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 25, 2020

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

1.	**Project Title:**	Huttopia Six Sigma Glamping Project
2.	**Permit Numbers:**	Major Use Permit UP 18-24 Initial Study IS 18-24 Lot Line Adjustment LLA 20-04
3.	**Lead Agency Name and Address:**	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4.	**Contact Person:**	Mark Roberts, Principal Planner (707) 263-2221
5.	**Project Location(s):**	13372 Spruce Grove Road, Lower Lake, CA 95457 APNs: 012-012-69 and 012-012-25.
6.	**Project Sponsor's Name/Address:**	Huttopia Six Sigma, LLC, c/o Marilyne Tremblay 297, Rue Maple Sutton QC, J0E 2K0
7.	**General Plan Designation:**	**"A"** Agricultural – "RL" Rural Lands – "RR" Rural Residential
8.	**Zoning:**	A-RL-RR

9. Environmental Setting/Existing Conditions: The project is proposed at the Six Sigma Ranch and Winery property at 13444 Spruce Grove Road on Assessor's Parcel Numbers (APNs) 012-012-69 and 012-012-25 in Lower Lake, California. As described below, a Lot Line Adjustment (LLA) is proposed on APN 012-102-69, which is approximately 280± acres and APN 012-012-25, which is approximately 40± acres, to create a distinct lease parcel that would be developed for recreational "glamping".

The proposed project site is located southeast of Lower Lake. From Lower Lake, drive approximately 1.5 miles south on State Highway 29, then turn left on Spruce Grove Road. The project driveway is 3.3 miles southeast of the intersection of State Highway 29 and Spruce Grove Road.

The 164.3-acre Huttopia Parcel is currently undeveloped, except for existing gravel and dirt roads and dirt trails. Although the project site is undeveloped, the Six Sigma Ranch and Winery property has existing residences, wells, onsite wastewater treatment systems (septic), wine tasting room, accessory structures, vineyards, and other agricultural uses.

Under existing conditions, the project site has a main gravel access road and multiple dirt roads and trails running through it. Six Sigma Ranch and Winery offers a full schedule of special events including

multiple themed parties, dinners, wine tasting, and private tours. Visitors to Six Sigma Ranch and Winery drive down the existing gravel road to the wine tasting room.

The project site is situated in an area of rolling hills and flat land with ground elevations ranging from 1,400 ft to 1,500 ft above sea level. Asbill Creek, an ephemeral stream, is the property's primary surface water drainage course and flows through the center of the site towards the southeasterly direction and eventually into Soda Creek approximately three (3) river-miles to the west. Soda Creek drains to Putah Creek, Lake Berryessa, and then ultimately into San Francisco Bay. Asbill Creek flows through a narrow open valley at the base of the surrounding hills. Several seasonal drainages drain into Asbill Creek. These drainages flow with moderate intensity during the winter months and are mostly dry throughout the rest of the year. A lot of the valley is characterized by open grass land with scattered trees. The vegetation in the area is mainly oaks, pine, native understory, and natural grasses. Historically, the project site has been used for livestock grazing.

10. General Site Information

Supervisor District:	District 1 – Simon
Flood Zone:	Not within a designated flood zone
Slope:	Moderately steep to gently sloping
Fire Hazard Severity Zone:	Moderate (majority of project site), High, and Very High
Earthquake Fault Zone:	Not within a fault zone
Dam Failure Inundation Area:	Not within dam failure zone
Parcel Size:	Approximately 164.3 acres
Area Plan:	Lower Lake Area Plan

11. 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.)

The applicant is requesting approval of a Major Use Permit to allow for the development of facilities associated with a glamping destination, including lodging units, employee housing, central facilities, swimming pool, on-site water and sewer, and other support facilities as shown on the Development Site Plans in Attachment A. Huttopia develops and operates glamping destinations with an emphasis on a low impact, light development footprint that preserves the native setting and puts guests in direct contact with nature. Huttopia offers platform tents and cabin accommodations with full linen service and portable kitchens. There are no services for motorhomes or trailers.

The overall site layout, including drainage buffers and grading setbacks, is provided on the Development Site Plans (Attachment A) Sheet D3. For ease of review, the site is divided into nine (9) zones with the details of each zone on a separate sheet. The layout within each zone is provided on Sheets D3.1 through D3.9. Construction staging is provided on Sheet D4. Proposed grading and erosion control, existing and proposed roads/trails/parking, road and pedestrian crossings, and typical details are provided on the Preliminary Grading and Erosion Control Plan, Sheets C0 through C7. Proposed exterior lighting is provided on Sheets L0 through L2. Fire evacuation routes are summarized on Sheet F0. Conceptual details and illustrations are provided in Attachment C.

The proposed project includes an LLA to change the lot lines and create three contiguous parcels as shown on LLA Map in Attachment D. The purpose is to create a distinct lease parcel, approximately 164.3 acres, as required by the lease agreement between Huttopia Six Sigma, LLC and the Six Sigma Ranch and Winery (referred to herein as the "Huttopia Parcel" or "project site"). The LLA would create three new parcels comprised of existing APNs 012-012-69 and 012-012-25. "New Parcel 1" is the western most parcel and would be created by adjusting the southwest corner to include a portion of an existing vineyard that is not a part of the proposed project. The Huttopia Parcel ("New Parcel 2) and

"New Parcel 3" would be created by removing and adding lot lines as shown the LLA Map in Attachment D. The proposed areas of New Parcels 1, 2, and 3 would be 40.2 acres, 164.3 acres, and 115.5 acres, respectively. The average slopes of the parcels before the LLA range between approximately 20.4% and 24.6%, with the steepest average slope occurring on APN 012-012-25. The average slopes of New Parcels 1, 2, and 3 would be approximately 18.1%, 20.7%, and 23.7%, respectively.

The proposed project includes development only within the lease area, which is referred to as "New Parcel 2" (portion of APN 012-012-69) on the LLA Map in Attachment D. No development is proposed outside of the lease area. The parcels outside the lease area would continue to be used and managed by the Six Sigma Ranch and Winery.

The proposed project is expected to employ up to 8 full-time workers year-round with additional part-time and/or seasonal workers as needed. At any given time, there may be up to 23 employees (1-manager, 1-assistant manager, and 21-staff) located on the project site at once, to accommodate peak demand. A full-time, year-round Site Manager will be the designated responsible person-in-charge for the campground for any and all health, safety, and regulatory issues. This Site Manager will live onsite. He/she will be assisted by the Assistant Site Manager, who will also live onsite.

The proposed development would include the following:

- 129 tents/cabins, ranging in size between 215 ft^2 and 400 ft^2, placed on wood platforms, ranging in size between approximately 460 ft^2 and 940 ft^2. Tents and cabins would accommodate 108 families and 21 couples, or up to approximately 575 glampers if all units are at full capacity. The amount, size, and capacity are summarized below. Conceptual illustrations and elevations are provided in Attachment C.

  Tents without bathrooms
  - Thirteen (13) Canadienne Tents (capacity: 5 people, dimensions: 18.4 ft x 24.9 ft)

  Tents/Cabins with bathrooms (cabins also have small kitchens)
  - Fifty nine (59) Family Trappeur Tents (capacity: 5 people, dimensions: 20.0 ft x 33.1 ft)
  - Twenty one (21) Trappeur Duo Tents (capacity: 2 people, dimensions: 16.4 ft x 32.8 ft)
  - Twenty nine (29) Toronto Cabins (capacity: 5 dimensions 19.0 ft x 22.0 ft)
  - Seven (7) Liberty Cabins (capacity: 4, ADA compliant, tent dimensions 30.5 ft x 30.8 ft)

  Note: Cabins would be offered full linen service. Linens would not be washed onsite; linens would be taken offsite to a local linen service company.

- An approximately 1,300 ft^2 Life Center, centrally located, to provide guest reception, activity center, and restaurant. Adjacent to the living center would be an event tent, outdoor swimming pool, playground, and kids splash pad. (See Attachment A, Sheets D3.1 and C4 and Attachment C)
- A spa area with hot tub, sauna, massage tent, and showers. The spa area would be fenced. (See Attachment A, Sheet D3.5 and Attachment C)
- A bathhouse would be provided to serve the Canadienne Tents without bathrooms (See Attachment A, Sheet D3.6 and Attachment C)
- Staff housing to accommodate one (1) manager and their family in an approximately 1,200 ft^2 home, one (1) assistant manager and their family in an approximately 600 ft^2 home, and employee housing to accommodate 18 employees. The employee housing would be Trappeur type (or similar) tents. Employees would use a shared kitchen and bathroom located near their housing. All staff housing would be set back and screened from the entrance road. (See Attachment A, Sheet D3.7 and Attachment C)
- An approximately 3,200 ft^2 technical services building located near the employee housing. The technical service building would be used to store golf carts (or similar), housing for

emergency/temporary generator(s), maintenance facility workspace. (See Attachment A, Sheet D3.7 and Attachment C)

- Five (5) conveniently located gravel vehicle parking areas that would provide a total of 172 parking spaces: 164 standard and 8 ADA accessible. Parking would also be provided for bicycles and motorcycles. (See Attachment A, Sheets D3.1, 3.2, 3.3, 3.7, and 3.9 and Sheets C2 and C3). Huttopia Six Sigma guests will park their vehicles in one of the parking lots and walk up to the registration area to check in. Once parked, campers will not be allowed to drive their vehicles around the campground or to and from their site. Upon check in, campers will be assigned a camp spot within the campground, and will be directed to their assigned tent or cabin site. Campers will be offered hand drawn wagons to load their suitcases, bags, and personal goods out of their cars for transport of these items up to their tent or cabin accommodation site. Intercoms will be conveniently located within each parking area so that campers with special needs can request assistance. Staff will be available to drive campers, using motorized carts, from the parking areas to the registration areas. In addition, campers with special needs will be provided a phone or similar device so that they are able to contact staff for assistance. ADA accessible tents have been conveniently located throughout the park with easy access to trails.
- Onsite water would be provided by a new well and an additional backup well. Well water would be pumped to and stored in a proposed 300,000-gallon water storage for both domestic and fire. (See Attachment A, Sheet D3.5 and Sheet C4)
- Wastewater would be treated via new, onsite septic systems. Potential septic leach field locations have been identified on the Development Plan. The sanitary sewer system would include an underground gravity pipe network, septic tanks, and leach fields. (See Attachment A, Sheets D3 through D3.9)
- Solid waste and recycling storage facilities would be provided at two locations that provide adequate vehicular access. The main solid waste facility (two, 20-yard bins) to be located across the entrance road from the technical services building. A secondary waste facility (two, 4-yard bins) would be located adjacent to the Life Center. The solid waste storage would be fenced and fully enclosed. (See Attachment A, Sheet D3.1)
- Electrical services would be provided by PG&E. There is an existing service at Six Sigma Ranch and Winery. A utility connection would be made with PG&E to service the proposed project. Solar would be considered to augment electrical demand.
- Utility lines (water, wastewater, electrical) would be placed in trenches that would follow the proposed road and proposed trail system as much as possible. (See Attachment A, Sheets D3 through D3.9 and Sheet C6 for trench details).
- Fire risers are proposed throughout the project area as shown on the Development Plans. Site vegetation would be cut-back, trimmed, and maintained per local and state fire standards. An emergency access turnaround is provided onsite (See Attachment A, Sheets D3 and D3.1)
- There are two small signs proposed as shown on Sheet D5 in Attachment A. One sign would be at the entrance from Spruce Grove Road and the other would be at the entrance to the first parking area.

Details regarding the proposed project operations are provided in the Proposed Project and Operations Plan (Attachment B).

The proposed project would be constructed over three construction seasons as shown on Sheet D4 in Appendix A. Areas 1, 2, and 3 would be constructed during the 2020/21, 2021/22, and 2022/23 construction seasons, respectively. The majority of the proposed grading would occur during the 2020/21 season. The Preliminary Grading and Erosion Control Plan is shown on Sheets C0 through C7 in Appendix A. No soil hauling on or off site is expected during construction.

During the 2020/21 construction season, there would be up to approximately 30 to 40 construction workers. Truck deliveries are expected to occur, on average, every two days throughout the construction

season. Construction during the 2020/21 construction season is expected to take 6 to 8 months. Construction dates would be dependent on weather.

During the 2021/22 and 2022/23 construction seasons, there would be up to approximately 20 to 30 construction workers. Truck deliveries are expected to occur, on average, every three days throughout the construction season. Construction is expected to take 4 to 6 months for each area. Actual construction dates would be dependent on weather.

Construction staging areas are shown on Sheet D4 of the Development Plans. Construction vehicles and equipment would be stored in these areas.

Tents and cabins would be assembled on wooden platforms. The wooden platforms, would be built on pier and post (or similar) foundations. Due to the simplicity of construction, siting of the wooden platforms is flexible. The wooden platforms would be sited, placed, and oriented in the field to minimize impacts, avoid Oak Tree drip lines, and avoid removal of trees with diameters greater than 6-inches. No trees greater than 6-inches in diameter would be removed as part of the proposed project.

Grading for roads, trails, and buildings would occur outside of drainage buffers and grading setbacks and/or within areas where there are existing trails and roads.

Access to the site would be from Spruce Grove Road and the existing Six Sigma Ranch and Winery gravel road.

Best management practices (BMPs) for erosion control during construction include the placement of fiber rolls, silt fences, and jute maps. Erosion control details and notes are provided on Sheet C7 in Attachment A. Bioswales and rip rap for energy dissipation would be use as permanent BMPs (see Sheets C2 through C4).

Only minor vegetation clearing for clearing and grubbing and fire safety is proposed. No trees greater than 6-inches in diameter would be removed. Final siting of tents and cabins would be done so that no trees would be impacted and to optimize access, shading, privacy, and views.

It should be noted that the proposed project is a Special Occupancy Park and falls under the jurisdiction of California Department of Housing and Community Development (HCD) and is regulated by the Special Occupancy Park Act, Health and Safety Code, Division 13, Part 2.3. The Special Occupancy Parks Act establishes requirements of park operators and enforcement agencies, including HCD, and requires HCD to develop and enforce both the regulations and the laws. The Special Occupancy Park regulations and requirements are contained in Title 25, Division 1, Chapter 2.2 of the California Code of Regulations. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lighting, roadways, grading, electrical, plumbing, fire protection, plans, permits, and accessory structures and buildings. Details are available at https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml

Given that the proposed project falls under HCD's jurisdiction, project building and grading permits will be obtained through the HCD Application to Construct or Reconstruct Parks and/or Park Building Facilities. Although HCD is the enforcement and permit issuing agency for construction permits, HCD must be assured that the project has received all required government approvals, including comments and conditions of approval. HCD requires approval signatures from the Planning Division of the Lake County Community Development Department, Lake County Public Works Department, Lake County Environmental Health Department, and the Lake County Fire Protection District. HCD also gives each of these departments the option, upon completion, to review the project/site prior to HCD finalizing the permit(s).

12. ATTAHCMENTS

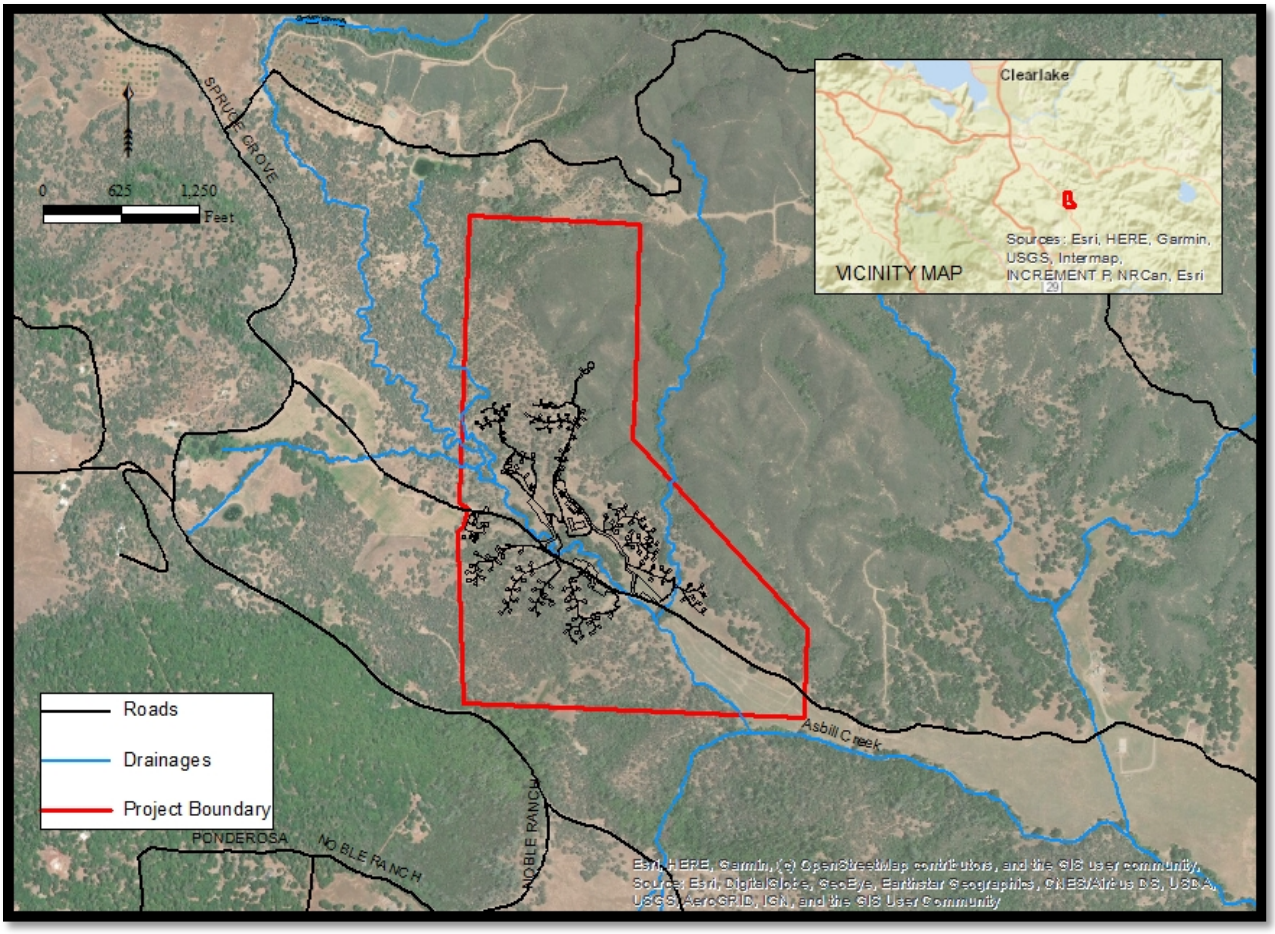
The following materials have been Attached to this document:

- **Attachment A – Development Site Plans (Sheets D0 through D5), Preliminary Grading and Erosion Control Plans (Sheets C0 through C7), Preliminary Lighting Plan (Sheets L0 through L3), and Fire Evacuation Plan (Sheet F0)**
- **Attachment B – Proposed Project and Operations Plan**
- **Attachment C – Development Conceptual Details and Illustrations Winery**
- **Attachment D – Lot Line Adjustment Map for Six Sigma Ranch and Winery**
- **Attachment E – Greenhouse Gas Emission Modeling**
- **Attachment F – Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S. for the Huttopia Project and Six Sigma Winery**

The following materials have been cited in the Source List and can be available upon request:

- **Huttopia Six Sigma Glamping Project Water Supply and Demand Assessment**
- **Erosion Hazard Rating and Serpentine Soils Determination for Huttopia Six Sigma Glamping Project**
- **Traffic Impact Study for the Huttopia Six Sigma Glamping Project**

VICINITY AND PROJECT LOCATION MAP



Surrounding Land Uses and Setting:

North: Property to the north is zoned Rural Land (RL). Land uses are residential and agricultural.

West: Property to the west is zoned RL and RR (Rural Residential). Land uses are residential and agricultural (orchards and vineyards).

South: Property to the west is zoned RL, RR, and A (Agriculture District). Land uses are residential and agricultural (orchards).

East: Property to the west is zoned RL, RR, and A. Land uses are residential and agricultural (vineyards).

The nearest off-site residence is situated approximately 0.25 miles to the southeast of the project site.

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

Lake County Air Quality Management District
Lake County Environmental Health
South Lake County Fire Protection District
California Department of Forestry and Fire Protection (CAL FIRE)
Central Valley Regional Water Quality Control Board
State Water Resources Control Board
California Department of Fish and Wildlife (CDFW)
California Department of Housing and Community Development (HCD) – Note that the proposed project is a Special Occupancy Park and falls under the jurisdiction of HCD who would be providing grading and building permits
U.S. Army Corps of Engineers

14. 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 proposed project was sent to local tribes for commenting and/or concerns. Middletown Rancheria responded to referral and stated that the site falls within their area of concern and requested consultation on the project. The Middletown Rancheria was notified of the mitigation measures proposed.

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.

☒ **Aesthetics**	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ **Hazards & Hazardous Materials**	☐ Recreation
☒ **Air Quality**	☒ **Hydrology / Water Quality**	☒ **Transportation**
☒ **Biological Resources**	☐ Land Use / Planning	☒ **Tribal Cultural Resources**
☒ **Cultural Resources**	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Energy	☒ **Noise**	☒ **Wildfire**
☒ **Geology / Soils**	☐ Population / Housing	☒ **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 would be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there would 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 would 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.

Date: 8/25/2020

SIGNATURE
Mark Roberts, Principal Planner, County of Lake

Initial Study prepared with assistance from: Annje Dodd, PE, NorthPoint Consulting Group, Inc.

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 would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

KEY: 1 = Potentially Significant Impact

2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
Significance Criteria: Aesthetic impacts would be significant if the proposed project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated State scenic highway of County designated scenic area, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the proposed project.						
Environmental Setting: The General Plan identifies views of Clear Lake, Mt. Konocti and open agricultural land, in addition to views from certain roadways (zoned as Scenic Combining), as scenic resources. In addition, the Lower Lake Area Plan identifies SR 29 and 53 as local scenic resources**.** The 164.3-acre Huttopia Parcel is located on the east side of Spruce Grove Road approximately 3.3 miles southeast of the intersection of State Highway 29 (an Eligible State Scenic Highway) and Spruce Grove Road. The project area is located approximately 0.3 miles southeast of Spruce Grove Road and is accessed by an existing, privately owned gravel road. The proposed development would be in a small valley and situated within existing oaks, pines, and native understory and would not be visible from Spruce Grove Road or adjacent properties. Scenic resources in the general region include Clear Lake, approximately 7 miles northwest of the site; Mt. Konocti, 12± miles northwest of the Site; and Mount Hanna, 11± miles northwest of the Site. The proposed project includes the construction of 93 tents and 36 cabins, central facilities including a restaurant and swimming pool, employee housing, maintenance facility, onsite water and wastewater systems, and spa area with hot tub and sauna.						
Except as provided in Public Resources Code Section 21099, would the project:						
a) Have a substantial adverse effect on a scenic vista?			X		The proposed development would be in a small valley and situated within existing oaks, pines, and native understory and would not be visible from Spruce Grove Road or adjacent properties. Due to the isolated location of the project site and be protected by the natural topography of the surrounding area, the proposed project would not obstruct views of the natural features and/or scenic resources in the area, which is consistent with County policies for preserving scenic resources in the area. In addition, the project has been designed to blend with the natural landscape and features of the land by using natural colors and materials. See the Development Concept in Attachment C. **Less Than Significant.**	1, 2, 3, 4, 5, 6, 58
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The project site would not be visible from SR 29, an Eligible State Scenic Highway, any road or highway identified in the Lower Lake Area Plan for scenic highway. **Less Than Significant.**	1, 2, 3, 4, 5, 6, 58
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 Sections I(a) and I(b). **Less Than Significant.**	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			A Preliminary Lighting Plan is provided in Attachment A on Sheets L0 through L3. Trails would be lit at night with approximately 3-foot tall bollard lights to illuminate an approximately 12-foot wide area. For limited evening hours, areas around the Life Center, Pool, Bathhouse, and Spa would be lighted to illuminate an approximately 30-foot wide area to a level of only 10-foot-candles, using fixtures mounted to the buildings and shaded to face only downward. The employee housing area would be lit similarly. All lighting would project light downward and comply with recommendations of "darksky.org", local ordinances, and the HCD. To ensure that light or glare is not broadcast beyond the property	1, 2, 3, 4, 5, 6

					boundaries, Mitigation Measure AES-1 is recommended. **Less Than Significant with Mitigation Incorporated.** **<u>Mitigation Measure:</u>** **<u>AES-1</u>: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (<u>www.darksky.org</u>) and provisions of Section 21.48 of the Zoning Ordinance. Security lighting shall be motion activated.**	
II. AGRICULTURE AND FORESTRY RESOURCES						
Significance Criteria: The proposed project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The proposed project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use. 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.						
Environmental Setting: Historically, the project site has been used for livestock grazing. According to the Farmland Mapping and Monitoring Program (FMMP) the project site is designated as "*Other Land*" defined as *"Vacant and nonagricultural land surrounded on all sides greater than 40 acres is mapped as Other Land"*. According to the USDA Soil Survey, the subject property is designated as "Not Prime Farmland."						
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 project site is designated as "Other Farmland" by the FMMP, having lower quality soils than Unique Farmland, Prime Farmland, and Farmland of Statewide Importance, and as "Not Prime Farmland" by the USDA Soil Survey. Uses immediately surrounding the proposed project are undeveloped land and cattle grazing. The property owners cultivate vineyards to the west of the project site. The proposed project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use. **No Impact.**	1, 2, 3, 4, 5, 6, 7, 8, 9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project site is zoned RR and is not zoned for agriculture, is not actively farmed, and is not encumbered by a Williamson Act contract. Parcels to the south and east are zoned a combination of RR, RL, and A (Agricultural District). The proposed project would not conflict with the existing zoning or surrounding A zoning or use. **No Impact**.	1, 2, 3, 4, 5, 6, 7
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed project is not located within or adjacent to forest lands or lands zoned Timberland Production. The proposed project would therefore not conflict with existing timberland zoning or result in the rezoning of forest lands and/or Timberland Production. **No Impact.**	1, 2, 3, 4, 5, 6, 7
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The proposed project is not located within or adjacent to forest lands, and would therefore not result in the loss or conversion of forest land to a non-forest use. **No Impact.**	1, 2, 3, 4, 5, 6, 7
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 as proposed does not involve changes to the existing environment that would result in the site's conversion to non-agricultural or non-forest use. **No Impact.**	1, 2, 3, 4, 5, 6, 7

III. AIR QUALITY

Significance Criteria: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. The proposed project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of a criteria pollutant for which the Lake County Air Quality Management District (LCAQMD) has non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

Environmental Setting: The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards, and the air is relatively low in pollutants in comparison with much of the state. Automobile emissions are the main contributor to air pollution in Lake County. Other contributors include serpentine soils, residential development (wood burning stoves and the burning of cleared vegetation for subdivision development), and agricultural operations. The Lake County Air Basin lies entirely within the Coast Range Mountains and constitutes one of the major inter-mountain basins of the region. Inversions occur in isolated valleys when warm air prevents the cooler air from rising and dispersing any trapped pollutants. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?		X			Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County. Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project. Project-related construction would generate emissions dust through the use of construction equipment, from vehicle trips hauling materials, from construction workers traveling to and from the project site, as well as site preparation, grading, and other construction activities. Construction of the proposed project would occur over three construction seasons 2020/21, 2021/22, and 2022/23. Construction is expected to take 6 to 8 months during the 2020/21 season and 4 to 6 months during each of the 2021/22 and 2022/23 seasons. Emissions during construction would be temporary and would not result in significant air quality impacts. Long term emissions associated with proposed project operations are those associated with vehicle traffic, gravel roads, propone camp stoves, and typical campground activities. With the following proposed Mitigation Measures AQ-1 through AQ-4, the proposed project does not conflict and/or obstruct implementation of applicable air quality plans. **<u>Mitigation Measures:</u>** **<u>AQ-1:</u> Prior to operation, the primary access roads and parking area shall be constructed, surfaced, and maintained with an all-weather surface of asphaltic concrete or concrete unless another all-weather surface is approved by the review authority to minimize dust impacts to the public, visitors and road traffic. All areas subject to semi-truck/trailer traffic shall require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use/overflow driveways and parking areas if it receives regular palliative treatment. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits. The use of white rock for surfacing is prohibited.** **<u>AQ-2:</u> All vegetation removed during site development shall be chipped and spread for ground cover, erosion control and/or biomass feedstock. The burning of vegetation, construction debris, or waste material is prohibited.** **<u>AQ-3</u>: Dust control measures shall be implemented to minimize fugitive dust emissions from the project site. Dust control measures may consist of**	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14

					approved chemical, structural, or mechanical methods and shall be reapplied at the necessary intervals to prevent wind erosion. **<u>AQ-4</u>: All mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines as well as Lake County Noise and Emission Standards.**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	The County of Lake is in attainment of state and federal ambient air quality standards. **No Impact.**	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See response to impact discussion (a). Construction activities have the potential to generate short-term fugitive dust if not properly controlled. The nearest off-site residence is 0.25 miles to the southeast. There are no schools, hospitals, or other sensitive receptors in the vicinity of the proposed project. **Less Than Significant with Mitigation Measures AQ-1 through AQ-4 Incorporated.**	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			Refer to response to impact discussion (a) relating to dust. The project site is not located within a mapped area of Naturally Occurring Asbestos (NOA) and is therefore not expected to generate NOA emissions. **Less Than Significant with Mitigation Measures AQ-1 through AQ-4 Incorporated.**	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14

IV. BIOLOGICAL RESOURCES

Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

Environmental Setting: The project site is situated in an area of rolling hills and flat land with ground elevations ranging from 1,400 ft to 1,500 ft above sea level. Asbill Creek, an ephemeral stream, is the property's primary surface water drainage course and flows through the center of the site towards the southeasterly direction and eventually into Soda Creek approximately three (3) river-miles to the west. Soda Creek drains to Putah Creek, Lake Berryessa, and then ultimately into San Francisco Bay. Asbill Creek flows through a narrow open valley at the base of the surrounding hills. Several seasonal drainages drain into Asbill Creek. These drainages flow with moderate intensity during the winter months and are mostly dry throughout the rest of the year. A lot of the valley is characterized by open grass land with scattered trees. The vegetation in the area is mainly oaks, pine, native understory, and natural grasses. Historically, the project site has been used for livestock grazing.

A *Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S.,* dated July 23, 2018, was prepared by Northwest Biosurvey for the project site. The purpose of the Assessment was to determine whether the property contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under CEQA. The terms sensitive plant or wildlife includes all state or federal rare, threatened, or endangered species and all species listed in the California Natural Diversity Database (CNDDB) list of "Special Status Plants, Animals, and Natural Communities." A summary of the results is as follows:

Plants. Each of the sensitive plant taxa potentially occurring at the site was specifically searched for during the survey. The survey identified a total of 119 plant taxa on the property, including native and introduced plants. No plants with sensitive status were discovered during the in-season floristic-level botanical surveys.

Wildlife. A total of 10 sensitive wildlife species were assessed for potential occurrence at the site because of inclusion in the CNDDB database for the Middletown quadrangle and a combination of the presence of habitat and inclusion in the California Wildlife Habitat Relationships System (CWHR). The species listed include aquatic reptiles and amphibians, raptors, and small mammals. Based on the habitat assessment, the following species may be present in the project area: White tailed kite, Yellow breasted chat, Yellow warbler, and the Pallid bat.

Potential Waters of the United States. A delineation was conducted on the project site. Possible waters of the U.S. at the project site are Asbill Creek and the minor drainages to Asbill Creek.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any		X			No plants with sensitive status were discovered at the project site. Based on the habitat assessment, white tailed kite, yellow breasted chat, yellow warbler, and pallid bat may be present in the project area and have the potential to be impacted	1, 2, 3, 4, 5, 6, 14, 15, 16, 17

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?					by construction activities. Removal of trees for development has the potential to result in an incidental take of pallid bats, white-tailed kites, yellow-breasted chats, and yellow warblers. The project site consists of blue oak woodland, California valley oak woodland, wild oat grassland, and yellow star thistle fields. None of which are sensitive status species. Excavation beneath the driplines of oaks has the potential to impact oak trees. The placement of tents and cabins would focus on the openings within the woodland canopy; they would be sited, placed, and oriented in the field to minimize impacts, avoid oak tree drip lines, and avoid removal of trees with diameters greater than 6-inches. Grading for roads, trails, and buildings would occur outside of drainage buffers and grading setbacks, outside of oak tree driplines, and/or within areas where there are existing trails and roads. Parking areas, employee housing, life center, pool, maintenance building, and leachfields emphasize the use of grassland clearings to avoid impacts to trees. Asbill Creek and its surrounding valley habitat serves as a primary wildlife corridor through this region of steep and rugged terrain. Construction and use of the proposed project would result in the introduction of additional people and pets into this habitat. Night-time noise, lighting, and pets have a potential to adversely impact wildlife movement through the valley. Impacts would be **Less Than Significant with Mitigation Measures BIO-1 through BIO-6 Incorporated.** **<u>Mitigation Measures:</u>** **<u>BIO-1</u>: If trees suitable the use by pallid bats are to be removed (outside of the dates listed below), any tree to be removed that is suitable for use by pallid bats shall be surveyed for signs of bats. This survey shall occur no earlier than fourteen days prior to tree removal. Suitable trees include those with hollows and/or shedding bark. If pallid bats, or other bats with sensitive regulatory status, are discovered during the surveys, a buffer of 50-feet should be established on recommendation of the surveying biologist. Removal of these roost trees shall be restricted to between September 15 and October 15, when young of the year are capable of flying, or between February 15 and April 1 to avoid hibernating bats and prior to formation of maternity sites.** **<u>BIO-2</u>: To the extent feasible, construction, including vegetation removal, shall occur outside of the nesting season of the white-tailed kites (February 15 through August 31). If construction during the nesting season cannot be avoided, any required vegetation removal should be the minimal amount necessary for construction and should be completed prior to the nesting season. In the event that vegetation removal is necessary during the nesting season, the work shall be preceded by a pre-construction nest survey conducted by a qualified biologist within two weeks of disturbance. If an active nest of a sensitive bird species is found, a construction buffer shall be established around it in consultation with CDFW staff and shall remain in place until fledging is completed or until it is determined that the nesting effort has failed as determined by the qualified biologist.** **<u>BIO-3</u>: Use If construction activities occur within 50 feet of a willow thicket habitat during the breeding season (February 15 through August 31), surveys for the yellow-breasted chat and the yellow warbler and mitigation, as described in BIO-2, shall be implemented.** **<u>BIO-4</u>: Use of woodland openings and grassland habitat should be emphasized as demonstrated in the proposed project design. No trees greater than 6-inches in diameter should be removed without prior consultation with County staff to determine the mitigation required that is consistent with preserving on-site oak woodlands in a manner consistent with local planning policies.**	

					<u>BIO-5</u>: Construction of trails, foundations, roadways, etc., should avoid excavation beneath the driplines of established oak trees. In particular, trails should minimize actual excavation and implement state of the art erosion control (e.g. rolling dips vs. water bars, etc.) where excavation is necessary. **<u>BIO-6</u>: To minimize disturbance of native wildlife using the valley as a movement corridor, the following measures should be implemented:** • **Pets, if allowed, should be kept indoors at night and dogs should be on a leash or under direct supervision.** • **Use of overhead lighting should be avoided. Minor, on-ground, path lighting may be allowed.** • **Night-time noise, particularly amplified music, should be subject to a curfew.** • **Restrooms should be readily available throughout the resort and their use encouraged to avoid inadvertent scent marking.**	
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			According to the Biological Resources Assessment, a delineation was conducted in accordance with the U.S. Army Corps of Engineers Wetlands Delineation Manual: Arid West Region (2008) to determine the extent of possible waters of the U.S. Delineation fieldwork was completed on June 5, 2018. Waters of the U.S. within the subject property were determined to consist of ephemeral stream channels and ephemeral drainages. Drainages on the property are shown in Figure 3 of the Biological Resources Assessment (Attachment F). Possible waters of the U.S. at the project site are Asbill Creek and the minor drainages to Asbill Creek. Within the project site, Asbill Creek is an ephemeral stream and does not provide sufficient habitat to sustain fish migration and spawning or aquatic habitat. The Asbill Creek and its minor drainages, within the project site, are steep watercourses with small drainage areas that have water only during high intensity rainfall events. According to the Biological Resources Assessment, no riparian or other sensitive natural community was identified in the project area. However, construction has the potential to impact riparian vegetation and habitat and result in erosion and sedimentation. The proposed project has been designed to maintain riparian buffer and grading setbacks. The drainage buffers for Asbill Creek and the minor tributary drainages to Asbill Creek are 50-feet and 30-feet, respectively. No development would occur within the drainage buffers. A Technical Memorandum dated February 2020 was prepared by NorthPoint Consulting Group, Inc. to establish grading setbacks for Asbill Creek and its minor tributaries. The results of the TM recommended a slight erosion hazard rating for slopes less than 5% (50-feet for Asbill and 20-feet for its minor tributaries), moderate erosion hazard rating for slopes between 5% and 15% (50-feet for Asbill and 35-feet for its minor tributaries), and a severe erosion hazard rating on slopes greater than 15% (100-feet for Asbill and 50-feet for its minor tributaries). The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. The proposed project proposes three crossings: one road crossing and two pedestrian crossings. These crossings have a potential to adversely impact riparian vegetation and habitat and could result in erosion and sedimentation. These crossings would be designed to span the creek and drainages so that footings are located outside the top of bank. Construction Best Management Practices (BMPs) and permanent erosion control measures would be applied to minimize erosion and sedimentation. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and	1, 2, 3, 4, 5, 6, 14, 15, 16, 17, 18

					water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. Impacts would be **Less Than Significant with Mitigation Measures BIO-7 and BIO-8 Incorporated.** **<u>Mitigation Measures:</u>** **<u>BIO-7</u>: Project design should minimize waterway crossings. Where these are necessary, it is recommended that they emphasize use of open bank areas lacking dense riparian vegetation. Crossings of small waterways should consist of small bank-to-bank bridges not requiring excavation or footings, if possible. Use of in-channel crossings, particularly in areas containing perennial or long-duration flows and/or in-channel riparian vegetation, should be avoided. Use of mountain bikes on saturated earth trails during the winter and spring months should be avoided. Minor saturated areas may be planked. Any work involving placement of fill or structures within waterways should obtain the necessary permits, as required, from the U.S. Army Corp of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.** **<u>BIO-8</u>: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and HCD Regulations, including preparation and implementation of an Erosion Control Plan approved by HCD. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			See discussion (b) above. Impacts would be **Less Than Significant with Mitigation Measures BIO-7 and BIO-8 Incorporated.**	1, 2, 3, 4, 5, 6, 14, 15, 16, 17, 18
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			According to the Biological Resource Assessment, there is no habitat on the project site that would support resident or migratory fish. Asbill Creek and its surrounding valley habitat serves as a primary wildlife corridor through this region of steep and rugged terrain. Construction and use of the proposed project would result in the introduction of additional people and pets into this habitat. Night-time noise, lighting, and pets have a potential to adversely impact wildlife movement through the valley. Noise impacts are discussed in Section XIII. With mitigation measures NOI-1 and NOI-2, noise impacts would be less than significant. Impacts would be **Less Than Significant with Mitigation Measures BIO-1 through BIO-6, and NOI-1 and NOI-2 Incorporated.**	1, 2, 3, 4, 5, 6, 14, 15, 16, 17, 18
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			The proposed project, with mitigation measures, would not conflict with local policies, such as those identified in Section 3.4 of the Lower Lake Area Plan [Vegetation and Wildlife] or Chapter 9.1 of the General Plan [Biological Resources]. Impacts would be **Less Than Significant with Mitigation Measures BIO-1 through BIO-8 Incorporated.**	1, 2, 3, 4, 5, 6, 14, 15, 16, 17, 18
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other				X	There are no adopted habitat conservation plans in the project area. No special conservation plans have been adopted for the subject parcel. **No Impact.**	1, 2, 3

approved local, regional, or state habitat conservation plan?						
V. CULTURAL RESOURCES						
Significance Criteria: The proposed project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.						
Environmental Setting: A Cultural Resources Study was prepared by Flaherty Cultural Resource Services dated March 22, 2018 (NWIC Report S-050721). An addendum to the Cultural Resources Study was prepared on March 3, 2020. The study and the addendum survey area consisted of a combined 173± acres encompassing the proposed Huttopia Parcel. No cultural resources were discovered within the project boundaries. Pursuant to AB 52, notification of the proposed project was sent to local tribes for commenting and/or concerns. Middletown Rancheria responded to referral and stated that the site falls within their area of concern and requested consultation on the project. The proposed mitigation measures were sent to the Middletown Rancheria for comment.						
Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X	No structures exist on-site. According to the Cultural Resources Study, the Directory of Properties in the Historic Property File for Lake County maintained by the Office of Historic Preservation was reviewed to determine if any historic structures had been listed in the vicinity of the project. In addition, historic maps were reviewed. According to these documents, no known historic resources exist or have existed on-site or in the immediate vicinity. **No Impact.**	1, 2, 3, 4, 5, 19, 20, 21

b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			Comments received from the Northwest Information Center (NWIC) indicate that, due to the environmental setting of the project site, there is a high potential for unrecorded archaeological resources within the project site. Combined studies were conducted by Flaherty Cultural Resource Services in 2018 and 2020 and no cultural resources were identified within the Huttopia Parcel. No impacts to known archaeological resources are anticipated as a result of the proposed project. However, to ensure that undiscovered resources are not impacted during Project construction, CUL-1 is recommended. **Less Than Significant with Mitigation Measure CUL-1 through CUL-3 Incorporated.** **<u>Mitigation Measures:</u>** **<u>CUL-1</u>: Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.** **<u>CUL-2</u>: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.** **<u>CUL-3:</u> All on-site personnel of the project shall receive resource sensitivity training, up to 8-hours, as advised by a project Tribal Cultural Advisor, designated by the Tribe, prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.**	1, 2, 3, 4, 5, 19, 20, 21
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Disturbance of human remains is not anticipated. However, to ensure that human remains are not disturbed during project construction, CUL-2 is recommended. **Less Than Significant with Mitigation Measure CUL-2 Incorporated.**	1, 2, 3, 4, 5, 19, 20, 21
VI. ENERGY						
Significance Criteria: The proposed Project would significantly impact energy if construction of the proposed project would result in wasteful, inefficient, or unnecessary consumption of energy resources or if the proposed project would conflict with a state or local plan for renewable energy or energy efficiency.						

Environmental Setting: The proposed project includes the construction of 93 tents and 36 cabins, central facilities including a restaurant and swimming pool, employee housing, maintenance facility, onsite water and wastewater systems, and spa area with hot tub and sauna. The existing electrical service to the Six Sigma Ranch and Winery is through the Pacific Gas and Electric Company (PG&E). Electrical services for the proposed project would be provided by PG&E. The use of solar renewable energy would be considered to augment electrical demand. Propane may be used onsite as an alternative fuel source.						
Would the project:						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed project would be designed and constructed in compliance with existing land use regulations, zoning regulations, and the California Building Code. Overall, the construction and operation of the proposed project would not require the creation of a new source of energy construction. During construction there would be temporary consumption of energy resources required for the movement of equipment and materials; however, the duration would be limited to the construction phase of the proposed project. Energy usage during construction would be temporary in nature and would utilize only the energy required and would not result in wasteful, inefficient, or unnecessary use of energy. Therefore, construction impacts would be less than significant, and no mitigation is required. During operation, there are no unusual project characteristics or processes that would require the use of wasteful, inefficient, or unnecessary consumption of energy resources. Electricity would be used for lighting, water heating, cooking, and by the water system for pumping. Operations would utilize only the energy required and would not result in wasteful, inefficient, or unnecessary use of energy. Therefore, operation impacts would be less than significant, and no mitigation is required. **Less Than Significant Impact.**	1, 2, 3, 4, 5
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 a state or local renewable energy plan, nor would it conflict with goals and policies of the General Plan [Section 9.5, Energy Resources]. **No Impact.**	1, 2, 3, 4, 5
VII. GEOLOGY AND SOILS						
Significance Criteria: The proposed project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.						
Environmental Setting: A Preliminary Geologic/Geotechnical Memorandum was prepared for the project site by Crawford and Associates on April 4, 2018. The project site lies within a narrow, southeast-trending valley (approximately 1,500 feet wide and 1.8 miles long) that begins at the intersection of Spruce Grove Road and an existing, private gravel road. The valley appears to be predominately comprised of flat to slightly slanted seasonal grass fields with scattered trees throughout. It is bordered by hillsides on both sides, with the northwest hills containing mostly small scrub brush, while the hills on the opposite side are much more heavily vegetated with trees and brush. Asbill Creek flows through the valley and project site in a generally southeast direction. The site geology generally consists of shale, siltstone, sandstone, and conglomerate. The hills directly southeast of the site consist predominately of greenstone.						
Would the project:						
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?			X		(a)(i) The project site is not located within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The nearest fault zone is approximately 4 miles west of the project site. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes. (a)(ii) and (a)(iii) Lake County contains numerous known active faults. Future seismic events in the northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with current seismic safety construction standards. (a)(iv) According to the U.S. Landslide Inventory provided by the USGS Landslide Hazard Program, there are no mapped landslides on or in the vicinity of the project site. The proposed project is not expected to cause potential substantial adverse effects due to seismic activity or landslides. **Less Than Significant Impact.**	7, 22, 23

iii) Seismic-related ground failure, including liquefaction? iv) Landslides?						
b) Result in substantial soil erosion or the loss of topsoil?		X			Construction of the proposed project has the potential to result in erosion and loss of topsoil. Project grading would involve approximately 5,200 cubic yards (cy) to create the parking areas, life center and pool grading, and employee housing. The applicant estimates that the volume of cut would be equivalent to the volume of fill, resulting in no need to import or export soil. However, gravel would be brought in, to surface roads and parking areas. Best management practices (BMPs) for erosion control during construction include the placement of fiber rolls, silt fences, and jute maps. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. A Grading and Drainage plan for the project site would be required by HCD for approval prior to issuance of a building permit. Compliance with the SWRCB CGP and HCD requirements for grading and drainage and implementation of Mitigation Measure BIO-9, the impacts would be **Less Than Significant Impact with Mitigation Incorporated.**	1, 2, 3, 4, 5, 9, 14, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		The project site is not identified as containing landslides or other unstable geologic conditions. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the proposed project. **Less Than Significant Impact.**	1, 2, 3, 4, 5, 7, 9, 14, 24
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the USDA Soil Survey, the shrink-swell potential for the proposed project soil type is moderate, and is not considered to be expansive. The proposed project would therefore not increase risks to life or property as a result of expansive soil. **Less Than Significant Impact.**	1, 2, 3, 4, 5, 9, 14, 24
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 wastewater?			X		The proposed project would result in the need for onsite wastewater treatment septic systems. Potential locations for these systems have been mapped on the Development Plans in Attachment A. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, Lake County requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. According to the USDA Soil Survey the project site, in general, has soils that are considered adequate to support septic systems, has moderately low to moderately high infiltration rates, which supports that the soils likely capable of supporting the use of septic tanks. Systems designed for less than 2,500 gallons per day (gpd) would be permitted through the county. Systems greater than 2,500 gpd would be permitted through	9, 25, 26

					the State Water Resources Control Board Order 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems. The proposed project onsite wastewater treatment septic systems would comply with all the requirements of the County and State relating to the use of sewage disposal systems/septic systems. This would ensure that the proposed project onsite wastewater treatment septic systems would be installed within soils capable of adequately supporting the use of the septic system. Therefore, the impact would be **Less than Significant**.	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated. **No Impact.**	1, 3, 4, 5, 7, 19, 20
VIII. GREENHOUSE GAS EMISSIONS						
Significance Criteria: The proposed project would significantly impact greenhouse gas (GHG) emissions if it were to generate substantial GHG emissions exceeding the CEQA thresholds of significance adopted by the Lake County Air Quality Management District (LCAQMD) or conflict with an adopted plan, policy or regulation intended to reduce greenhouse gas emissions.						
Environmental Setting: The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions. The primary GHGs that are of concern for development projects include Carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). CO_2, CH_4, and N_2O occur naturally, and through human activity. Emissions of CO_2 are largely by-products of fossil fuel combustion and CH_4 results from off-gassing associated with agricultural practices and landfills. CO_2 is the most common GHG emitted by human activities. As a result, CO_2 is sometimes used as a shorthand expression for all greenhouse gases, however, this can cause confusion, and a more accurate way of referring to a number of GHGs collectively is to use the term "carbon dioxide equivalent" or "CO_2e".						
Would the project:						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		Construction and operation GHG emissions were estimated using the California Emission Estimator Model (CalEEMod®) Version 2016.3.2 (Attachment E). The GHG emission results are summarized in Table 1. Since the model does not have land use estimates specific to recreational camping developments, a 129-room motel land use was assumed, which is likely a conservative (high) assumption because a 129-room motel has a larger emission footprint, both for construction and operation, than a campground comprised of 93 tents and 36 cabins. Additionally, the energy demand associated with motel use includes air conditioning and other sources that would not be present in campgrounds. Construction emissions over the construction period were adjusted to account for up to 20 months of construction, amortized over 30 years, and added to the operational emissions. Table 1. Operational GHG Emissions **Emission Source** / **CO_2e (MT/yr)** Energy: 557 Mobile: 225 Stationary (Emergency Generator): 23 Solid Waste: 36 Water and Wastewater: 25 Amortized Construction: 25 Total: 891 Significance Threshold: 1,100 **Exceeds Significance Threshold?**: **No** The LCAQMD has not established CEQA thresholds for GHG emissions to determine the significance impacts would have on a project. However, the Bay Area Quality Management District (BAAQMD) has established GHG thresholds that have been used in Lake County for significance determination. Thus, for the analysis of GHG emissions, BAAQMD's GHG thresholds are used to evaluate the significance of the proposed project's GHG emissions. For land use development	1, 2, 3, 4, 5, 10, 27

					projects, the threshold is "annual emissions less than 1,100 metric tons per year (MT/yr) of CO_2e." As can be seen in Table 1, emissions of GHG's would be below the BAAQMD CEQA threshold, therefore significant or cumulative impacts to the environment due to GHG emissions is not likely. **Less Than Significant Impact.**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. **No Impact.**	1, 2, 3, 4, 5, 10
IX. HAZARDS AND HAZARDOUS MATERIALS						
Significance Criteria: The proposed project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.						
Environmental Setting: The 164.3-acre Huttopia Parcel is currently undeveloped, except for existing gravel and dirt roads and dirt trails. The nearest sensitive receptor is a residence located approximately 0.25 miles to the southeast and uphill from the project site. Asbill Creek, an ephemeral stream, is the property's primary surface water drainage course and flows through the center of the site towards the southeasterly direction and eventually into Soda Creek approximately three (3) river-miles to the west. The project site is surrounded by open space, agricultural uses, trees, and residential development. The majority of the project site has been classified as having a moderate fire risk, with the southern boundary having a high risk and the eastern boundary having a very high risk.						
Would the project:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			Construction of the proposed project would involve the use of materials that are generally regarded as hazardous, such as gasoline, diesel fuel, hydraulic fluids, paint, and other similar materials. Regular transport of such materials to and from the project proposed project during construction could result in an incremental increase in the potential for accidents. The risks associated with the routine transport, use, and storage of these materials during construction are anticipated to be relatively small. With appropriate handling and disposal practices, there is relatively little potential for an accidental release of hazardous materials during construction, and the likelihood is small that workers and the public would be exposed to health hazards. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Storage and handling of materials during construction would employ BMPs subject to provisions of the. BMPs would include provisions for safely refueling equipment, and spill response and containment procedures. During operations, no pesticides or hazardous cleaning products would be used. The pool would use a salt-based disinfection system, supplies would be stored in the technical services building. Small quantities of vehicle maintenance products (containers of 1-gallon or less) would be stored in the technical services building within a self-contained shelving unit. A spill protection kit would be located in the technical services building.	1, 2, 3, 5, 6, 7 28, 29, 30

					Propane may be used onsite as an alternative fuel source. Propane will be stored in standard propane tanks located at the Life Center and employee housing, within access of on-site roads and would be refilled by a licensed/certified propane distributer. Small propane tanks, 2.5-gallons, will be used for camp stoves at each tent/cabin. Propane storage and use will follow all state and local requirements. Housing for a self-contained, emergency backup generator will be provided adjacent to the technical services building. Section 41.7 of the Lake County Zoning Ordinance specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. With appropriate transport, use, storage, handling, and disposal practices that comply with the requirements of the federal, state, and County laws and regulations, it is not anticipated that the use of these materials would pose a significant hazard. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Implementation of the following mitigation measures would reduce the impact from potential releases of hazardous materials to a less than significant level. **Less Than Significant Impact with Mitigation Measure HAZ-1 Incorporated.** **<u>Mitigation Measures</u>:** **<u>HAZ-1:</u> If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.** **HAZ-2: All equipment and materials shall be stored in the staging areas away from all known waterways.**	
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			The proposed project does not involve the storage of a significant volume of hazardous materials that could be released into the environment. The storage of small volumes of cleaning solvents would be stored within a self-contained shelving unit inside the technical services building. **Less Than Significant Impact with Mitigation Measures HAZ-1 and HAZ-2 incorporated.**	5
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 nearest school is located over two miles from the project site. **No Impact.**	7

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site: • State Water Resources Control Board (SWRCB) GeoTracker database • Department of Toxic Substances Control EnviroStor database • SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit. The project site is not listed in any of these databases as a site containing hazardous materials as described above. **No Impact.**	31
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 two (2) miles of an airport and/or within an Airport Land Use Plan. The nearest airport is Lampson Field approximately 20.5 miles northwest of the project site. **No Impact.**	7
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		According to the County's Emergency Operations Plan, the project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction, Spruce Grove Road would remain open. During operation of the project, adequate access for emergency vehicles via Spruce Grove Road and connecting roadways would remain available. Additionally, the proposed project would not result in a substantial alteration to the design or capacity of any public road or impair or interfere with evacuation procedures. **Less Than Significant Impact.**	29, 32
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			The majority of the project site has been classified as having a moderate fire risk, with the southern boundary having a high risk and the eastern boundary having a very high risk. The project site is in a CAL FIRE wildland-urban interface, under the sphere of influence of the South Lake County Fire Protection District. Lower Lake Station 65 would respond to fire and medical emergencies in the project area and its vicinity. Construction activities, which include the use of spark-producing equipment, could present a significant risk to igniting wildfires. Operation of the proposed project could present a risk to igniting wildfires. Open fires and personal barbecues (wood, coal, etc.) would be strictly forbidden. Stovetops provided for the accommodations would be maintained in good working condition and should not be used in hazardous situations. The project site is surrounded by open space, agricultural uses, trees, and residential development. Construction and operation of the proposed project could present a risk of fire that could spread to adjacent vegetation. The potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be **Less Than Significant Impact with Mitigation Measures HAZ-3 through HAZ-5 Incorporated.** **<u>Mitigation Measures</u>:** **HAZ-3: During construction, staging areas or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles and heavy equipment.**	7, 31, 32, 34

					HAZ-4: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. **HAZ-5: 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.**	
X. HYDROLOGY AND WATER QUALITY						
Significance Criteria: The proposed project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.						
Environmental Setting: The project site is in a narrow valley along the course of Asbill Creek, an intermittent class II watercourse that drains the valley through a steep and narrow canyon before its confluence with Soda Creek. Soda Creek continues through steep terrain, where elevations range from 1,400 to 1,800-ft above sea level to Putah Creek and Lake Berryessa, both tributaries to the Sacramento River Basin. The project area is sited between two groundwater basins identified by the California Department of Water Resources (DWR) Bulletin 118: the first is the Lower Lake Valley groundwater basin (5-030), which occupies an area of 12.5 square miles north of the project site; the second is the Coyote Valley groundwater basin (5-018), which occupies an area of 12.5 square miles south of the project site. DWR's Bulletin 118 is an inventory and assessment of available information on the occurrence and nature of California's groundwater. Although the project is sited near the two basins, according to Bulletin 118, the project site is not located within either basin.						
Would the Project:						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			Asbill Creek is an upper tributary to Lake Berryessa. Lake Berryessa is listed on the California Clean Water Act Section 303(d) List for mercury. The proposed project is not likely to generate mercury and would not impact Lake Berryessa, which is over approximately 30 miles downstream of the project site. Construction of the proposed project would include clearing and grubbing, grading, storage and use of construction materials, and operation of heavy equipment. Until construction at the site is complete, soil and pavement particulate may become entrained in stormwater resulting in sediment being discharged from the site. In addition, stormwater discharge may include debris, particulate, and petroleum hydrocarbons as a result of improper storage of construction materials, improper disposal of construction wastes, discharges resulting from construction dewatering activities, and spilled petroleum products. The proposed project has been designed to maintain riparian buffer and grading setbacks. The drainage buffers for Asbill Creek and the minor tributary drainages to Asbill Creek are 50-feet and 30-feet, respectively. No development would occur within the drainage buffers. The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. Permanent erosion control measures and BMPs, such as bioswales, are proposed to treat and control runoff from parking areas. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. The proposed project includes multiple onsite wastewater treatment systems (OWTSs). Septic systems with leachfields are proposed for the OWTSs; proposed locations are shown in Attachment A on the Development Site Plans.	1, 2, 3, 4, 5, 6, 7,14, 35

					The wastewater collection system would include piping from all accommodations, except the Canadienne Tents, and facilities within the project area. All OWTSs would meet the County and Central Valley Regional Water Quality Control Board (CVRWQCB) standards for development and operations, including setbacks from wells, streams, and drainages. All OWTSs would obtain approval from the County and CVRWQCB and comply with Order WQ 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Water Treatment Systems. HYD-1 requires the applicant to obtain any necessary permits. Mitigation Measure BIO-8 requires compliance with Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. Compliance with HAZ-1 would mitigate impacts to water quality as a result of hazardous material use and storage. **Less Than Significant with Mitigation Incorporated.** **<u>HYD-1</u>: Prior to operation, the applicant shall obtain all necessary federal, state, and local agency permits and shall submit a copy of said permit(s) to the Community Development Department within 30 days of obtaining the permit(s). If the permit is required for construction activities, the applicant shall provide a copy of the permit to the Community Development Department prior to commencement of construction.**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The proposed project would source water from a proposed groundwater well located within the Huttopia parcel. During the operation of the proposed project, water would be stored in tanks and gravity fed to supply water to the project site. As part of the Sustainable Groundwater Management Act, the California Department of Water Resources prioritized 517 groundwater basins and subbasins in California as either high, medium, low, or very low based on eight components to determine which basins are in overdraft and/or require groundwater management. Both nearby basins were given a very low priority by the Department of Water Resources. A Water Supply and Demand Assessment was prepared for the proposed project in March 2020 by NorthPoint Consulting Group, Inc. The study estimated that the total annual operational water demand associated with the proposed project is approximately 11.6 acre-feet per year. The average available annual well production, estimated based on existing wells in the vicinity of the project site that are used by the existing Six Sigma Ranch and Winery, is approximately 190 acre-feet per year. The demand associated with the proposed project is approximately 6-percent of the estimated available supply. Therefore, there is sufficient groundwater supply to meet the projected water demand for the project. The Huttopia parcel is 164.3 acres in total. The proposed project impervious footprint including tents, cabins, employee housing, and support facilities, is approximately 3.3 acres. This leaves approximately 98% of the project site as pervious open space and available for groundwater recharge. In addition, no paved areas are proposed (parking and roads would be gravel) and the tents would be situated on decks which would allow for groundwater recharge underneath them. Therefore, the proposed project would result in a less-than significant impact related to the depletion of groundwater supplies or interference with groundwater recharge. **Less Than Significant Impact.**	1, 2, 3, 5, 6, 7, 36, 37, 38
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;		X			As discussed in Section IV(b), Biological Resources, the proposed project has been designed to maintain riparian buffer and grading setbacks. The drainage buffers for Asbill Creek and the minor tributary drainages to Asbill Creek are 50-feet and 30-feet, respectively. No development would occur within the drainage buffers. A Technical Memorandum dated February 2020 was prepared by NorthPoint Consulting Group, Inc. to establish grading setbacks for Asbill Creek and its minor tributaries. The results of the TM recommended a slight erosion hazard rating for slopes less than 5% (50-feet for Asbill and 20-feet for its minor tributaries), moderate erosion hazard rating for slopes between 5% and 15% (50-feet for Asbill and 35-feet for its minor tributaries), and a severe erosion	1, 2, 3, 5, 6, 7, 14, 39

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?					hazard rating on slopes greater than 15% (100-feet for Asbill and 50-feet for its minor tributaries). The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. No development would occur within the drainage buffers and setbacks, except where roads and trails already exist. The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. The proposed project has been designed to maintain existing flow paths. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river. (i) As discussed in Section (a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with implementation of mitigation measure HYD-1, which requires the applicant to obtain any necessary permits and mitigation measure BIO-8, which requires compliance with Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. (ii) The increase in impervious area due to the project is approximately 3.3 acres. The drainage area contributing to Asbill Creek, upstream and including the project site, is approximately 640 acres (USGS StreamStats), thus the increase in impervious area represents only 0.5% of the drainage area, which is minor. Thus, the proposed project would have a negligible effect on the rate and amount of surface runoff, and would not result in on- or off-site flooding (iii) As discussed in (ii) above, the increase in impervious area would have a negligible effect on the rate and amount of surface runoff. As discussed in (i) above, the project would not provide substantial additional sources of polluted runoff with the implementation of mitigation measure HYD-1, which requires the applicant to obtain any necessary permits and mitigation measure BIO-8, which requires compliance with Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. Compliance with HAZ-1 would mitigate impacts to water quality as a result of hazardous material use and storage. (iv) The project site is mapped as FEMA Zone D, per FEMA map panel #06033C0860D effective 9/30/2005. FEMA Zone D classification is applied to undetermined areas where no flood mapping has been done. Per the Proposed Project Operations Plan, the 100-year flow does not overtop the banks of Asbill Creek. One access road crossing and two pedestrian crossings are proposed. The access road crossing and one of the pedestrian crossings would cross Asbill Creek. The second pedestrian crossing would cross a minor tributary to Asbill Creek. These crossings would be designed to pass the 100-year flow and to span the creek and drainages so that the footings are located outside of the top of bank. Therefore, the proposed project would not impede or redirect flood flows. **Less Than Significant Impact with Mitigation Measures BIO-8, HYD-1, HAZ-1 and HAZ-2 Incorporated.**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The subject parcel is not located within a flood hazard zone. Therefore, there is no risk of release of pollutants due to inundation. **No Impact.**	1, 2, 3, 5, 6, 7, 39
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The proposed project would not conflict or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. **No Impact.**	1, 2, 3, 5, 6, 40
XI. LAND USE AND PLANNING						
Significance Criteria: The proposed project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.						

Environmental Setting: The project site is located within the unincorporated Lake County, within the Lower Lake Area Plan boundary. The site carries a General Plan designation of **"A"** Agricultural – "RL" Rural Lands – "RR" Rural Residential. The majority of the Huttopia Parcel is zoned Rural Residential (RR) with some of the western portion zoned Rural Land (RL). All development would occur within the RR zone, as shown on Sheet D of Attachment A, Development Plans. The parcel is surrounded by agricultural and residential.						
Would the project:						
a) Physically divide an established community?				X	The project site is located in a rural area of unincorporated Lake County outside of an established community. The proposed project would not physically divide an established community. **No Impact.**	1, 2, 3, 5, 6, 7
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This proposed project is consistent with the Lake County General Plan, Lower Lake Area Plan, and Lake County Zoning Ordinance. The RR General Plan designation is intended to provide single-family residential development in a semi-rural setting. However, large lot residential development with small-scale agricultural activities is appropriate. In addition, recreational facilities are listed as an appropriate use for this designation, as RR areas are intended to act as a buffer area between the urban residential development and the agricultural areas of the County. The project is consistent with General Plan Land Use Element Goal LU-6 which contains policies relating to recreation facilities, tourism and economic development. In addition, the Open Space, Conservation and Recreation Element of the General Plan contains many goals and policies relating to the development of recreation facilities, specifically campgrounds, parks and trails (Goal OSC-6 and subsequent policies). Pursuant to Section 21-8.5 of the Zoning Ordinance, private and public campgrounds are allowed uses in the Rural Residential zoning district subject to approval of a major use permit. In addition, the project is consistent with all applicable development standards for the RR zoning district. The proposed project falls under the jurisdiction of the State of California Department of Housing and Community Development (HCD) and is regulated by the Special Occupancy Park Act, Health and Safety Code, Division 13, Part 2.3. The Special Occupancy Parks Act establishes requirements of park operators and enforcement agencies, including HCD, and requires HCD to develop and enforce both the regulations and the laws. The Special Occupancy Park regulations and requirements are contained in Title 25, Division 1, Chapter 2.2 of the California Code of Regulations. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lighting, roadways, grading, electrical, plumbing, fire protection, plans, permits, and accessory structures and buildings. Details are available at https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml Given that the proposed project falls under HCD's jurisdiction, project building and grading permits will be obtained through the HCD Application to Construct or Reconstruct Parks and/or Park Building Facilities. Although HCD is the enforcement and permit issuing agency for construction permits, HCD must be assured that the project has received all required government approvals, including comments and conditions of approval. HCD requires approval signatures from the Planning Division of the Lake County Community Development Department, Lake County Public Works Department, Lake County Environmental Health Department, and the Lake County Fire Protection District. HCD also gives each of these departments the option, upon completion, to review the project/site prior to HCD finalizing the permit(s). **Less Than Significant.**	1, 2, 3, 5, 6, 7
XII. MINERAL RESOURCES						
Significance Criteria: Impacts to mineral resources would be considered significant if the proposed project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.						
Environmental Setting: The project site is not located within an area identified by the State or County as regionally significant for containing mineral resources.						

Would the project:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Lake County Aggregate Resource Management Plan (ARMP) does not identify the subject property as being located within a Quarry Resource Area. There are no regionally significant mineral resources identified within the project site. No loss of a known mineral resource of value to the region or the state would result from the proposed project. **No impact.**	1, 3, 41, 42
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The subject property is not designated as being a locally important mineral resource recovery site in the County of Lake's General Plan, the Lower Lake Area Plan, or the Lake County ARMP. There are no existing quarries on the project site. The proposed project does not involve the extraction of mineral resources; therefore, the proposed project would not result in the loss of availability of valuable or locally important mineral resources. **No impact.**	1, 3, 41, 42
XIII. NOISE						
Significance Criteria: The proposed project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the proposed project, generated excessive groundborne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.						
Environmental Setting: The project site is exposed to typical background noises associated with agricultural activities and visitors to the Six Sigma Ranch and Winery. Under existing conditions, Six Sigma Ranch and Winery offers a full schedule of special events at their wine tasting room including multiple themed parties, dinners, wine tasting, and private tours. Visitors to Six Sigma Ranch and Winery access the tasting room down the existing gravel road, approximately 1-mile southeast of the project site. Typical background noises include light vehicle traffic, human voices, livestock sounds, farm vehicles and equipment. The nearest sensitive receptor is a residence located approximately 0.25 miles to the southeast and uphill from the project site. The Noise Element of the Lake County General Plan and Section 41.11 of the Lake County Zoning Ordinance protect residential areas and other noise-sensitive uses from excessive noise by implementing noise standards.						
Would the project result in:						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term noise levels would be increased during the construction phase of the proposed project. Construction-related noise may involve the use of heavy equipment, employee and delivery traffic, and human voices. For construction activities, General Plan Policy N-1.7 states, *"The County shall require contractors to implement noise-reducing mitigation measures during construction when residential uses or other sensitive receptors are located within 500 feet."* No sensitive receptors are within 500 feet of the proposed project. Operation of the proposed project would result in minor increases in ambient noise levels in the project vicinity due to activities such as outdoor dining, campground events, and light vehicle traffic. During regular hours, all guests and staff are urged to avoid noises and discussions that may be disturbing to other campers. Operation would not include activities producing amplified sound or other significant noise producing sources. In addition, the camp would impose quite hours from 10:00 P.M. to 7:00 A.M. The nearest residence is 0.25 miles to the southeast; at this distance, the operation of the camp is not expected to produce noise impacts to this residence. County noise standards require noise levels at the property line adjacent to residential and agricultural uses not to exceed 55dBA between the hours of 7:00 a.m. and 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. and 7:00 a.m. Where adjacent uses are commercial (north and east) noise levels must not exceed 60dBA during daytime hours and 55dBA during nighttime hours. Compliance with NOI-1 and NOI-2 would ensure that the proposed project activities would not exceed County noise standards. **Less Than Significant with Mitigation Incorporated.** **<u>Mitigation Measures:</u>** **<u>NOI-1:</u> All construction activities including engine warm-up shall be limited to Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. Contractors shall implement noise-reducing measures during construction when occupied residences or other sensitive receptors are located within 500 feet.**	1, 2, 3, 4, 5

					<u>NOI -2:</u> The proposed project shall comply with the noise standards identified in Section 41.11 of the Zoning Ordinance, including, but not limited to: maximum non-construction project-related noise levels shall not exceed: (a) 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to residential districts; and (b) 60 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 55 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to commercial districts at the property lines as outlined in Table 11.1. Should the proposed project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed project is compliant with noise standards.	
b) Generation of excessive groundborne vibration or groundborne noise levels?		X			Refer to discussion in Section XII (a). Groundborne noise or vibration may occur during site development or operation; however, levels are not expected to be excessive. Implementation of NOI-1 and NOI-2 would mitigate groundborne noise to a less than significant level. **Less Than Significant With Mitigation Incorporated.**	1, 2, 3, 4, 5
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The proposed project is not located within an airport land use plan or within two miles of a public airport. **No Impact.**	7
XIV. POPULATION AND HOUSING						
Significance Criteria: The proposed project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.						
Environmental Setting: The subject property is located in an established agricultural area with low residential density.						
Would the project:						
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		While the proposed project would consist of recreational camping facilities, it does not involve the construction of new homes or businesses, or the extension of roads or other infrastructure that would induce a permanent growth in population. **Less Than Significant.**	1, 2, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing would be displaced as a result of the project. **No Impact.**	1, 2, 4, 5
XV. PUBLIC SERVICES						
Significance Criteria: The proposed project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools, and parks.						
Environmental Setting: The subject property is served by the Lake County Sheriff's Department, the South Lake County Fire Protection District, and is located within the Konocti Unified School District. The closest fire station to the project site are the Lake County Fire Protection District Station 65 in Lakeport, 10 miles to the northwest. Station 65 would respond to fire and medical emergencies in the project area and its vicinity. The main office for the Sherriff's Department is located in Lakeport, however, the department operates seven (7) patrol areas, referred to as "beats", in Lake County. Many of the beats are divided into smaller "sub-beats". The project area is covered by the Lower Lake beat.						
Would the project:						
a) Would the project result in substantial adverse physical impacts associated with the			X		The proposed project is not anticipated to substantially increase the demands for fire protection services such that new or expanded facilities would be warranted. The proposed project would, however, increase the demands for fire protection	1, 2, 3, 4, 5

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?					services due to the introduction of new development and associated uses. The increased demand for services could potentially affect service ratios, response times, and other performance objectives related to fire protection services. The project could also cause fire-related hazards due to the operation of equipment during construction and operation. Potential impacts due to wildland fire hazards are discussed in Section IX(g). The proposed project would result in construction-related impacts and could increase fire-related hazards from the operation of spark-producing construction equipment. However, construction related activities would be temporary. In addition, with the implementation of mitigation measures **Mitigation Measures HAZ-3 through HAZ-5,** the potential of increased risk due to these hazards are less than significant. Therefore, the construction related impacts would be less than significant. Operation of the proposed project could increase potential fire hazards through introduction of new campground facilities. This could adversely affect existing fire protection services by causing additional fire hazards. On-site improvements (e.g. hydrants) would be provided on-site in order to ensure adequate fire suppression measures would be available in the event of an emergency. I addition, the Operations Plan includes Emergency Procedures and a Fire Protection Plan that include implementation of control measures and training to encourage fire prevention and responses in the event a fire emergency, including fire evacuation routes. In addition, the project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. The project includes on-site improvements (e.g. hydrants, access roads, etc.) consistent with these requirements. As discussed in Section IX(g), open fires and personal barbecues (wood, coal, etc.) would be strictly forbidden. With implementation of **Mitigation Measures HAZ-3 through HAZ-5** the impacts on fire protection services would be **Less Than Significant**. Construction and operation of the proposed project may result in accidents or emergency incidents that would require police services Construction activities would be temporary and limited in scope. Accidents or emergency incidents during operation are expected to be infrequent and minor in nature. The Lake County Sheriff's Department was notified of the proposed project and responded that the project would not have a significant impact on the services provided by their department. **Less Than Significant Impact.** The proposed project would not affect the number of students served by local schools, nor would it increase the number of new residents to the area, which could require the construction of expanded school facilities. **Less Than Significant Impact.**	
XVI. RECREATION						
Significance Criteria: Impacts to recreation would be significant if the proposed project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the proposed project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.						
Environmental Setting: The only park within the Lower Lake planning area is Anderson Marsh State Historic Park, located nearly seven miles northwest of the project site. The nearest public park is Lower Lake Park, located about five miles northwest, and Big Beach Park located about four miles to the southwest of the project site.						
Would the project:						
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 proposed project would increase the number of visitors to the region. However, the proposed project has been designed to provide visitors with recreational opportunities within the designated campground areas. Therefore, the proposed project would not substantially 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. **Less Than Significant Impact.**	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of			X		The proposed project includes 129 tents and cabins and associated facilities. No additional off-site parks or recreational improvements are proposed or required as part of the proposed project. Construction and operation of the proposed project	1, 2, 3, 4, 5

recreational facilities which might have an adverse physical effect on the environment?					includes mitigation measures to reduce impacts to less-than-significant levels. **Less Than Significant Impact.**	
XVII. TRANSPORTATION						
Significance Criteria: Impacts to transportation and traffic would be significant if the proposed project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b) which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.						
Environmental Setting: The project site is located in a low density residential and agricultural region of the Lower Lake Planning area. The project site is situated on private land, accessed via a private driveway accessed from Spruce Grove Road, a two-lane, a rural County-maintained road. The private driveway is shared by the Six Sigma Ranch and Winery visitors and employees. Spruce Grove Road connects SR 29 to approximately 3.3 miles to the northeast. Spruce Grove Road has no sidewalks, bicycle, or pedestrian lanes. Existing dirt trails and roads throughout would be upgraded for access to the project areas. Details are provided on Sheet C6 in Attachment A. One access road crossing and two pedestrian crossings are proposed (See Attachment A, Sheets C1 and C5). The access road crossing and one of the pedestrian crossings would cross Asbill Creek and allow guests to access a proposed parking area, tent and cabin sites, and central area. The second pedestrian crossing would cross a minor tributary to Asbill Creek and allow guests to access cabins located in the southeastern portion of the development. .Parking for visitors and staff would be provided on-site.						
Would the project:						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is accessible off of Spruce Grove Road, approximately 3.3 miles feet from SR 29, the principal east-west commercial route through Lake County. There are no transit stops within 0.25 miles of the project site and no bicycle or pedestrian facilities in the vicinity or of the project site. The Lake County General Plan Policy T-1.8 states that County maintained roadways should be maintained to provide an adequate peak period LOS of C or better for existing and anticipated traffic volumes if roadway upgrades are feasible and that the County shall allow a limited number of County roadway segments to operate at a LOS of E or better where improvements to LOS C are deemed infeasible. During construction, a temporary increase in construction-related traffic is anticipated from trucks and employee vehicles that would access the site daily. No roadway closures would be expected during project construction, but heavy construction vehicles, materials, and workers would travel to and from the site. A Traffic Impact Study for the project was conducted by W-Trans in 2018. The study reported that the proposed project would generate an average of 353 vehicle trips per day, including 42 trips during the weekday p.m. peak hour and 63 trips during the weekend midday peak hour. Upon addition of the proposed project-related traffic, the intersection of SR 29 and Spruce Grove Road would continue operating at level of service (LOS) A. The analysis was based on having more campsites and higher estimated trips; thus, the analysis is based on a conservative (high) number of trips. Based on the traffic analysis performed for the proposed project, the SR 29/Spruce Grove Road intersection is expected to continue operating at a LOS A. This represents no change from the existing condition and maintains the overall intersection within the County's goals of LOS C. The proposed project does not conflict with any local or regional transportation plans or facilities. **Less Than Significant Impact.**	1, 2, 3, 4, 5, 32, 43, 44, 45, 46, 47, 48, 49
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?			X		State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows: "*Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than*	1, 2, 3, 4, 5, 32, 43, 44, 45, 46, 47, 48, 49, 59

					significant transportation impact." It is up to the local jurisdiction to develop and adopt a baseline for VMT and thresholds of significance. The County of Lake does not currently have an adopted baseline and thresholds for analyzing VMT, but is in the process of developing them with the Lake Area Planning Council and Fehr & Peers. Therefore, a qualitative analysis of VMT is provided below. The Office of Planning and Research's (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December, 2018) some guidance on how to analyze VMT; it does not provide a model that is specific to recreational uses or camping, but has been taken into consideration for this analysis. The proposed project is expected to employ up to 8 full-time workers year-round with additional part-time and/or seasonal workers as needed. At any given time, there may be up to 23 employees (1-manager, 1-assistant manager, and 21-staff) located on the project site at once, to accommodate peak demand. Employee housing will be available on-site for the majority of the employees (18) and the proposed project is designed to be pedestrian and bike friendly. Campers are not allowed to drive around the campground once they arrive and park, and the facilities are meant to be inclusive by nature (providing a restaurant, trails, and other facilities for guest), which will reduce traffic movement and VMT on and off-site. Hand carts will be available to transport camping gear to the sites and employees can transport guests needing assistance via motorized carts. Vehicle miles traveled associated with the project would be produced from some employees traveling to work and driving motorized carts around the Huttopia facilities, in addition to campers driving to the site from their original destination. Existing conditions for Six Sigma currently include trips to and from the site for wine tasking and special events, in addition to employee trips. Additional trips to and from the site resulting from the proposed project would be similar to those associated with other remote campgrounds in the area, and not be considered significant. **Less Than Significant Impact.**	
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 proposed project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. Sight distances along Spruce Grove Road at the project driveway were evaluated by W-Trans. Sight distances along Spruce Grove Road at the project driveway were evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distances for minor street approaches are based on stopping sight distance, with approach travel speeds used as the basis for determining the recommended sight distance. For the posted speed limit of 40 mph in the northbound direction and 35 mph in the southbound direction, the recommended stopping sight distance is 300 and 250 feet, respectively. Based on a review of field conditions, sight distance at the driveway extends nearly 400 feet in the northbound direction and 260 feet in the southbound direction, which is adequate for the posted speed limits. Additionally, sight distance for drivers on southbound Spruce Grove Road was evaluated to determine if adequate stopping sight distance is available for following drivers to observe and react to a vehicle stopped waiting to make a left-turn into the project site. Based on a review of field conditions, sight distance extends approximately 260 feet for following vehicles, which is adequate for the posted 35-mph speed limit. W-Trans concluded that adequate sight distance is available at the driveway to accommodate all turns and recommended **mitigation measure TRA-1** to maintain site distance at the driveway. W-Trans also evaluated the need for turn-channelization on Spruce Grove Road at the project driveway. The need for turn-channelization on Spruce Grove Road at the project driveway was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as an update of the methodology developed by the Washington	1, 2, 3, 4, 5, 32, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52

					State Department of Transportation and published in the *Method For Prioritizing Intersection Improvements*, January 1997. The project volumes were doubled to account for existing Six Sigma Ranch and Winery trips already occurring at the project driveway, even though Six Sigma Ranch and Winery is likely generating fewer trips than would the proposed project. Even with this conservative assumption, no additional facilities in the form of turn lanes or a right-turn taper would be warranted at the project driveway. **Less Than Significant with Mitigation Measure TRAF-1 Incorporated.** **Mitigation Measures:** **TRAF-1: To preserve existing sight lines on Spruce Grove Road at the project driveway, any signs or landscaping installed along the project frontage with Spruce Grove Road should be low lying or set-back.**	
d) Result in inadequate emergency access?		X			Adequate existing access is provided to the site via locally maintained roads and the existing driveway. The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CAL FIRE requirements for vehicle access. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would not cause a significant increase in congestion and would not significantly affect the existing LOS on area roads. As noted under impact discussion (c), adequate sight distance is available at the project driveway to accommodate all turns and no additional channelization facilities would be warranted on Spruce Grove Road at the project driveway. The impact to emergency vehicle access would be **less than significant with mitigation measure TRAF-1 incorporated**.	1, 2, 3, 4, 5, 32, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52
XVIII. TRIBAL CULTURAL RESOURCES						
Significance Criteria: An impact to tribal cultural resources would be significant if the proposed project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Assembly Bill (AB) 52 was signed into law on September 25, 2014, requiring lead agencies to evaluate a project's potential to impact tribal cultural resources and establishes a consultation process for California Native American Tribes as part of CEQA. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." The consultation process must be completed before a CEQA document can be certified.						
Environmental Setting: The 164.3-acre Huttopia Parcel is located on the east side of Spruce Grove Road approximately 3.3 miles southeast of the intersection of State Highway 29 and Spruce Grove Road. The proposed development would be in a small valley and situated within existing oaks, pines, and native understory and would not be visible from Spruce Grove Road or adjacent properties. Scenic resources in the general region include Clear Lake, approximately 7 miles northwest of the site; Mt. Konocti, 12± miles northwest of the Site; and Mount Hanna, 11± miles northwest of the Site. There are no existing structures within the Huttopia Parcel. A Cultural Resources Study was prepared by Flaherty Cultural Resource Services dated March 22, 2018 (NWIC Report S-050721). An addendum to the Cultural Resources Study was prepared on March 3, 2020. The study and the addendum survey area consisted of a combined 173± acres encompassing the proposed Huttopia Parcel. No cultural resources were discovered within the project boundaries.						
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X	See response to Section V (a). **No Impact.**	1, 2, 3, 4, 5, 19, 20, 21

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			A Request for Review was mailed to the area tribes on April 15, 2020. A response was received from Ryan Peterson of the Middeltown Rancheria Tribal Historic Preservation Department, stating that the project falls within their area of concern and requested consultation on the project. The Middletown Rancheria was notified of the mitigation measures proposed. **Less Than Significant with Mitigation Measures CUL-1 and CUL-3 Incorporated.**	1, 2, 3, 4, 5, 19, 20, 21, 53
XIX. UTILITIES AND SERVICE SYSTEMS						
Significance Criteria: Impacts to utility and service systems would be significant if the proposed project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the proposed project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.						
Environmental Setting: The proposed project includes the construction of 93 tents and 36 cabins, central facilities including a restaurant and swimming pool, employee housing, maintenance facility, onsite water and wastewater systems, and spa area with hot tub and sauna. An on-site well and 300,000-gallon water storage tank would provide potable water and fire protection for the proposed project. Wastewater would be treated on-site through the use of septic tanks and a leach field; the system would be serviced by a local septic company. Electricity would be provided by PG&E and propane would be provided by a local supplier. Trash collection would be provided by the local waste hauler.						
Would the project:						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		Potable water and water for fire protection would be provided by an on-site water system, supplied by a proposed groundwater well that would meet the requirements of the State Water Resource Control Board Division of Drinking Water. The water would be pumped from the well to storage tanks on the project site and distributed via small diameter distribution lines. Wastewater would be treated via new, onsite septic systems. Potential locations for these systems have been mapped in the Development Plans in Attachment A. The sanitary sewer system would include an underground gravity pipe network, septic tanks, and leach fields. There are no public storm water drainage facilities serving the project site. As discussed in Section IV(b), Biological Resources and Section X(c), Hydrology and Water Quality, No development would occur within the drainage buffers and setbacks, except where roads and trails already exist. The proposed project has been designed to maintain existing flow paths. The increase in impervious area from the proposed project would have a negligible effect on the rate and amount of surface runoff. In addition, the project would utilize and maintain existing driveway drainage. Ditch relief culverts needed for new trails and roads would be sized sufficiently to prevent on- or off-site flooding. Electrical service to the Six Sigma Ranch and Winery is currently provided by PG&E which would provide sufficient power to the proposed project. Development of water and wastewater infrastructure would result in impacts to the project site. However, these impacts are considered as part of the project's construction and operation and are evaluated throughout this Initial Study. In instances where significant impacts have been identified, mitigation measures are required to reduce impacts to less than significant levels. Therefore, all services would be provided on-site and would not require the relocation of new or expanded water, wastewater, storm drainage, power, natural gas, or telecommunication facilities that would cause significant environmental effects. **Less Than Significant Impact.**	1, 2, 3, 4, 5, 6, 7, 36

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		A Water Supply and Demand Assessment was prepared for the proposed project in March 2020 by NorthPoint Consulting Group, Inc. The study estimated that the total annual operational water demand associated with the proposed project is approximately 11.6 acre-feet per year. The average available annual well production, estimated based on existing wells in the vicinity of the project site that are used by the existing Six Sigma Ranch and Winery, is approximately 190 acre-feet per year. The demand associated with the proposed project is approximately 6-percent of the estimated available supply. Therefore, there is sufficient groundwater supply to meet the projected water demand for the project. Potable water and water for fire protection would be provided by an on-site water system, supplied by a proposed groundwater well that is not dependent on precipitation. Further, the groundwater well would serve only the proposed project. **Less Than Significant Impact.**	1, 2, 3, 4, 5, 6, 7, 36
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 subject parcel would be served by on-site septic systems. **No Impact.**	5
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		Construction related waste typically consists of non-hazardous building material or debris generated during the construction of buildings, gravel access roads, and other associated infrastructure (e.g., water and sewer lines). Construction solid waste would be picked up by Southlake Refuse and Recycling where it would be sorted and deposited in the Eastlake Sanitary Landfill (Landfill), located approximately 7 miles to the northwest of the project site. The Landfill is well below its maximum permitted capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. Construction waste generated by the project is not anticipated to cause the disposal site to exceed its maximum permitted disposal volume as no structures would be demolished as part of the proposed project. The Landfill is not expected to reach its total maximum permitted capacity during the project's construction period. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity to accept construction solid waste generated by the project. A trash enclosure, including recycling bins, would be located at the entrance of the campsite for use by guests. Guests would be encouraged to recycle and are responsible for bringing their garbage and recycling to this trash enclosure. The amount of waste generated by the operation of the proposed project was estimated using CalRecycle generation factors of 2.0 pounds per room per day for tents and cabins (129 guest and 18 employee), 0.005 pounds per square foot per day for the approximately 1,000 square foot restaurant, and 9.8 pounds per unit per day for the manager's and assistant manager's residences. The amount of waste generated would be about 320 pounds per day or 0.16 tons per day. The Landfill is currently permitted for 200 tons per day. The current disposal rate for Lake County is 130 tons per day. The waste generated by operation of the proposed project represents less than 0.1% of the permitted disposal rate of the Landfill. **Less Than Significant Impact.**	4, 5, 54, 55, 56, 57
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		Construction and operation of the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste. **No Impact.**	
XX. WILDFIRE						
Significance Criteria: Impacts to wildfire would be significant if the proposed project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impair an emergency response plan; exposed proposed project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of						

infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.						
Environmental Setting: The 164.3-acre Huttopia Parcel is located on the east side of Spruce Grove Road approximately 3.3 miles southeast of the intersection of State Highway 29 and Spruce Grove Road. The project area is located approximately 0.3 miles southeast of Spruce Grove Road and is accessed by an existing, privately owned gravel road. The proposed development would be in a small valley and situated within existing oaks, pines, and native understory. Historically, the project site has been used for livestock grazing. The 164.3-acre Huttopia Parcel is currently undeveloped. The proposed project includes the construction of 93 tents and 36 cabins, central facilities including a restaurant and swimming pool, employee housing, maintenance facility, onsite water and wastewater systems, and spa area with hot tub and sauna. The majority of the project site has been classified as having a moderate fire risk, with the southern boundary having a high risk and the eastern boundary having a very high risk. The project site is in a CAL FIRE wildland-urban interface, under the sphere of influence of the South Lake County Fire Protection District. Lower Lake Station 65 would respond to fire and medical emergencies in the project area and its vicinity.						
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The developed portion of project site is located within a moderate fire hazard severity zone and is in a Local Responsibility Area. The Site is located within the response area of the Lake County Emergency Operations Plan, updated in 2018 by the Department of Emergency Services. Spruce Grove Road is a designated evacuation route set by the Lake County Community Wildfire Protection Plan. Implementation of the proposed project would not interfere with established emergency response plans or emergency evacuation plans. Fire evacuation routes for the project site are provided as shown on the Development Plans in Attachment A. The proposed project would not modify the existing public roads or private access driveway. Implementation of the proposed project would not disrupt vehicular or pedestrian traffic in a way that would have the potential to interfere with emergency response or evacuation. Therefore, the proposed project would not substantially impair the Emergency Operations Plan. **Less Than Significant Impact.**	4, 5, 6, 7, 29, 33, 34
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 majority of the project site has been classified as having a moderate fire risk, with the southern boundary having a high risk and the eastern boundary having a very high risk. The project site is in a CAL FIRE wildland-urban interface, under the sphere of influence of the South Lake County Fire Protection District. Lower Lake Station 65 would respond to fire and medical emergencies in the project area and its vicinity. Construction activities, which include the use of spark-producing equipment, could present a significant risk to igniting wildfires. Operation of the proposed project could present a risk to igniting wildfires. Open fires and personal barbecues (wood, coal, etc.) would be strictly forbidden. Stovetops provided for the accommodations would be maintained in good working condition and should not be used in hazardous situations. The project site is surrounded by open space, agricultural uses, trees, and residential development. Construction and operation of the proposed project could present a risk of fire that could spread to adjacent vegetation. The potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be **Less Than Significant Impact with Mitigation Measures HAZ-3 through HAZ-5 Incorporated.**	4, 5, 6, 7, 29, 33, 34
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			See response to impact discussion (b). **Less Than Significant Impact with Mitigation Measures HAZ-3 through HAZ-5 Incorporated.**	4, 5, 6, 7, 29, 33, 34
d) Expose people or structures to significant risks, including downslope or downstream			X		The majority of the proposed development would be in areas of flat slopes with low erosion potential. However, steep slopes exist within the project site. Therefore, the proposed cabins, tents, employee housing, and other facilities could	

flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?					be at increased risk due to downslope landslides as a result of runoff, post-fire slope instability, or drainage changes. However, the impact would be **Less than Significant with Implementation of Mitigation Measure WILD-1**. **<u>Mitigation Measures</u>:** **WILD-1: If a wildfire occurs at the project site, the site is to be inspected post-fire to evaluate downslope landslide hazards. Areas where hazards are identified to exist shall be closed until slopes have been stabilized.**	
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			Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Wildfire. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of avoidance and mitigation measures discussed in each impact section.	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			The proposed project has the potential to significantly impact Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, 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 mitigation measures identified in each section would avoid or reduce potential impacts to less than significant levels. Based on the findings and conclusions contained in the Initial Study, the proposed project would have impacts that are individually limited, but are not cumulatively considerable.	ALL
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has the potential to result in adverse indirect or direct effects on human beings in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Wildfire. Implementation of mitigation measures identified in each section would avoid or reduce the substantial adverse indirect or direct effects on human beings to a less than significant level**.**	ALL

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XXI. MITIGATION MONITORING AND REPORTING PROGRAM					
Potential Impact	**Mitigation Measure**	**Implementation Responsibility**	**Monitoring & Reporting Responsibility**	**Timing**	**Date Implemented**
AESTHETICS					
Generate a new source of light and glare from exterior lighting.	AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance. Security lighting shall be motion activated.	Applicant	Applicant	Prior to occupancy	
AIR QUALITY					
Impact air quality temporarily during construction activities and permanently operation.	AQ-1: Prior to operation, the primary access roads and parking area shall be constructed, surfaced, and maintained with an all-weather surface of asphaltic concrete or concrete unless another all-weather surface is approved by the review authority to minimize dust impacts to the public, visitors and road traffic. All areas subject to semi-truck/trailer traffic shall require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use/overflow driveways and parking areas if it receives regular palliative treatment. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits. The use of white rock for surfacing is prohibited.	Applicant/ Contractor	Applicant	Prior to occupancy	
	AQ-2: All vegetation removed during site development shall be chipped and spread for ground cover, erosion control and/or biomass feedstock. The burning of vegetation, construction debris, or waste material is prohibited.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-3: Dust control measures shall be implemented to minimize fugitive dust emissions from the project site. Dust control measures may consist of approved chemical, structural, or mechanical methods and shall be reapplied at the necessary intervals to prevent wind erosion.	Applicant	Applicant	During construction and operation	
	AQ-4: All mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines as well as Lake County Noise and Emission Standards.	Applicant	Applicant	During operation	

BIOLOGICAL RESOURCES					
Impact species identified as a candidate, sensitive, or special status species.	BIO-1: If an trees suitable the use by pallid bats are to be removed (outside of the dates listed below), any tree to be removed that is suitable for use by pallid bats shall be surveyed for signs of bats. This survey shall occur no earlier than fourteen days prior to tree removal. Suitable trees include those with hollows and/or shedding bark. If pallid bats, or other bats with sensitive regulatory status, are discovered during the surveys, a buffer of 50-feet should be established on recommendation of the surveying biologist. Removal of these roost trees shall be restricted to between September 15 and October 15, when young of the year are capable of flying, or between February 15 and April 1 to avoid hibernating bats and prior to formation of maternity sites.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-2: To the extent feasible, construction, including vegetation removal, shall occur outside of the nesting season of the white-tailed kites (February 15 through August 31). If construction during the nesting season cannot be avoided, any required vegetation removal should be the minimal amount necessary for construction and should be completed prior to the nesting season. In the event that vegetation removal is necessary during the nesting season, the work shall be preceded by a pre-construction nest survey conducted by a qualified biologist within two weeks of disturbance. If an active nest of a sensitive bird species is found, a construction buffer shall be established around it in consultation with CDFW staff and shall remain in place until fledging is completed or until it is determined that the nesting effort has failed as determined by the qualified biologist.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-3: Use If construction activities occur within 50 feet of a willow thicket habitat during the breeding season (February 15 through August 31), surveys for the yellow-breasted chat and the yellow warbler and mitigation, as described in BIO-2, shall be implemented.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-4: Use of woodland openings and grassland habitat should be emphasized as demonstrated in the proposed project design. No trees greater than 6-inches in diameter should be removed without prior consultation with County staff to determine the mitigation required that is consistent with preserving on-site oak woodlands in a manner consistent with local planning policies.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-5: Construction of trails, foundations, roadways, etc., should avoid excavation beneath the driplines of established oak trees. In particular, trails should minimize actual excavation and implement state of the art erosion control (e.g. rolling dips vs. water bars, etc.) where excavation is necessary.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-6: To minimize disturbance of native wildlife using the valley as a movement corridor, the following measures should be implemented: • Pets, if allowed, should be kept indoors at night and dogs should be on a leash or under direct supervision.	Applicant	Applicant	During operation	

	• Use of overhead lighting should be avoided. Minor, on-ground, path lighting may be allowed. • Night-time noise, particularly amplified music, should be subject to a curfew. • Restrooms should be readily available throughout the resort and their use encouraged to avoid inadvertent scent marking.				
Impact riparian habitat or other sensitive natural community.	BIO-7: Project design should minimize waterway crossings. Where these are necessary, it is recommended that they emphasize use of open bank areas lacking dense riparian vegetation. Crossings of small waterways should consist of small bank-to-bank bridges not requiring excavation or footings, if possible. Use of in-channel crossings, particularly in areas containing perennial or long-duration flows and/or in-channel riparian vegetation, should be avoided. Use of mountain bikes on saturated earth trails during the winter and spring months should be avoided. Minor saturated areas may be planked. Any work involving placement of fill or structures within waterways should obtain the necessary permits, as required, from the U.S. Army Corp of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-8: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and HCD Regulations, including preparation and implementation of an Erosion Control Plan approved by HCD. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.	Applicant/ Contractor	Applicant	During site development, construction, and operation	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	CUL-1: Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.	Applicant	Applicant	During site development and construction	
	CUL-2: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.	Applicant	Applicant	During site development and construction	

	CUL-3: All on-site personnel of the project shall receive resource sensitivity training, up to 8-hours, as advised by a project Tribal Cultural Advisor, designated by the Tribe, prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.			Prior to site development	
HAZARDS & HAZARDOUS MATERIALS					
Create a hazard to the public or the environment due to an accidental release of hazardous materials.	HAZ-1: If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.	Applicant	Applicant	During operation	
Expose people or structures, directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	HAZ-3: During construction, staging areas or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles and heavy equipment.	Applicant	Applicant	During operation	
	HAZ-2: All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant	Applicant	During construction and operation	
	HAZ-4: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention.	Applicant	Applicant	During operation	
	HAZ-5: 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.	Applicant	Applicant	During operation	
HYROLOGY/WATER QUALITY					
Degrade surface water quality due to industrial activities.	HYD-1: Prior to operation, the applicant shall obtain all necessary federal, state, and local agency permits and shall submit a copy of said permit(s) to the Community Development Department within 30 days of obtaining the permit(s). If the permit is required for construction activities, the applicant shall provide a copy of the permit to the Community Development Department prior to commencement of construction.	Applicant	Applicant	Prior to commencement of the activity requiring the permit.	
NOISE					
Exceed noise standards beyond the property boundaries due to construction activities and	NOI-1: All construction activities including engine warm-up shall be limited to Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. Contractors shall implement noise-reducing	Applicant/ Contractor	Applicant/ Contractor	During site development and construction	

operating equipment associated with the new facility.	measures during construction when occupied residences or other sensitive receptors are located within 500 feet.				
	NOI -2: The proposed project shall comply with the noise standards identified in Section 41.11 of the Zoning Ordinance, including, but not limited to: maximum non-construction project-related noise levels shall not exceed: (a) 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to residential districts; and (b) 60 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 55 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to commercial districts at the property lines as outlined in Table 11.1. Should the proposed project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed project is compliant with noise standards.	Applicant/ Contractor	Applicant	During operation	
TRANSPORTATION					
Impact site distance.	TRAF-1: To preserve existing sight lines on Spruce Grove Road at the project driveway, any signs or landscaping installed along the project frontage with Spruce Grove Road should be low lying or set-back.	Applicant	Applicant	During site development and operation	
WILDFIRE					
Expose people or structures to significant downslope risks.	WILD-1: If a wildfire occurs at the project site, the site is to be inspected post-fire to evaluate downslope landslide hazards. Areas where hazards are identified to exist shall be closed until slopes have been stabilized.	Applicant	Applicant	During operation	

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* Impact Categories defined by CEQA

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

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Lower Lake Area Plan, Adopted March 1, 1988
4. County of Lake Major Use Permit Application and Supplemental Materials
5. Huttopia Six Sigma Glamping Project Proposed Project and Operations Plan by NorthPoint Consulting Group, Inc. dated April 2020
6. Site Visits, September 11, 2019 and November 12, 2019
7. Lake County GIS Portal
8. Important Farmland Map, https://maps.conservation.ca.gov
9. USDA Web Soil Survey, https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
10. Lake County Air Quality Management District, www.lcaqmd.net
11. Ultramafic, Ultrabasic, Serpentine Rock and Soils of Lake County Map, undated.
12. Lake County Air Quality Management District Memorandum, dated May 31, 2018
13. Lake County Air Quality Management District referral comments, email dated May 4, 2020
14. Erosion Hazard Rating and Serpentine Soil Determination for Huttopia Six Sigma Glamping Project, Technical Memorandum by NorthPoint Consulting Group, Inc., dated February 15, 2020
15. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S., prepared by Northwest Biosurvey, July 23, 2018
16. California Department of Fish and Wildlife referral comments, email dated May 4, 2020
17. Lake County Grading Ordinance – Chapter 30 of County Code
18. California Construction General Permit Order 2009-0009-DWQ
19. Cultural Resource Study for the Huttopia Six Sigma Glamping Project by Flaherty Cultural Resource Services dated March 22, 2018
20. Addendum to the March 22, 2018 Cultural Resource Study for the Huttopia Six Sigma Glamping Project by Flaherty Cultural Resource Services dated March 3, 2020
21. Letter from Northwest Information Center, Sonoma State University, dated May 1, 2020
22. Preliminary Geologic/Geotechnical Memorandum by Crawford and Associates, Inc. dated April 4, 2018
23. USGS U.S. Landslide Inventory
24. California Department of Housing and Community Development, Mobilehome and Special Occupancy Park Las and Regulations (https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml)
25. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
26. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
27. BAAQMD. 2017. Bay Area Air Quality Management District California Environmental Quality Act Air Quality Guidelines. May 2017.
28. Lake County Department of Environmental Health, email Dated June 7, 2018
29. 2018 Lake County Emergency Operations Plan, Office of Emergency Services, May 1, 2018
30. Lake County Local Hazard Mitigation Plan Update, January 2018
31. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
32. Traffic Impact Study for the Huttopia Six Sigma Glamping Resort by W-Trans dated April 19, 2018
33. Lake County Community Wildfire Prevention Plan (CWPP) August 2009 (http://www.lakecountyca.gov/Assets/County+Site/Fire+Safe+Council/cwpp/cwpp.pdf)
34. CAL FIRE email dated April 28, 2020
35. State Water Resources Control Board Impaired Water Bodies 303(d) List accessed March 2020
36. Huttopia Six Sigma Glamping Project Water Supply and Demand Assessment by NorthPoint Consulting Group, Inc. dated March 2020
37. California Department of Water Resources. Bulletin 118 Interim Update, 2016. <https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/B118-Interim-Update-2016_ay_19.pdf> Date accessed: January 16, 2020

38. Sustainable Groundwater Management Act. 2019 Basin Prioritization. <https://data.cnra.ca.gov/dataset/13ebd2d3-4e62-4fee-9342-d7c3ef3e0079/resource/ffafd27b-5e7e-4db3-b846-e7b3cb5c614c/download/sgma_bp_process_document.pdf> Date accessed: February 16, 2020.
39. FEMA Flood Map Service Center https://msc.fema.gov/portal/home
40. Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region Fifth Edition, Revised May 2018. https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/
41. Lake County Aggregate Resource Management Plan
42. California Geologic Survey Information Warehouse: Mineral Land Classification, https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
43. 2017 Traffic Volumes on California State Highways, https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes
44. 2020 Regional Transportation Improvement Program, Lake County/City Area Planning Council, adopted December 11, 2019
45. 2017 Lake County Regional Transportation Plan Final, Dow & Associates, February 14, 2018
46. Active Transportation Plan for Lake County, Lake County/City Area Planning Council, December 2016
47. 2011 Lake County Regional Transportation Bikeway Plan, Lake County/City Area Planning Council, adopted August 10, 2011
48. Lake County 2030 Regional Blueprint, October 2010.
49. California Department of Transportation (CALTRANS)
50. Highway Design Manual, 6th Edition, California Department of Transportation, 2012
51. Intersection Channelization Design Guide, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985
52. Method For Prioritizing Intersection Improvements, Washington State Department of Transportation, January 1997
53. Middletown Rancheria Tribal Historic Preservation Department email dated April 15, 2020
54. CalRecycle Solid Waste Information System https://www2.calrecycle.ca.gov/SWFacilities/Directory/17-AA-0001/Detail/
55. CalRecycle Estimated Solid Waste Generation Rates https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates
56. Lake County Community Development Department Staff Report, regarding Eastlake Sanitary Landfill Expansion, dated May 28, 2020
57. Initial Study Checklist Proposed Mitigated Negative Declaration Eastlake Sanitary Landfill Expansion dated January 2020
58. California Department of Transportation, California Highway System mapper https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=026e830c914c495797c969a3e5668538
59. The Office of Planning and Research's (OPR) ,*Technical Advisory on Evaluating Transportation Impacts in CEQA* (December, 2018). https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf