



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

December 30, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 19-69)

- 1. Project Title:** Konocti Kids Camp Access
- 2. Permit(s):** Complex Grading Permit, GR 19-1772
Initial Study, IS 19-69
Lot Line Adjustment, LLA 20-03
- 3. Lead Agency Name and Address:** County of Lake
Community Development Department
Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
- 4. Contact Person and Phone Number:** Sateur Ham, Assistant Planner (707) 263-2221
- 5. Project Location:** 8800, 8820, 8810, 8727, 8770, 8780, 8790, 8814, & 8710 Soda Bay Road, Kelseyville, CA 95451
- 6. Project Sponsor's Name and Address:** Pete Machi (UA Local 38 Convalescent Trust Fund)
1625 Market Street
San Francisco, CA 94103
- 7. General Plan Designation:** “Cr” Resort Commercial, “SRe” Suburban Residential Reserve, “RR” Rural Residential
- 8. Zoning:** “CR” Resort Commercial, “RR” Rural Residential, “SR” Suburban Reserve, “SC” Scenic, “DR” Design Review, “FF” Floodway Fringe, “WW” Waterway Combining District
- 9. Supervisor District:** District 5; Rob Brown
- 10. Fire Protection District:** Kelseyville Fire Protection District
- 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. Attach additional sheets if necessary).**

The proposed complex grading plans are for the development of a private access way from Soda Bay Road to the Konocti Harbor Kids Camp. A lot line adjustment for the project will be processed concurrently

with the grading permit, however, the grading permit is subjected to the initial study review due to the volume of earth movement for the development of the access way. The project focus area is located at 8800 and 8820 Soda Bay Road, Kelseyville CA and the APN: 009-002-36 and 009-010-01 (see Attachment A). The Konocti Harbor Kids camp is owned by the United Association of Journeymen and Apprentices, the former owners of Konocti Harbor Resort. The purpose of the roadway and the lot line adjustment is to provide the Kids Camp an exclusive private access (see table 1 for legal lot acreage breakdown). The demolition necessary for this project will include the removal of fence line, concrete drainage ditches, irrigation system, and removal of approximately 80 trees consisting of majority abandoned landscaping plant species (See Attachment D).

The proposed access road will be approximately 1,350 feet long and 22 feet wide. A 20 foot width will be paved with asphalt and a 1-foot width on each shoulder of the road will be base rocked (see Attachment A). The maximum grade of the road will be 20% and conforms to Cal Fire Safe Standards. Grading consists of a volume of 1,660 cubic yards of cut and fill. The construction of the road will also include rock retaining walls, as well as concrete cantilever retaining walls, new culverts, rock lined ditches, and a new encroachment onto Soda Bay Road and underground cable and phone lines. All work is planned to occur between April 15 and October 15 during the local grading season.

Table 1. Existing parcels prior to proposed reconfiguration

| EXISTING PARCEL | EXISTING PARCEL SIZE |
|---|-----------------------------|
| 009-002-36 | 10.8 acres |
| 009-002-25 | 7.2 acres |
| 009-010-01 (PT) & 009-011-01 (PT) | 13.9 acres |
| 009-002-35, 009-002-34, 009-002-33, 009-002-29, 009-002-14 | 78.7 acres |

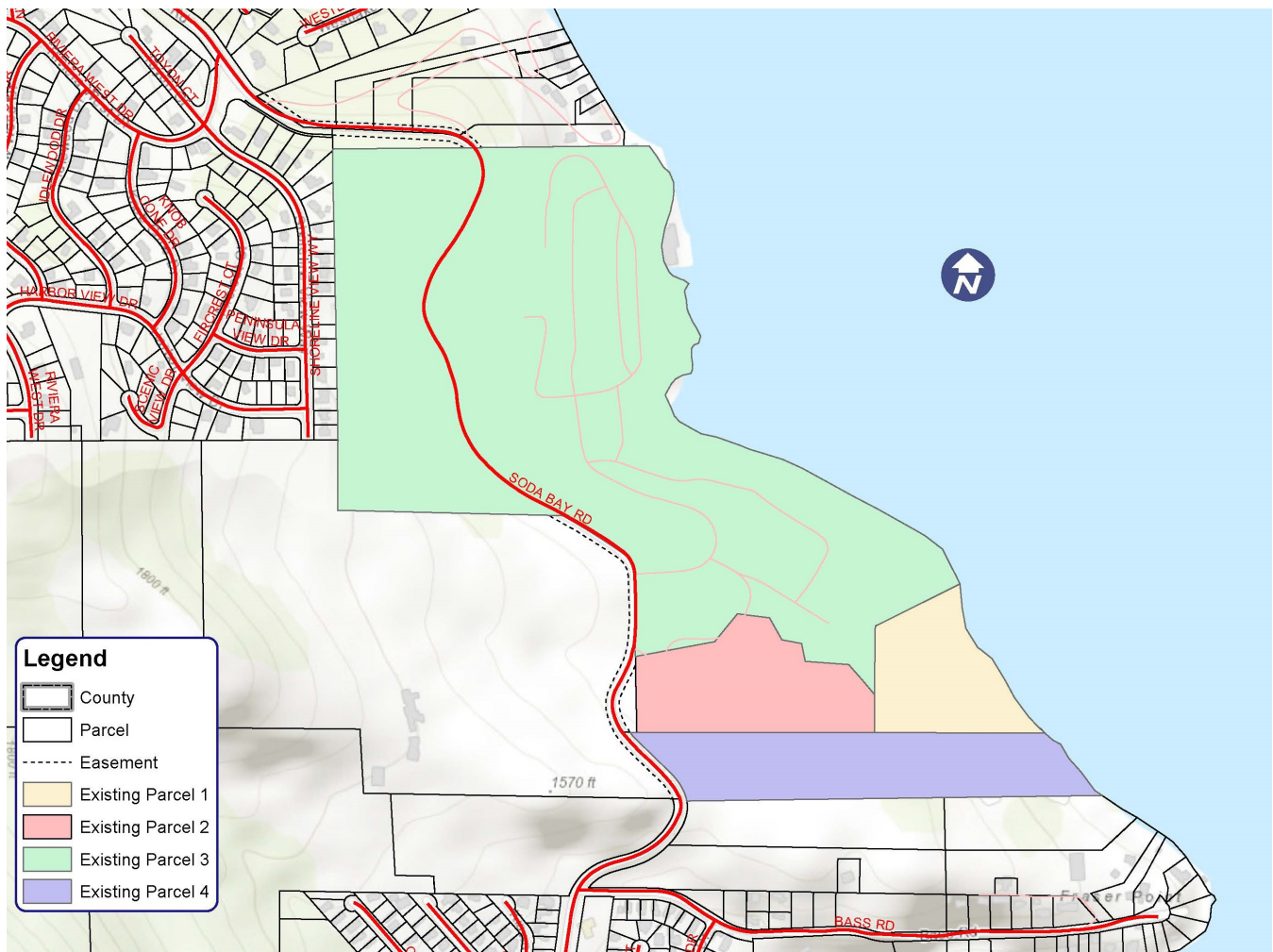


Figure 1. Map of existing legal lots prior to reconfiguration.

Table 2. Proposed new parcels and new parcel size to accommodate the new road access.

| NEW PARCEL | PROPOSED PARCEL SIZE |
|---|-----------------------------|
| 009-002-25, 009-002-36(PT), 009-002-34(PT) | 8.7 acres |
| 009-002-36(PT) | 10.2 acres |
| 009-002-35, 009-002-34, 009-002-33, 009-002-29, 009-002-14 | 78.6 acres |
| 009-010-01(PT), 009-011-01(PT) | 13.1 acres |

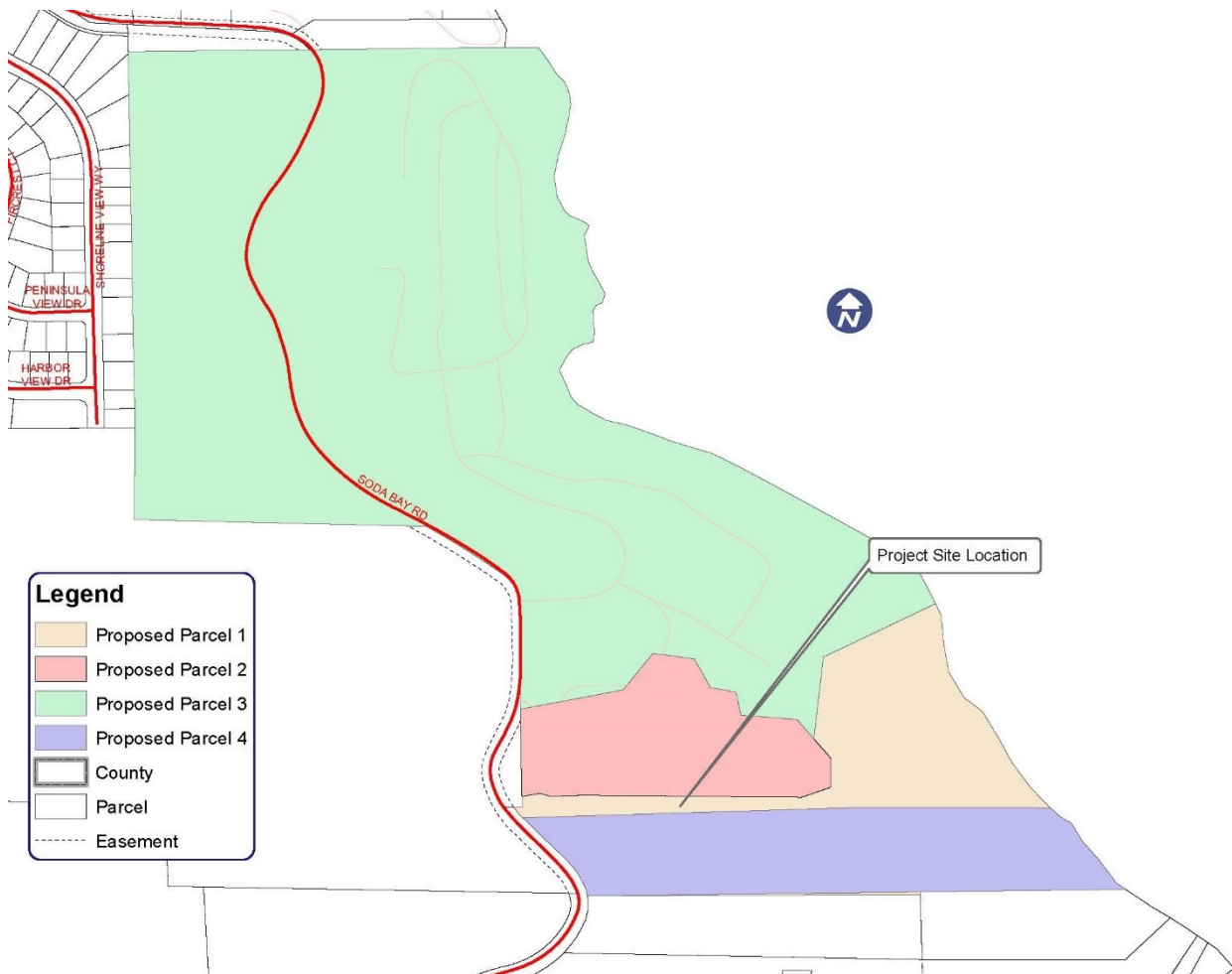


Figure 2. Depiction of proposed new parcels showing exclusive road access and location of grading

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

- North: Single family residential and two-family residential. Parcels vary in size but are all under 1 acre; these parcels are associated with the HOA and are subjected to residential design standards.

- East: Clear Lake shoreline.
- South: Suburban Reserve and single family residential. Approximately .16 acres to 14 acres in size.
- West: Rural Residential. Approximately 54 acres in size.

13. Attachments:

- Attachment A: Site Plan Maps
Attachment B: Design Hydrology Calculations
Attachment C: Geotechnical Report
Attachment D: Biological Resources Assessment
Attachment E: Agency Comments

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

- Lake County Air Quality Management District
- Kelseyville Fire Protection District
- Lake County Land Surveyor
- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Department of Public Works
- Lake County Water Resources Department
- Lake County Sanitation District (Special Districts)
- California Department of Fish & Wildlife (CDFW)

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

Notification of the project was sent to local tribes. Redwood Valley deferred comment. No further comments were received. The California Historical Resources Information System noted that 75% of the project area has been studied and identified scattered obsidian flakes, but did not identify nor record any formal archaeological resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

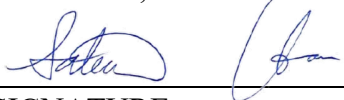
- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/>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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Sateur Ham, Assistant Planner



SIGNATURE

Date: December 30, 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 will take place within the scenic combining district on Soda Bay Road, however, the development will not create substantial adverse effect because the construction will be temporary and creation of the road is not expected to negatively impact the scenic vista because there will be no impairment of the scenic vista.</p> <p>Less than significant impact.</p> | 1, 2, 3, 7, 10 |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | | <p>See response I (a). The project would allow proper construction of an access roadway. The scenic combining on this road allows scenic views of water features such as Clear Lake along the Soda Bay Road. The project will not substantially damage the scenic resources, however, the construction of the road due to equipment is subjected to temporary impact.</p> <p>Less than significant impact.</p> | 1, 2, 3, 7, 10 |
| 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>See responses I (a)(b). The project will not impact the existing visual character of the site and its surroundings.</p> <p>No impact.</p> | 1, 2, 3, 7, 10 |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | | X | <p>The proposed project is will not create a new permanent source of substantial light that would adversely affect day or nighttime views. The applicant shall comply with the provisions of section 21.41.8 of the Zoning Ordinance.</p> <p>No impact.</p> | 1, 2, 3, 7, 10 |
| II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i> | | | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on | | | | X | <p>The parcel is located in areas designated as "urban and built-up land" and "other lands". The project will not convert farmland into non-agricultural use, therefore, there will be no impact. The project consists of providing private road access to an associated parcel on lands that is not within important farmland.</p> | 1, 2, 3, 6, 8, 9 |

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| the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | | No impact. | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X | See response Section II (a). This project will not conflict with existing zoning and this section does not apply to the project parcel nor project proposal, therefore, no impact. No impact. | 1, 2, 3, 6, 8, 9 |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | X | The project will not conflict with the existing zoning that would cause the rezoning of forest land, timberland, or timberland production. See Section II (a)(b). No impact. | 1, 2, 3, 6, 8, 9 |
| 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. See Section II (a)(b). No impact. | 1, 2, 3, 6, 8, 9 |
| 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 | See Section II (a)(b). No impact. | 1, 2, 3, 6, 8, 9 |

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

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|---|--|---|--|--|--|-------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | X | | | The proposed project may have some potential short term impact to air quality from roadwork construction. Dust and fumes may be generated as a result to site construction. Impacts are considered less than significant if properly mitigated coupled with best management practices. AQ-1: Work practices shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles. | 1, 2, 3, 19 |
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| | | | | <p>AQ-2: Vehicles and equipment shall be well maintained and in compliance with State emission requirements. The permit holder shall obtain all necessary for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment for the Lake County Air Quality Management District.</p> <p>AQ-3: All equipment units must meet RICE NESHAP/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, the District recommends that 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> <p>AQ-5: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>Less than significant with mitigation measures AQ-1 to AQ-5 added.</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. See response to section III (a). All development shall adhere to all Federal, State and local agency requirements.</p> <p>No impact.</p> | 1, 2, 3, 19 |
| c) Expose sensitive receptors to substantial pollutant concentrations? | | X | | <p>This project will not expose sensitive receptors to substantial pollutant concentrations.</p> <p>Less than significant with AQ-1 to AQ-5 added.</p> | 1, 2, 3, 19 |
| d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people? | | X | | <p>This project will not result in other emissions such as those leading to odors or dust adversely affecting a substantial number of people with mitigation measures. See responses in Section III (a).</p> <p>Less than significant with mitigation measures with AQ-1 to AQ-5 added.</p> | 1, 2, 3, 19 |
| <p>IV. BIOLOGICAL RESOURCES</p> <p><i>Would the project:</i></p> | | | | | |
| 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 | | X | | <p>A Biological Resource Assessment was conducted by Northwest Biosurvey on <u>April 22, July 2, and July 6, 2020</u>. Wildlife and botanical surveys were conducted along the entire roadway corridor, plus a 20-foot radius buffer extending outward from the proposed lot line adjustment.</p> <p>WILDLIFE: A total of nineteen sensitive wildlife species were assessed for potential occurrence at the site because of inclusion in the CNDDB</p> | 1, 2, 3, 4, 6, 11, 12, 13, 14, 21 |

| | | | | | |
|---|--|--|--|--|--|
| <p>local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> | | | | <p>database for the Clearlake Highlands quadrangle. No wildlife species with sensitive regulatory status are likely to occur due to the urban nature of the site, and its distance from sources of upland summer and fall water.</p> <p>Removal of trees and clearing of shrubs has potential to result in an incidental take of eggs, or nestlings if clearing of trees or shrub habitat occurs during the nesting season (February 1 through August 31).</p> <p>BOTANICAL: The project contains two plant communities or vegetation types: Interior Live Oak Woodland and Abandoned Landscaping. A total of 29 native and introduced plant taxa were identified within the survey area during the in-season, floristic-level botanical surveys. During the field survey, one plant taxon with sensitive status was identified within the survey area: Konocti manzanita (<i>Arctostaphylos manzanita</i> ssp. <i>Elegans</i>; CNPS Rank 1B.3). Konocti manzanita occurs as a relatively dense shrub layer in the western half of the survey corridor.</p> <p>The Biological Assessment identified over forty (40) individual Konocti manzanita plants within the survey corridor (the lot line adjustment boundary plus 20-foot radius survey buffer). The proposed project would remove six (6) of these plants along the proposed road access.</p> <p>The removal of six (6) Konocti manzanita would result in the removal of 15% of the individuals within the project area. Based on aerial photo analysis, it is highly likely that there are substantially more individuals present outside of the survey corridor, which means this 15% loss of the population is likely an overestimate of the potential impacts to this specific population. County-wide, there are 137 known occurrences of this species and a total of 229 known occurrences of the species found in the 10 surrounding Counties. In addition, there are vast areas of Federal lands such as US Forest Service and Bureau of Land Management (BLM) within the species range where this species is highly likely to occur. Based on the above information, the implementation of the proposed project would not create substantial adverse effects to the species.</p> | |
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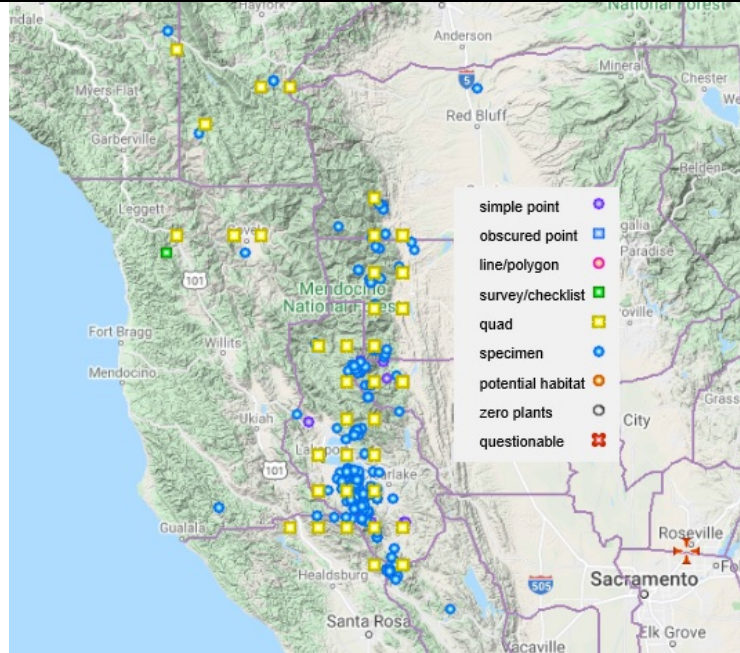


Figure 4. 229 record survey of Konocti manzanita (*Arctostaphylos manzanita* ssp. *elegans*; CNPS Rank 1B.3) within its' geographic range in California. This is likely to be a generous number of records for the Konocti manzanita and may be abundant in other locations of its' geographic range. Resource: Calflora.org

BIO-1: If mitigation is required, sufficient plants would remain on the property to allow 3-to-1, or more, preservation for plants removed.

BIO-2: Migratory birds and birds of prey are protected under the Migratory Bird Treaty Act and California Fish and Game Code. Removal of trees during the nesting season (February 1 to August 31) must be preceded by a survey for nesting birds. Suitable construction buffers will be established around nest sites 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.

Less than significant impact with BIO-1 to BIO-2 added.

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

Vegetation mapping was conducted along the entire roadway corridor plus a 20-foot radius buffer extending outward from the proposed lot line adjustment boundary. The project contains two plant communities or vegetation types: Interior Live Oak Woodland and Abandoned Landscaping (landscape tree appeared to be planted during the construction of the Konocti Harbor Resort in the early 1970's). Another cover type includes ruderal consisting of parking areas and roadways. The project has the potential to have a substantial adverse effect on sensitive natural community depending on guidelines within CEQA regarding sensitive plant species ranked as CNPS Rank 1B.3. See section IV (a).

Less than significant impact with BIO-1 to BIO-2 added.

1, 2, 3, 4, 6,
11, 12, 13,
14, 21

| | | | | | |
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| 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>The road construction will not substantially create adverse effect on federally protected wetlands through hydrological interruption or other means when mitigation measures and best management practices are incorporated. According to the Biological Resource Assessment, vegetation clearing and grading activities have a potential to result in sediment runoff into waterways. The site is located in the southwestern shoreline of Clear Lake near the eastern base of Mount Konocti. Topography for the access road varies from nearly level at Soda Bay Road to moderately sloping at the northeast portion of the access road. The site is located near an approximate elevation of 1,480 feet above mean sea level, according to USGS Clearlake Highlands, California Quadrangle. Site drainage generally consists of sheet flow and surface infiltration that migrates in a northeasterly direction towards Clear Lake. Improvement include a 20' wide paved access road with 1' shoulders, underground utilities, rock retaining walls, concrete pour in place retaining walls, and stormwater infrastructure. The Design Hydrology Calculations will incorporate a 25 year storm water event for sizing stormwater infrastructure such as culverts, and drain inlets.</p> <p>BIO-3: All work should include extensive erosion control measures consistent with Lake County Grading Regulation in order to avoid erosion and the potential for transport of sediments to Clear Lake. Coverage under National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.</p> <p>Less than significant impact with BIO-3 added.</p> | 1, 2, 3, 4, 6, 11, 12, 13, 14, 21, 22, 23 |
| 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 Section IV (a). The proposed roadway corridor is bordered along its northern edge by roadway and residential structures and along its southern edge by a ranch road and orchard. It is longitudinally bisected by a continuous chain link fence. Consequently, according to the biologist, the development of a roadway will not result in additional habitat fragmentation.</p> <p>Less than significant impact with BIO-2 added.</p> | 1, 2, 3, 4, 6, 11, 12, 13, 14, 21 |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | X | | <p>Forty Konocti manzanita shrubs occur within the survey corridor. Depending on actual road width and ancillary cut and fill within the proposed lot line adjustment boundary, six Konocti manzanita shrubs may need to be removed. Thirty-four shrubs are outside of the proposed work area but within the survey corridor. These shrubs also occur elsewhere throughout the parcel and on adjacent parcels. The taxon is a CNPS Rank 1B.3 plant with sensitive regulatory status pursuant to Section 15380 (d) of the CEQA Guideline. The sensitive status is based on its limited distribution within the state of California rather than on it being rare within its natural range. The consultation with the California Department of Fish and Wildlife is needed to determine whether the incidental take of six of these plants and trimming of others would constitute a potentially significant adverse impact within the context of the CEQA Guidelines, and therefore require mitigation or avoidance (see Attachment F).</p> | 1, 2, 3, 4, 6, 11, 12, 13, 14, 21 |

| | | | | | |
|--|--|---|---|---|-----------------------------------|
| | | | | Less than significant impact with BIO-1 to BIO-2 added. | |
| 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>Less than significant impact.</p> | 1, 2, 3, 4, 6, 11, 12, 13, 14, 21 |
| 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>The propose project does not involve substantial change to any historical resources. There are no historical structures or resources involved within the project area.</p> <p>Less than significant impact.</p> | 1, 3, 5, 20, 24, 25 |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? | | X | | <p>According to the California Historical Resources Information System (CHRIS), a study (Flaherty 1985) covered approximately 75% of the proposed project area and identified scattered obsidian flakes, but did not identify nor record any formal archaeological resources. It was recommended that proposed project may have some possibility of containing unrecorded archaeological sites. Due to the passage of time since the previous survey (Flaherty 1985) and the changes in archaeological theory and method since that time, a qualified archaeologist need to conduct further archival and field study for the entire project area to identify archaeological resources. A Cultural Study report done by Flaherty (2020) on approximately 1,500 linear feet (+/- 2 acres) situated 5 miles SW of Kelseyville, Lake County, CA found no cultural resources were discovered within the project boundaries.</p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p> <p>CUL-2: If human remains of any type are encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation and legal procedures shall be followed in case of accidental discovery of human remains during excavation or construction.</p> <p>Less than significant impact with CUL-1 to CUL-2 added.</p> | 1, 3, 5, 20, 24, 25 |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | | X | | <p>No cultural resources sites were discovered as a result of the survey; however, the possibility of buried or obscured cultural resources does exist. It is unlikely that human remains will be discovered during the project construction. If, however, human remains of any type of encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation.</p> <p>Less than significant impact with CUL-1 to CUL-2 added.</p> | 1, 3, 5, 20, 24, 25 |

VI. ENERGY

Would the project:

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| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | X | The construction will not result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. The intention of the proposed roadway access would allow a short distance transportation route to and from the Konocti Harbor Resort Kids Camp which would likely to decrease the consumption of energy resources. No impact. | 1, 2, 3 |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | X | The existing/future land use would not conflict with or obstruct an energy plan. All future development shall adhere to all Federal, State and local agency requirements. No impact. | 1, 2, 3 |

VII. GEOLOGY AND SOILS

Would the project:

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| 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> According to the Geotechnical Report, there are no known active fault passes through the site. The site is not located in the Alquist-Priolo Earthquake Fault Study Zone. According to the published geologic literature, the site is located near the Konocti Bay fault zone. However, according to the 2008 National Seismic Hazard Maps prepared by the USGS, the three closest known potentially active faults to the site are the Collayomi, the Bartlett Springs and the Hunting Creek-Berryessa faults. Ultimately, the likelihood of ground rupture at the site due to faulting is considered to be low. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The site is located within a zone of high seismic activity related to active faults that transverse through the surrounding region. Future damaging earthquakes could occur on any of these fault systems during the lifetime of the proposed project. Seismic considerations and hazards are discussed in Attachment C. The site is located in an area which is considered to have low liquefaction and densification potential. Therefore, the authors of the Geotechnical Report judge that the risk of liquefaction or densification at the site is low. <u>Landslides</u> According to the Geotechnical Report, evidence of slope instability was not observed at or near the site. The risk of a landslide at the site is low, due to low slope inclination. Less than significant impact. | 1, 2, 3, 6, 7, 8, 11, 16, 17, 18, 22, 25 |
| b) Result in substantial soil erosion or the loss of topsoil? | | X | | The project will consist of substantial loss of topsoil for the construction of the roadway access. The top one to three feet of soil at the site are weak and compressible. The soil have the potential to collapse under the load of foundations, engineered fill, or asphaltic pavement when their moisture content increases and approaches saturation. Incorporating the following recommendation in the Geotechnical Report into the design would make the project feasible from a geotechnical engineering standpoint, see attachment C. In | 1, 2, 3, 6, 7, 8, 11, 16, 17, 18, 22, 25 |

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| | | | | <p>addition to this, the applicant shall incorporate mitigation measure to less than significant impact:</p> <p>GEO-1: Prior to any ground disturbance, the permit holder shall submit <i>Erosion Control and Sediment Plans</i> to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after development.</p> <p>GEO-2: Erosion control materials shall be available on site at all times in the form of straw, wattles, sand bags, or other erosion control materials adequate to cover areas of disturbed soils or incipient erosion events. This method will also be used in an event of a forecast storm to prevent any potential runoff to any natural drainages.</p> <p>GEO-3: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>Less than significant impact with GEO-1 to GEO-3 added.</p> | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | <p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. The predominantly soils on the properties are soil unit (Soda Bay loam) 221 and (Benridge-Konocti association) 112. In the geotechnical report (attachment C) addresses some of the following issues and concluded it as low potential for the following: fault rupture, liquefaction/densification, lateral spreading and lurching, and slope stability with expansive soil considered to have low to moderate expansion potential.</p> <p>Less than significant impact.</p> | 1, 2, 3, 6, 7, 8, 11, 16, 17, 18, 22, 25 |
| 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 | <p>See response Section VII (c). The proposed project will not create substantial direct or indirect risks to life or property. The site surface and near surface soils exhibit low to medium plasticity characteristics (PI=21 and 17 and EI=49). The site soils are considered to have a low to moderate expansion potential.</p> <p>Less than significant impact.</p> | 1, 2, 3, 6, 7, 8, 11, 16, 17, 18, 22, 25 |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater | | | X | <p>The project parcel is serviced by private sewer. However, the project site and proposal does not involve the use of septic tanks or alternative wastewater disposal system. This is a road construction project.</p> | 1, 2, 3, 6, 7, 8, 11, 16, 17, 18, 22, 25 |

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| disposal systems where sewers are not available for the disposal of waste water? | | | | | No impact. | |
| 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, 6, 7, 8, 11, 16, 17, 18, 22, 24, 25 |
| 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, grading landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from the temporary construction/grading equipment would be negligible and would not result in a significant impact to the environment as a result of the project. Less than significant with mitigation measures AQ-1 to AQ-5 added. | 1, 2, 3, 4, 6 |
| 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, 4, 6 |
| IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i> | | | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | | The project does not involve the routine transport, use, or disposal of hazardous materials into or out of site. The project will involve grading for roadway access using all-weather road surface material. Less than significant impact. | 1, 2, 3, 4, 6 |
| 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). Less than significant impact. | 1, 2, 3, 5, 6 |
| 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 | | See Response to Section IX (a). Less than significant impact. | 1, 2, 3, 5, 6 |

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| 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 | See Response to Section IX (a). Less than significant impact. | 1, 2, 3, 5, 6 |
| 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, 5, 6, 7 |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | X | The project would not impair or interfere with an adopted emergency response or evacuation plan. The applicant is proposing a private access road way to the Konocti Kids Camp from the main road off Soda Bay Road. Less than significant impact. | 1, 2, 3, 4, 5, 6 |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | X | The project site is located in a wildland fire hazard zone. The applicant will adhere to all federal, state and local fire requirements/regulations. Less than significant impact. | 1, 2, 3, 4, 5, 6 |
| X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i> | | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | X | | The proposed project will not violate any water quality standards or waste discharge requirements. The project consist of grading and paving the ground for road access. No degradation of surface or ground water quality is expected. <u>HYD-1:</u> Prior to construction or any ground disturbance, 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). Less than significant with mitigation measures GEO-1 through GEO-3 and HYD-1 added. | 1, 2, 3, 6, 13, 14, 23, 25 |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | X | The proposed project would not substantially interfere with groundwater supplies. | 1, 2, 3, 6, 13, 14, 23, 25 |

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| | | | | Less than significant impact. | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows? | | | X | The construction of the new road access will not substantially alter the existing drainage pattern of the site, the project scope will include improvements such as a 20' wide paved access road with 1' shoulders, underground utilities, rock retaining walls, concrete pour in place retaining walls, and stormwater infrastructure to accommodate flood flows based on hydrology calculation. The design of the project will incorporate the 25 year stormwater event. The amount of impervious surface will not substantially alter the existing drainage pattern and the proposed infrastructure is address to accommodate to the rate or amount of surface runoff during flooding on- or offsite. The development will be required to adhere to all federal, state and local fire requirements/regulations, including Chapter 30 (Grading) of the Lake County Code. See Attachment B. Less than significant impact. | 1, 2, 3, 6, 13, 14, 23, 25 |
| 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 project site is within areas of minimal flooding, not within a special flood hazard area. Less than significant impact. | 1, 2, 3, 6, 13, 14, 23, 25 |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | X | The project would not conflict with or obstruct water quality or management plans. Less than significant impact. | 1, 2, 3, 6, 13, 14, 23, 25 |
| XI. LAND USE AND PLANNING <i>Would the project:</i> | | | | | |
| a) Physically divide an established community? | | | X | The existing project site would not divide an established community. The parcel property is located in a commercial resort and suburban reserve zones with surrounding residential zones and the project consist of a legal roadway access. No impact. | 1, 2, 3, 4, 5, 6 |
| b) Cause a significant environmental impact due | | | X | The proposed project will not conflict with any land use plan, policy or regulations. This project consist of a legal roadway access to provide a | 1, 2, 3, 4, 5, 6 |

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| to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | | private and simple road of its' intended use to the site location. This project is consistent with the Lake County General Plan, Kelseyville Area Plan, and Lake County Zoning Ordinance. Less than significant impact. | |
| 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 Lake County 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, 2, 3, 4, 5, 6 |
| 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 County of Lake's General Plan, the Kelseyville 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, 4, 5, 6 |
| XIII. NOISE <i>Would the project result in:</i> | | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | X | | There is a potential for substantial temporary or permanent increase in ambient noise levels in the vicinity of the project. Short-term increases in ambient noise levels to uncomfortable levels could be expected during grading and/or construction. New permanent increase can potentially be from access roadway being utilized, however, it is not predicted to be substantial increase in noise level with mitigation measures in place to an acceptable level. <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. Less than significant with mitigation measures NOI-1 through NOI-2 added. | 1, 2, 3, 4, 5, 6 |
| b) Generation of excessive ground-borne vibration or ground-borne noise levels? | | | X | The project is not expected to create unusual ground-borne vibration due to site development or operation. All potential construction would likely create a minimal amount of infrequent ground-borne vibration due to construction of new road access, some less than significant vehicle noise is expected after project is implemented. Less than significant impact | 1, 2, 3, 4, 5, 6 |
| c) For a project located within the vicinity of a | | | X | The project parcels are not located within an airport land use plan or within two miles of a public airport. | 1, 2, 3, 4, 5, 6 |

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| 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? | | | | | No impact. | |
| 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 | | <p>The roadway access does not expect to induce substantial unplanned population growth in the area.</p> <p>Less than significant impact.</p> | 1, 2, 3, 4, 5, 6 |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | X | | <p>The propose roadway access will not displace substantial number of existing people or housing. See Section XIV(a) above.</p> <p>No impact.</p> | 1, 2, 3, 4, 5, 6 |
| XV. PUBLIC SERVICES <i>Would the project:</i> | | | | | | |
| <p>a) Would the project result in substantial adverse physical impacts associated with the provision of 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:</p> <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? | | | X | | <p>The project does not propose adverse physical impacts on housing or other uses that would necessitate the need for new or physically 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.</p> <p>Less than significant impact.</p> | 1, 2, 3, 4, 5, 6, 15 |

XVI. RECREATION*Would the project:*

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| 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, 4, 5, 6, 15 |
| 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. See Section XVI(a) above. No impact. | 1, 2, 3, 4, 5, 6, 15 |

XVII. TRANSPORTATION*Would the project:*

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| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | X | The proposed legal roadway access will not conflict with any program plan, ordinance, or policy addressing the circulation system. The roadway access is an exclusive driveway access intended solely for the purpose of easy access to the property destination. Less than significant impact. | 1, 2, 3, 4, 5, 6 |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | | | X | The project does not conflict with section 15064.3, subdivision (b) for transportation project. The proposed project is not a transportation project, though, it does consist of a new roadway on private property for private use, the project will allow direct access to the property owner(s) site providing less time and distance to their destination. See Section XVII(a). No impact. | 1, 2, 3, 4, 5, 6 |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | X | The existing project would not increase hazards at the project site. See Section XVII(a) No impact. | 1, 2, 3, 4, 5, 6 |
| d) Result in inadequate emergency access? | | | X | The project will not impact existing emergency access. Section XVII(a) No impact. | 1, 2, 3, 4, 5, 6 |

XVIII. TRIBAL CULTURAL RESOURCES

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:

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| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical | | X | | No ground-disturbing activities are proposed. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the | 1, 3, 5, 20, 23 |
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| resources as defined in Public Resources Code section 5020.1(k), or | | | | approval of the Community Development Director. See responses to Section V (b). Less than significant with mitigation measures CUL-1 through CUL-2 added. | |
| 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 | | Notification of the project was sent to local tribes and other agencies on March 3, 2020. No request for consultation received. See responses to Section V (b). Less than significant with mitigation measures CUL-1 through CUL-2 added. | 1, 3, 5, 20, 23 |
| XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i> | | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | | | X | The project will not require or result in the relocation of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. No impact. | 1, 2, 3, 5, 6, 15 |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | X | The proposed project will have no effect in water supplies as the project does not require the use of sufficient water supplies. See Section XIX(a) above. No 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 | The proposed project would not affect the existing wastewater treatment provider. See Section XIX(a) above. No impact. | 1, 2, 3, 5, 6 |

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| 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 proposed project will not affect the attainment of solid waste reduction goals. See Section XIX(a) above. No impact. | 1, 2, 3, 5, 6 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | X | The project parcels shall adhere to all federal, state and local agency requirement regarding solid waste management. See Section XIX(a) above. No impact. | 1, 2, 3, 5, 6 |
| <p align="center">XX. WILDFIRE</p> <p align="center"><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p> | | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | X | | <p>The project site will not substantially impair an adopted emergency response plan or evacuation plan. The proposed roadway complies with Cal Fire road standards for roadway width (20') and shoulders (1'), surface material, grade percentage, and setbacks. The applicant will adhere to all federal, state and local fire requirements/regulations.</p> <p>WIL-1: Gates shall have access criteria locks and alike that meet the Kelseyville Fire Protection District standard "KNOX" (or similar) access program.</p> <p>WIL-2: The end of the road proposed shall allow for turnarounds, hammerhead T, or similar.</p> <p>Less than significant with mitigation measures WIL-1 through WIL-2 added.</p> | 1, 2, 3, 5, 6, 22 |
| 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 | <p>The project would not exacerbate wildfire risks.</p> <p>No impact.</p> | 1, 2, 3, 5, 6 |
| 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 | <p>The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impact to the environment. See Section XX(a) above.</p> <p>Less than significant impact.</p> | 1, 2, 3, 5, 6 |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or | | | X | <p>The proposed project will not cause significant risks to people or structures. See Section XX(a) above.</p> | 1, 2, 3, 5, 6 |

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| landslides, as a result of runoff, post-fire slope instability, or drainage changes? | | | | | Less than significant impact. | |
| 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 | | | <p>The proposed project does not have the potential to substantially degrade the quality of the environment, substantially reduce wildlife species population to below self-sustaining levels, threatened to eliminate a plant community, nor substantially reduce the number of rare or endangered plants with all the incorporated mitigation measures added.</p> <p>Less than significant with mitigation measure AQ-1 through AQ-5, BIO-1 through BIO-3, HYD-1 and GEO-1 through GEO-3, and WIL-1 through WIL-2.</p> | 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 | | | <p>Potentially significant impacts have been identified related to Air Quality, Biological Resources, Cultural Resources/Tribal Resources, Geology/Soils, Noise and Hydrology & Water Quality, and Wildfire. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. However, implementation of and compliance with mitigation measures identified in each section as well as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.</p> <p>Less than significant with mitigation measure AQ-1 through AQ-5, BIO-1 through BIO-3, CUL-1 through CUL-2, HYD-1 and GEO-1 through GEO-3, NOI-1 through NOI-2, and WIL-1 through WIL-2.</p> | ALL |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | | <p>The proposed project and any future use has no potential to result in adverse indirect or direct effects on human beings.</p> <p>Less than significant impact.</p> | ALL |

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm
2. Lake County Zoning Ordinance
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/ZoningOrd.htm
3. Kelseyville Area Plan
<http://www.lakecountyca.gov/Assets/Departments/CDD/Area+Plans/Kelseyville+Area+Plan.pdf?method=1>
4. Information on wild California Plants. Calflora.org
5. Public Resource Code, Section 4290 and 4291
6. Community Development Department Application
7. U.S.G.S. Topographic Maps
8. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
9. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/agriculture>
10. Department of Transportation's Scenic Highway Mapping Program,
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
11. Lake County Serpentine Soil Mapping;
<http://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>
12. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDDB>
13. U.S. Fish and Wildlife Service National Wetlands Inventory
14. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
15. Lake County Special Districts
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 Air Quality Management District. Agency Comments and Website.
<https://www.lcaqmd.net/>
20. Northwest Information Center; California Historical Resource Information Systems (CHRIS) comments dated March 16, 2020.
21. Biological Resources Assessment Report with Botanical Survey. Northwest Biosurvey. September 15, 2020
22. Geotechnical Report. PJC & Associates, Inc. April 23, 2019.
23. Design Hydrology Calculations. Wm. VanDerWall, RCE. Vanderall Engineer. December 2019
24. Flaherty Cultural Resource Services (FCRS). Cultural Resource Reconnaissance of approximately 1,500 Linear Feet +/-2 acres, near Kelseyville, Lake County, CA. Jay M. Flaherty. June 23, 2020
25. Chapter 29 and 30 of the Lake County Code.