



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

October 27, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY IS 20-31

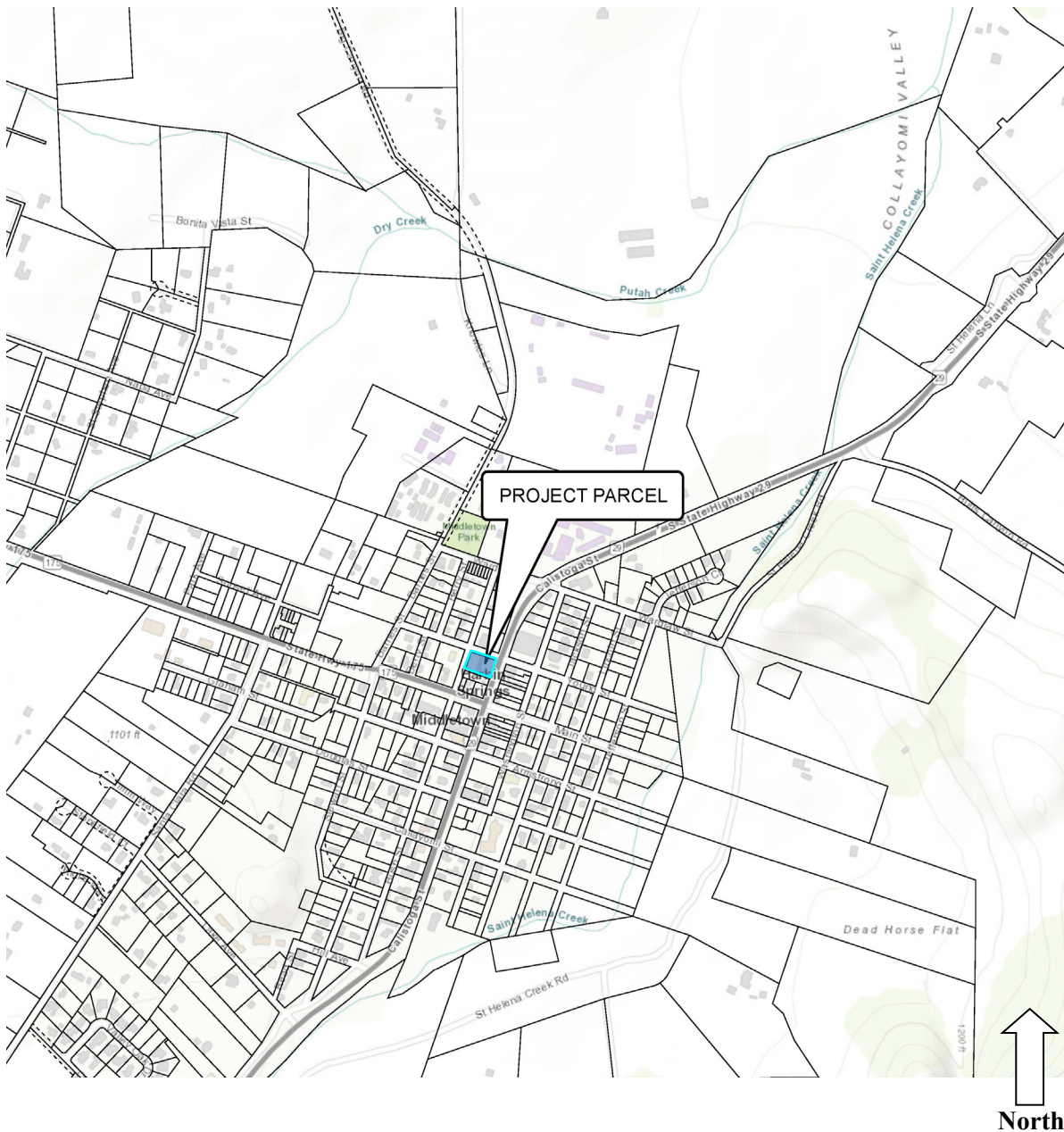
ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Chrisp Law Office Building
2. **Permits:** Initial Study, IS 20-31 for the following:
 - Minor Use Permit (MUP 20-07)
 - Design Review (DR 20-02)
 - Initial Study (IS 20-31)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Supervisor District:** District 1
5. **Contact Person:** Victoria Kim, Assistant Planner (707) 263-2221
6. **Project Location:** 21137 Calistoga Road (Hwy 29), Middletown, CA
7. **Parcel Number and Size:** 024-368-01 (Approximately 0.45 acres in size)
8. **Project Sponsor's Name/Address:** Jesse B. Chrisp
15322 Lakeshore Dr., Suite 301
Clearlake, CA 95422
9. **General Plan Designation:** Community Commercial
10. **Zoning Designation:** "C2-DR-P-SC" Community Commercial; Design Review
Combining; Parking Combining; Scenic Combining Districts
11. **Flood Zone:** "X" Area of minimal flooding.
12. **Slope:** Relatively flat (0-10%)
13. **Natural Hazard:** Project area is within Special Flood Hazard Area and the Local Responsibility Area
14. **Fire Protection District:** South Lake County Fire Protection District/Cal Fire
15. **School District:** Middletown Unified School District
16. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

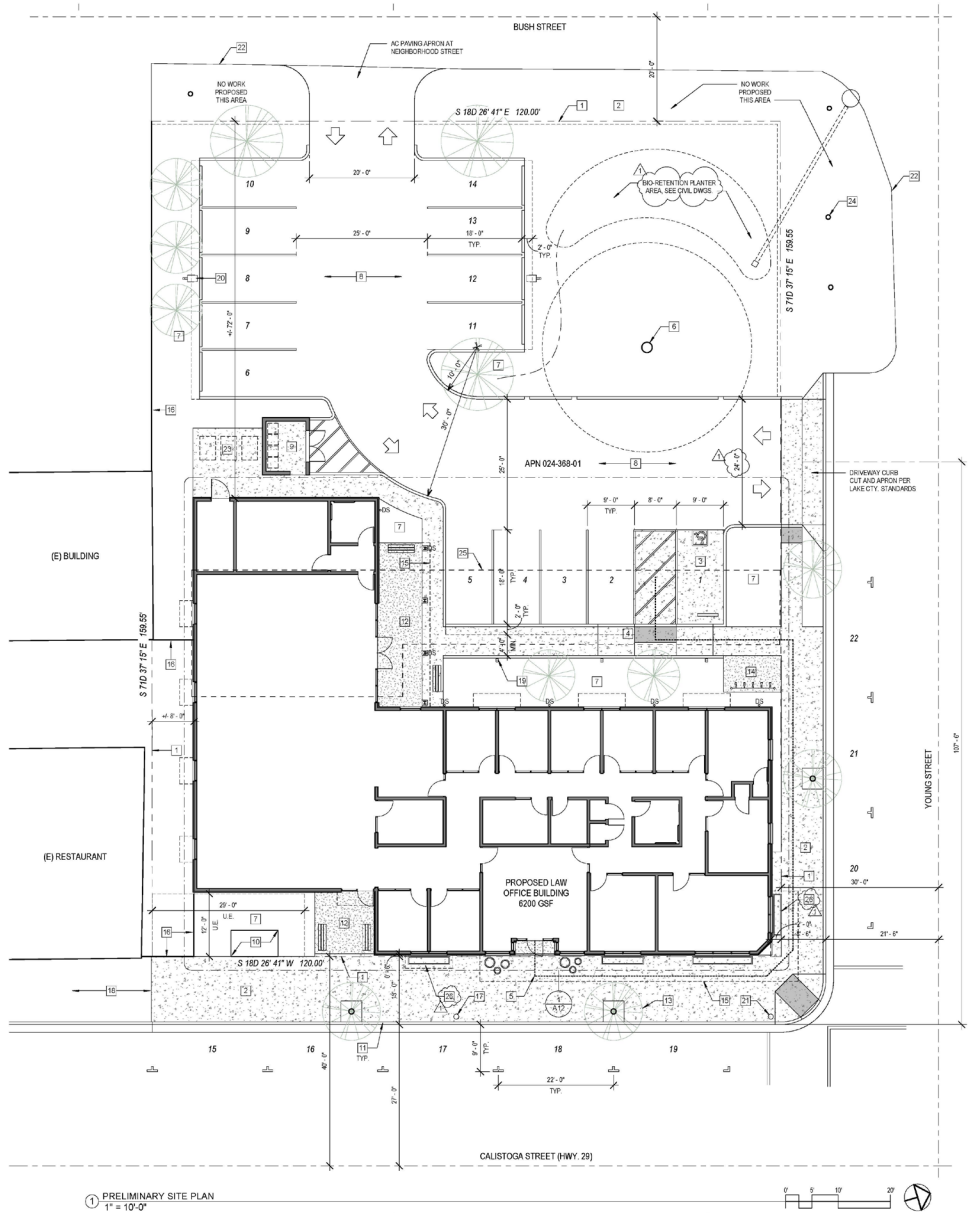
The applicant requests approval of a Minor Use Permit to allow the development of a one (1) -story Law Office Building approximately 6,200 square feet in size and associated site work including on-site parking facilities and off-site street frontage improvements at 21137 Calistoga Road (Hwy 29) on Lake County APN 024-368-01 in Middletown, California. The project parcel size is approximately 0.45 acres

in size (19,602 square feet) and currently developed with a commercial retail building approximately 2,060 square foot in size, which will be demolished to construct the proposed infrastructure.

The project is located adjacent to State Highway 29 also known as Calistoga Road maintained by California Department of Transportation (Caltrans). The 1-story structure utilizes parapet wall along the Calistoga Road (Hwy 29) and Young Street frontages. The proposed vehicle entries are accessed from Young and Bush Streets.



VINCINITY MAP



PRELIM. SITE PLAN DRAWING NOTES

- 1) PROPERTY BOUNDARY
- 2) CONC. SIDEWALK PER CALTRANS AND COUNTY STANDARDS, TYP.
- 3) VAN ACCESSIBLE PARKING STALL
- 4) DETECTABLE WARNING PAVERS, TYP.
- 5) ACCESSIBLE PATH OF TRAVEL TO MAIN ENTRY
- 6) OAK TREE, PROTECT IN PLACE
- 7) LANDS. AREA W/ PLANTINGS & AREA DRAIN(S), TIE-IN TO STORM DRAIN, TYP.
- 8) PARKING LOT AND DRIVE AISLE, AC PAVING, TYP.
- 9) TRASH & RECYCLING ENCLOSURE
- 10) POSE VAULT AND EASEMENTS TO REMAIN
- 11) CONC. CURB & GUTTER, PER CALTRANS AND COUNTY STANDARDS, TYP.
- 12) PAVED PATIO AREA W/ BENCHES
- 13) STREET TREE, "FLOWERING PEAR" OR SIMILAR APPROVED SPECIES, TYP. W/ TREE WELL AND COVER PER CALTRANS AND COUNTY STANDARDS, TYP.
- 14) BIKE PARKING LOCATION, MIN. 1 RACK REQUIRED
- 15) CANOPY ABOVE, TYP.
- 16) 7' HIGH SOLID WOOD FENCING SCREEN, SIMILAR TO EXISTING
- 17) APPROX. LOCATION (E) STREET LAMP TO REMAIN
- 18) CONFORM TO (E) CONC. SIDEWALK, ACCESSIBLE TRANSITION
- 19) WALKWAY BOLLARD LIGHT FIXTURE, DARK-SKY COMPLIANT
- 20) PARKING LOT POLE LIGHT FIXTURE, DARK-SKY COMPLIANT
- 21) STREET LAMP, MATCH TOWN STANDARD, TYP.
- 22) (E) EDGE IF PAVING TO REMAIN
- 23) APPROX. LOCATION HVAC CONDENSING UNIT(S)
- 24) (E) POWER POLES TO REMAIN, U.O.N. TYP.
- 25) (E) COMMERCIAL BLDG. FOOTPRINT, TO BE REMOVED
- 26) PLANTER BOXES AT FRONT WINDOWS AND MAIN ENTRY

PRELIM. PROJECT DATA

PROPOSED BUILDING
DESCRIPTION: THE PROPOSED PROJECT IS A NEW 1-STORY LAW OFFICE BUILDING OF 6,200 GROSS SQUARE-FEET, AND ASSOCIATED SITE WORK INCLUDING ON-SITE PARKING FACILITIES AND OFF-SITE STREET FRONTAGE IMPROVEMENTS.

PROPERTY INFORMATION:
APN: 024-368-01
ADDRESS: 21137 CALISTOGA ROAD (HIGHWAY 29), MIDDLETOWN
SIDE STREETS: YOUNG STREET (NORTH), BUSH STREET (WEST)

PLANNING INFORMATION:
ZONING: C2-DR-P-SC (ARTICLES 19, 53, 40, 34)
GENERAL PLAN/LAND USE: CC - COMMERCIAL
EXISTING USE: COMMERCIAL/VACANT
PROPOSED USE: COMMERCIAL OFFICE
SPECIFIC PLAN: MIDDLETOWN AREA PLAN
DESIGN REVIEW REQUIREMENT: YES
USE PERMIT PERMITTING: 5000-8000 SF MINOR USE PERMIT REQUIRED
PARKING REQUIREMENT (ARTICLE 46)
REQUIRED FOR LAW OFFICE: 1,300 SF
6,200 / 300 = 21 STALLS REQUIRED
PROPOSED PARKING: 14 ON-SITE + 8 STREET = 22 PROPOSED
BICYCLE PARKING: MIN. 1 RACK REQUIRED
EXISTING UTILITIES: PUBLIC WATER AND SEWER
MIN. YARD REQUIREMENTS: FRONT, REAR AND SIDE = NONE
YARDS/SETBACKS PROVIDED:
FRONT: 0'-0"
REAR: 4'-72'-0"
SIDE - NORTH: 2'-0"
SIDE - SOUTH: 4'-8'-0"

AREA SUMMARY:
PROPOSED FLOOR AREA: 6,200 GSF
SITE AREA: 9.44 ACRES (19,146 SF)
SITE COVERAGE MAX.: 100%
PROPOSED SITE COVERAGE: APPROX. 32.4%

BUILDING INFORMATION:
APPLICABLE BUILDING CODE: 2019 CBC
BUILDING OCCUPANCY: BUSINESS GROUP B
OCCUPANCY TYPE: PROFESSIONAL SERVICES, ATTORNEYS
CONSTRUCTION TYPE: V-4, 1-STORY, SPRINKLERED
MAX. BUILDING HEIGHT ALLOWED: 35' (CONTROLLED BY ZONING)
ACTUAL MAX. BUILDING HEIGHT: APPROX. 21'

ADDITIONAL INFORMATION:
CA CLIMATE ZONE: 02 (38.75° N LATITUDE, 1,099 FT. ELEV.)
SEISMIC CATEGORY: D/1.5
BASIC WIND DESIGN SPEED: 110 MPH, EXPOSURE C
FLOOD ZONE: NOT IN FEMA FLOOD ZONE
FIRE HAZARD SEVERITY ZONE: YES, WITHIN BRA

PROPOSED SITE PLAN



EXISTING SITE FRONTAGE PICTURE



EXISTING SITE BACK PICTURE

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

- North: "C2 – DR – P – SC" Community Commercial District; Design Review Combining; Parking Combining; Scenic Combining Districts. The parcels sizes range from approximately 0.13 to 0.92 acres in size.
- South: "C2 – DR – P – SC" Community Commercial District; Design Review Combining; Parking Combining; Scenic Combining Districts. The parcels sizes range from approximately 0.17 to 0.682 acres in size.
- West: "C1 – DR – P – SC" Local Commercial District; Design Review Combining; Parking Combining; Scenic Combining Districts. The parcels sizes range from approximately 0.139 to 0.77 acres in size.
- East: "C2 – DR – P – SC" Community Commercial District; Design Review Combining; Parking Combining; Scenic Combining Districts. The parcels sizes range from approximately 0.09 to 0.15 acres in size.

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

- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Water Resources Department
- Lake County Sanitation District (Special Districts)
- Lake County Sheriff's Department
- South Lake County Fire Protection District
- California Department of Fish & Wildlife (DFW)
- California Department of Transportation (Caltrans)

19. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes for commenting and/or concerns. No requests for consultation were received. Responses from the following tribes were received:

Yocha Dehe Wintun Nation declined any comments since the project is not within the aboriginal territories on March 26, 2020. Middletown Rancheria commented that they *have no concerns regarding this proposed project* on March 25, 2020.

The California Historical Resources Information System stated that the proposed project area has *a moderate potential for unrecorded Native American Resources to be within the proposed project area*. Therefore, further assessment of these resources by a qualified archaeologist is recommended to identify cultural resources.

ATTACHMENTS

Attachment 1 – Proposed Law Office Drawing Set, dated March 10, 2020

Attachment 2 – A Biologist's Letter from Northwest Biosurvey, dated October 12, 2020

Attachment 3 – Proposed Light Fixture Cutsheets, dated May 20, 2020

Attachment 4 – Mitigation Monitoring and Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:

Victoria Kim, Assistant Planner


SIGNATUREDate: October 27, 2020

Scott DeLeon, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project site is located in a commercial corridor of Middletown. The proposed site is accessible and visible from Calistoga Street known as State Highway 29. The project site is located within a scenic combining district. The future use would be designed and situated in a manner that would not obstruct views of the natural features and scenic resources in the area, and is consistent with County policies for preserving scenic resources. Additionally, the project site is located in the downtown corridor of Middletown that is development with light to heavy commercial uses. All future development shall adhere to all federal, state and local agencies requirements.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 5
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>The proposed use would not damage scenic resources. See Response to Section I(a).</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 8
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The proposed project does not substantially degrade the existing visual character or quality of the site and surrounding area. The surrounding parcels are developed with commercial structures. All future development shall adhere to all federal, state and local agencies requirements.</p> <p>Less Than Significant Impact.</p>	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		<p>The project is anticipated to create additional light or glare. All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties.</p> <p>Less Than Significant Impact with following Mitigation Incorporated: <u>AES-1:</u> Prior to the issuance of any permits, an Outdoor Lighting Plan in accordance with the Lake County Zoning Ordinance and meets the darkskies.org lighting recommendations shall be submitted to the Community Development Department for review and Approval.</p>	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
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	According to the State Farmland Mapping and Monitoring Program, the project site is designated as "Urban and Built-Up Land." Uses immediately surrounding the site include commercial structures. Therefore, the propose use would not impact and/or convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland)	1, 2, 3, 5, 6, 7, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	As proposed, the project will not impact agricultural uses or Williamson Act contracts. The project site is zoned "C2" Community Commercial and does not contain Williamson Act contracts. Uses surrounding the project site consist of developed parcels and parcels with commercial structures. Surrounding parcels are zoned "C1" Local Commercial and "C2" Community Commercial.	1, 2, 3, 5, 6, 7, 10, 11
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	As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production.	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.	1, 2, 3, 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	As proposed, this project would not induce changes that would result in its conversion to non-agricultural or non-forest use.	1, 2, 3, 5, 6, 7, 11
<p align="center">III. AIR QUALITY</p> <p><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation/construction of the proposed area; and vehicular traffic, including construction vehicles that would be contributors during and after site preparation/construction.</p> <p>Grading or major construction-related activities are needed for implementation of the proposed and possible future land use. All future development shall obtain all necessary permits from Lake County Air Quality Management District (LCAQMD).</p> <p>Less Than Significant with Mitigation Incorporated: AQ-1: Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP). Asbestos in</p>	1, 2, 3, 5, 6, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to Lake County Air Quality Management District (LCAQMD) at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.</p> <p>AQ-2: Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate shall be conducted with adequate dust control measures to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.</p> <p>AQ-3: Any stationary prime power or backup diesel generator requires an application submitted to LCAQMD. All engines must be notified to LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet Reciprocating Internal Combustion Engine Rules (RICE) National Emissions Standard for Hazardous Air Pollutants (NESHAP)/New Source Performance Standard (NSPS) requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations.</p> <p>AQ-4: Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.</p>	
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	<p>The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>No Impact.</p>	1, 2, 3, 4, 12, 20, 23, 30, 31
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>There are residences on properties adjacent to the subject parcel. The nearest residence is approximately ± 150 feet from the project parcel.</p> <p>Less Than Significant Impact with Mitigation AQ-1 through AQ-4 Incorporated.</p>	1, 2, 3, 4, 7,
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?				X	<p>There are residences on properties adjacent to the subject parcel. The nearest residence is approximately ± 150 feet from the site.</p> <p>No Impact.</p>	1, 2, 3, 4, 7, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>According to the letter from Steve Zalusky, a biologist from Northwest Biosurvey, no sensitive biological resources were surveyed nor recommend for further biological studies except for an existing large oak tree (Attachment 2). The tree has the potential to provide nesting for protected raptors and other birds. Therefore, implementation of a mitigation measure below will reduce impacts to less than significant.</p> <p>BIO-1: Prior to disturbance (clearing, construction, etc.) within 100 feet of the existing oak tree, a nesting raptor and passerine survey shall be conducted by a qualified biologist if this disturbance is proposed between February 1 and August 31 of any year. In the event that nesting birds protected under the Migratory Bird Treaty Act or California Fish and Wildlife Code are identified within this time period, a suitable construction buffer shall be established around the nest site until either the end of the nesting season, or upon determination by a qualified biologist that fledging has been completed or that the nest has been abandoned. Additionally, care should be taken to avoid parking vehicles or equipment, or placement of materials or permanent non-permeable surfaces within the dripline of the oak tree to avoid damage to the roots.</p>	1, 2, 3, 4, 5, 6, 13, 15, 16
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>According to CNDDDB database, the project site is not in the sphere of influence for any riparian habitat or other sensitive natural community identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 5, 6, 7, 13, 15, 16
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			<p>See response to Section IV(b)</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 5, 6, 7, 13, 15, 16
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			<p>See response to Section IV(b)</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 13, 15, 16
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	<p>The project would not conflict with any established conservation plan.</p> <p>No Impact.</p>	1, 2, 3, 5, 6
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	<p>No special conservation plans have been adopted for this site.</p> <p>No Impact.</p>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A <i>Cultural Resource Inventory</i> was prepared by Dean Martorana and Alex DeGeorgey on May 2020 for this property. During the field inspection of the archeological research on May 7, 2020, no cultural resources were identified within the project area.</p> <p>However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. The following mitigation measure have been incorporated to reduce to a potential impact to less than significant.</p> <p>CUL-1: The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.</p> <p>CUL-2: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe(s), and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p>	1, 2, 3, 5, 6, 35
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		<p>No changes are expected to archaeological resources.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>No ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.</p> <p>Less Than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.</p>	1, 2, 3, 5, 6
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		<p>The future land use would not consume excessive amounts of energy. All future development shall adhere to all necessary Federal, State and local agencies requirements.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The future land use would not conflict with or obstruct an energy plan. No Impact.	1, 2, 3, 5, 6
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered generally stable. Less Than Significant Impact.	1, 2, 3, 5, 6, 10, 17, 18, 19, 28
b) Result in substantial soil erosion or the loss of topsoil?			X		The project area has been previously disturbed and developed with commercial uses for over twenty (20) years and the proposed project is not anticipated to result in substantial soil erosion or loss of topsoil at this time. Further review will be required if grading is proposed. According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel consists of: <ul style="list-style-type: none">• Talmage Very Gravelly Sandy loams with 0-2% slopes (soil unit 237) formed in alluvial fans and flood plains and in areas adjacent to drainageways. The permeability of the soil is moderately rapid. Surface runoff is very slow, and the hazard of erosion is slight. Areas of this soil near stream channels are subject to rare periods of flooding during prolonged, high-intensity storms. This soil unit is on the entire parcel. The applicant shall adhere to all federal, state and local agency requirements, including Chapter 29 and 30 of the lake County Code regarding Best Management Practices (BMPs). Less Than Significant Impact.	1, 2, 3, 5, 6, 10, 28
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Less Than Significant Impact.	1, 2, 3, 5, 6, 10, 18, 28
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The proposed project would not increase risks to life or property. Less Than Significant Impact.	1, 2, 3, 5, 6, 10, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	The project site will be served through a public waste disposal system. No Impact.	1, 2, 3, 5, 6, 10, 20, 28
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	Disturbance of paleontological resources or unique geologic features is not anticipated. No Impact.	1, 2, 3, 5, 6, 28
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment. Less Than Significant Impact.	1, 2, 3, 5, 6, 12
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake does not have established thresholds of significance for greenhouse gases. No Impact.	1, 2, 3, 5, 6, 12
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	Routine construction materials and all materials associated with the possible future office building will be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. No Impact.	1, 2, 3, 5, 6, 23, 30
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	See Response to Section IX (a). No Impact.	1, 2, 3, 5, 6, 23, 30
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 proposed project is located within one-quarter mile of an existing or proposed school. However, any hazardous emissions, materials, substances, or waste would not be anticipated from the proposed project. All hazardous materials will be stored in accordance to all federal, state and local agency requirements. No Impact.	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. The Southeast Treatment Plant is located approximately 23,000 feet to the north. No Impact.	1, 2, 3, 4, 5, 6, 20, 23
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. No Impact.	1, 2, 3, 4, 5, 6, 21

[illegible]

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Physically divide an established community?			X		The proposed project site would not physically divide an established community. Less Than Significant Impact.	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The proposed project is consistent with the Lake County General Plan, Middletown Area Plan, and Lake County Zoning Ordinance. Less Than Significant Impact.	1, 2, 3, 5, 6
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify the parcel as having an important source of aggregate. No loss of mineral resource would result from this project. No Impact.	1, 3, 4, 5, 6, 25
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	Neither the County of Lake's General Plan, the Middletown Area Plan nor the Lake County Aggregate Resource Management Plan designates the location as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project. No Impact.	1, 2, 3, 5, 6, 25
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated during the construction, but these impacts would not be significant or long lasting. Maximum non-construction related sounds levels shall not exceed maximum levels specified in Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences. Less Than Significant with Mitigation Incorporated: <u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. <u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	1, 2, 3, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?		X			The project is not expected to create unusual groundborne vibration due to site development or operation. A future construction would create a minimal amount of infrequent groundborne vibration. Less Than Significant with NOI-1 and NOI-2.	1, 2, 3, 5, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two miles of a public airport. No Impact.	1, 2, 3, 5, 9, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. Less Than Significant Impact.	1, 2, 3, 5, 9
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		No people or housing will be displaced as a result of the project. Less Than Significant Impact.	1, 2, 3, 5, 9
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact.	1, 2, 3, 5, 9
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 2, 3, 5, 9
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 2, 3, 5, 9
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is adjacent to Calistoga Road known as Hwy 29 which is maintained by the state. A minimal increase in traffic is anticipated due to construction, occupants exiting and entering premises, routine maintenance and periodic incoming and outgoing visitors. Less Than Significant Impact.	1, 2, 3, 4, 5, 9, 26, 27

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		No significant impacts are anticipated in the proposed project and future land uses. Less Than Significant Impact.	1, 2, 3, 4, 5, 9, 26, 27
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 would not increase hazards at the project site. No Impact.	1, 2, 3, 4, 5, 9, 26, 27
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. No Impact.	1, 2, 3, 4, 5, 9, 19, 26, 27
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			See Response to Section V (a). Less Than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.	1, 2, 3, 5, 6
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			See Response to Section V (a). Less Than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.	1, 2, 3, 5, 6
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		According to the Lake County Special Districts Administration, the parcel is located within LACOSAN 2-2 Middletown service area. The property is being served by a LATERAL that is stubbed from the six (6) inch collection line located along Bush Street. The project would not impact the District's ability to provide services. The project shall adhere to all federal, state and local agencies requirements upon connection. Less Than Significant Impact.	1, 2, 3, 5, 6, 15, 20
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The subject parcel is served by public water and a future development would have sufficient water supplies. Less Than Significant Impact.	1, 2, 3, 5, 6, 15
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		See discussion XIX (a) above. Less Than Significant Impact.	1, 2, 3, 5, 6, 31, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The commercial office building on this parcel would generate standard amounts of solid waste that would not be in excess of local standards or available capacity. Less Than Significant Impact.	1, 2, 3, 5, 6, 31, 32
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste will apply to this project. Less Than Significant Impact.	1, 2, 3, 5, 6, 31, 32
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located in a moderate fire hazard severity zone and is within the South Lake County Fire Protection District. The applicant shall adhere to all federal, state and local fire requirements/regulations. Less Than Significant Impact.	1, 2, 3, 5, 6, 19, 22, 30
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 project would not exacerbate wildfire risks. No Impact.	1, 2, 3, 5, 6, 19, 22, 30
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		Access to the site will be achieved through a driveway to connect to Young Street and Bush Street. Utilities will be provided by connecting to existing power, water and sewer along Bush Street. Less Than Significant Impact.	1, 2, 3, 5, 6
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		Currently, the project parcel has an existing structure. However, the proposed development may include constructing a commercial office building and paved parking area. The risk of flooding, landslides, slope instability, or drainage changes would be mitigated by the proposed erosion and sediment control plan. The project parcel is located within the area of minimal flooding, "X" and shall adhere to all federal, state and local agencies requirements, including Chapter 25 (Flood Plain Management) of the Lake County Code. Less Than Significant Impact.	1, 2, 3, 5, 6, 19, 22, 24, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The proposed project would have no impact on the environment. The applicant plans to demolish the existing 2,060 square foot structure and build a new law office with 6,200 square feet with the paved parking lot on the existing lot zoned for "C2" Community Commercial District in Middletown commercial corridor. With the mitigation measures identified throughout the Initial Study, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources. All future development shall adhere to all Federal, State and local agency requirement, which may include additional environmental review (depending on the proposed use). Less Than Significant with Mitigation Incorporated.	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			Potentially significant impacts have been identified related to <u>Aesthetics</u> , <u>Air Quality</u> , <u>Biological Resources</u> , <u>Cultural/Tribal Cultural Resources</u> , <u>Hydrology/Water Quality</u> , and <u>Noise</u> . However, with implementation of the mitigation measures identified within the Initial Study, all impacts would be reduced to Less Than Significant. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects will not contribute to significant increase effects on the environment. Less Than Significant with Mitigation Incorporated.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			See XXI (a) and (b) above. All future development shall adhere to all Federal, State and local agency requirements, which may require additional environmental review. Implementation of and compliance with all Federal, State and local agencies requirements would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered. Less Than Significant with Mitigation Incorporated.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Middletown Area Plan
4. Community Development Department Application
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/agriculture>
8. Department of Transportation's Scenic Highway Mapping Program, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
9. California Department of Transportation: <http://www.dot.ca.gov>
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDB>
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. A Biologist Letter from Northwest Biosurvey, dated October 12, 2020
14. Archaeological Survey Report, prepared for Law Offices of J. Chrisp, prepared by Dean Martorana, M.A., RPA and Alex DeGeorgey, M.A. RPA dated May, 2020.
15. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
18. Lawrence-Livermore Landslide Map Series for Lake County 1979
19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection - Fire Hazard Mapping
23. National Pollution Discharge Elimination System (NPDES)
24. FEMA Flood Hazard Maps; <https://www.fema.gov/>
25. Lake County Aggregate Resource Management Plan
26. Lake County Bicycle Plan
27. Lake County Transit for Bus Routes
28. Lake County Grading Ordinance - Chapter 30 of County Code
https://library.municode.com/ca/lake_county/codes/code_of_ordinances
29. Lake County Storm-Water Ordinance - Chapter 29 of County code
https://library.municode.com/ca/lake_county/codes/code_of_ordinances
30. Lake County Natural Hazard database. www.envirostor.dtsc.ca.gov/public
31. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
32. Lake County Waste Management Department
33. Living with Wildfire, Lake County Community Wildfire Protection Plan.
<http://www.lakecountycalifornia.gov/Assets/County+Site/Fire+Safe+Council/cwpp/cwpp.pdf>
34. Site Visit – May 20, 2020.
35. Agency Comments