mitigation measures GEO-1 through GEO-3, HAZ-1, and HAZ-2 will reduce potential impacts to less than significant.</p>	1, 2, 3, 4, 5, 6, 8, 22, 28, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		A Water Availability Report prepared by EBA Engineering concluded that the existing well on the property appears to be more than sufficient to accommodate the estimated 20 acre-feet per year of groundwater use for the proposed vineyard blocks. The cumulative impact area, which includes 33 surrounding parcels, currently uses an estimated 14.7 acre-feet per year. Based on the water budget calculations, the estimated volume of water available for groundwater recharge is approximately 494 acre-feet per year.	1, 2, 3, 4, 5, 6, 30
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 would not substantially alter the existing drainage pattern of the area. Grading permit conditions requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures in conjunction with the Lake County Grading Ordinance would reduce potential environmental impacts to less than significant levels.	1, 2, 3, 4, 5, 6, 8, 22, 28, 29, 31
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, 6, 8, 18, 31
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, 5, 6, 28, 29
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, 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	The proposed grading project would not conflict with any County plan, policy, or regulation. Vineyard development is an allowed use in the "RL" zoning district.	1, 2, 3, 4, 5, 6
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	The project site is not identified by the Lake County Aggregate Resource Management Plan as a mineral resource site. An aggregate resource area is mapped directly south of the property.	1, 2, 3, 4, 5, 6, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 XI (a).	1, 2, 3, 4, 5, 6, 32
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		The proposed project has the potential to result in an increased level of noise during grading and during vineyard development. All grading activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm. Back-up beepers shall be adjusted to the lowest allowable levels. The Lake County Zoning Ordinance exempts crop and tree farming from performance standards for noise.	1, 2, 3, 4, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The grading project is not expected to create unusual groundborne vibration. The low level truck traffic would create a minimal amount of groundborne vibration. Impacts are expected to be less than significant.	1, 2, 3, 4, 5, 6
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 project is not located within an airport land use plan or within 2 miles of a public airport or private airstrip.	1, 2, 3, 4, 5, 6, 26
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 is not anticipated to induce population growth.	1, 2, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing would be displaced as a result of the project.	1, 2, 3, 4, 5

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	There are no government facilities that would be impacted by the project.	1, 2, 3, 4, 5, 6, 11, 27
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	This project would not impact the use of recreational facilities.	1, 2, 3, 4, 5, 6
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 does not include recreational facilities nor require the construction or expansion of recreational facilities.	1, 2, 3, 4, 5, 6
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 proposed project would not result in increases in traffic.	1, 2, 3, 4, 5, 6, 33
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X	The proposed project would not result in increases in traffic.	1, 2, 3, 4, 5, 6, 33
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 project does not include design features that would increase hazards.	1, 2, 3, 4, 5, 6
d) Result in inadequate emergency access?				X	The project would not impact existing emergency access.	1, 2, 3, 4, 5, 6, 23, 33

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>						
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			A Cultural Resource Evaluation was prepared by Archaeological Research in June 2019. Only isolated artifacts were encountered, which are not considered significant cultural resources. The artifacts were located and described and therefore no further mitigation is necessary. No substantial adverse change to the significance of a historical resource was identified. No resources were identified as listed or eligible for listing as a historical resource.	1, 2, 3, 4, 5, 6, 17
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			No substantial adverse change to the significance of resources was identified. Should any archaeological, paleontological, or cultural materials be discovered during vineyard development, all activity should be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, 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. 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, 6, 17
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
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	The project will not result in a need for new facilities.	1, 2, 3, 4, 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		See response to Section X (b). A Water Availability Report prepared by EBA Engineering concluded that the existing well on the property appears to be more than sufficient to accommodate the estimated 20 acre-feet per year of groundwater use for the proposed vineyard blocks. The cumulative impact area, which includes 33 surrounding parcels, currently uses an estimated 14.7 acre-feet per year. Based on the water budget calculations, the estimated volume of water available for groundwater recharge is approximately 494 acre-feet per year.	1, 2, 3, 4, 5, 6, 30
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 site is not served by a sewer district.	1, 2, 3, 4, 5, 6, 34
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	South Lake Resource Recovery & Compost and the Eastlake Sanitary Landfill are located approximately 10 air-miles (16 road miles) northeast of the project site. Lake County Waste Solutions is located approximately 11 miles northwest of the project site. The landfills have the capacity to accommodate development-related waste. It is not anticipated that there would be ongoing waste generated from the project that the landfill would need to facilitate.	1, 2, 3, 4, 5, 6, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Comply with federal, state, and local management and reduction 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, 6, 35
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 very high 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, 5, 6, 11, 23, 27
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 very high fire hazard area. Equipment and vehicles have the potential to ignite wildland fires during land clearing and grading activities. Implementation of mitigation measures HAZ-3 and HAZ-4 will reduce potential impacts to less than significant.	1, 2, 3, 5, 6, 11, 23, 27
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 the project.	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	There is not an existing residence on the property. The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project.	1, 2, 3, 5, 6, 8, 18, 21

XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
<p>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?</p>		X		<p>The project would grade up to 45 acres in order to install a vineyard. The project is not anticipated to have significant impacts to habitats of fish or wildlife species or cultural resources.</p>	<p>1, 2, 3, 4, 5, 6, 14, 15, 16, 17</p>
<p>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)?</p>		X		<p>Potentially significant impacts have been identified related to Air Quality, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, and Wildfire. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.</p>	<p>ALL</p>
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X		<p>The mitigation measures relating to Air Quality, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, and Wildfire would insure that there would be less than significant impacts due to the installation and maintenance of this vineyard grading project.</p>	<p>ALL</p>

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Cobb Mountain Area Plan
3. Lake County Zoning Ordinance
4. Site Visit November 10, 2016
5. Community Development Department Application
6. U.S.G.S. Topographic Maps
7. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8. U.S.D.A. Lake County Soil Survey
9. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
10. Lake County Department of Agriculture
11. California Department of Forestry and Fire Protection
12. Lake County Serpentine Soil mapping
13. Lake County Air Quality Management District
14. California Natural Diversity Database
15. U.S. Fish and Wildlife Service National Wetlands Inventory
16. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S., Northwest Biosurvey, July 9, 2018
17. Cultural Resource Evaluation of 10111 Bottle Rock Road, Kelseyville, CA, Archaeological Research, March 1, 2018
18. Lake County Natural Hazard database
19. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
20. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
21. Lawrence Livermore landslide map series for Lake County, 1979
22. Lake County Grading Ordinance
23. Lake County Emergency Management Plan
24. Lake County Hazardous Waste Management Plan, adopted 1989
25. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
26. Lake County Airport Land Use Compatibility Plan, adopted 1992
27. Kelseyville Fire Protection District
28. National Pollution Discharge Elimination System (NPDES)
29. Central Valley Regional Water Quality Control Board
30. Water Availability Report, EBA Engineering, July 18, 2018
31. FEMA flood hazard maps
32. Lake County Aggregate Resource Management Plan
33. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
34. Lake County Special Districts
35. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>