



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 31, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY (IS 19-16)

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Lori Koester (Kelseyville Family Apartment) Parcel Map
2. **Permit:** Initial Study, IS 19-16 for Parcel Map (PM 19-02)
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:** Mark Roberts - Principal Planner (707) 263-2221
5. **Project Location:** 5400 Gaddy Lane, Kelseyville, California 95451
APN: 024-071-69
6. **Project Sponsor's Name and Address:** Lori Koester
21031 Ventura Blvd, Suite 200
Woodland Hills, CA 91364
7. **General Plan Designation:** "R3-FF" Multi-Family Residential - Floodway
8. **Zoning:** High Density Residential
9. **Flood Zone:** "AO" – Areas of the 100 year shallow flooding where depths are between one (1) and three (3) feet (*average depths of inundation are shown, but no flood hazard factors are determined*).
10. **Previous Land Use Permits:** A Minor Use Permit, MUP 18-13, Development Review Permit, DR 18-03 and Initial Study, IS 18-08 was approved on June 14, 2018 by the Lake County Planning Commission to allow a 54 unit Multi-family Apartment Complex (Kelseyville Family Apartment Complex). The apartment complex would now be located on the proposed Lot One.

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 applicant is requesting approval of a parcel map to allow one (1) lot to be split into two (2) lots. According to the Tentative Parcel Map dated April 9, 2019, the applicant is proposing the following:

- Lot 1 would contain the previously approved Minor Use Permit, MUP 18-13, which is currently under construction for the Kelseyville Apartments and would be approximately 5.70 acres in size.
- Lot 2 would remain vacant and would be approximately 4.82 acres in size (*please note: Lot 2 would not be part of the Kelseyville Family Apartments Development*).
- Approximately half of Lot 2 is within the “AO” Flood Zone (please refer to attached Flood Zone Map for details) and according to the California Natural Diversity Database (CNDDDB), the entire project parcel appears to have the potential to contain sensitive species.

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

- *North:* Parcel to the North are zoned “A” Agriculture. The parcels range in size from approximately two (2) acres to greater than ten (10) acres in size.
- *South:* Parcels to the south are zoned “R2” Two-Family Residential, “R3” Multi-Family Residential and “C2” Community Commercial. The parcels range in size from approximately 0.24 acres to greater than six (6) acres in size.
- *West:* Parcels to the west are zoned “R2” Two-Family Residential and “R1” Single-family Residential. The parcels range in size from approximately two (2) acres to greater than ten (10) acres in size.
- *East:* Parcels to the east are zoned “R3” Multi-Family Residential, “R2” Two Family Residential and “R1” Single Family Residential. The parcels range in size from approximately 0.24 acres to greater than six (6) acres in size

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

- Lake County Community Development Department
- Lake County Department of Public Works - Road Division
- Lake County Department of Public Works – Surveyor
- Lake County Public Services
- Lake County Water Resource Department
- Lake County Special Districts
- Lake County Department of Environmental Health
- Kelseyville Fire Protection District
- California Department of Forestry and Fire Protection (Calfire)

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the

environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

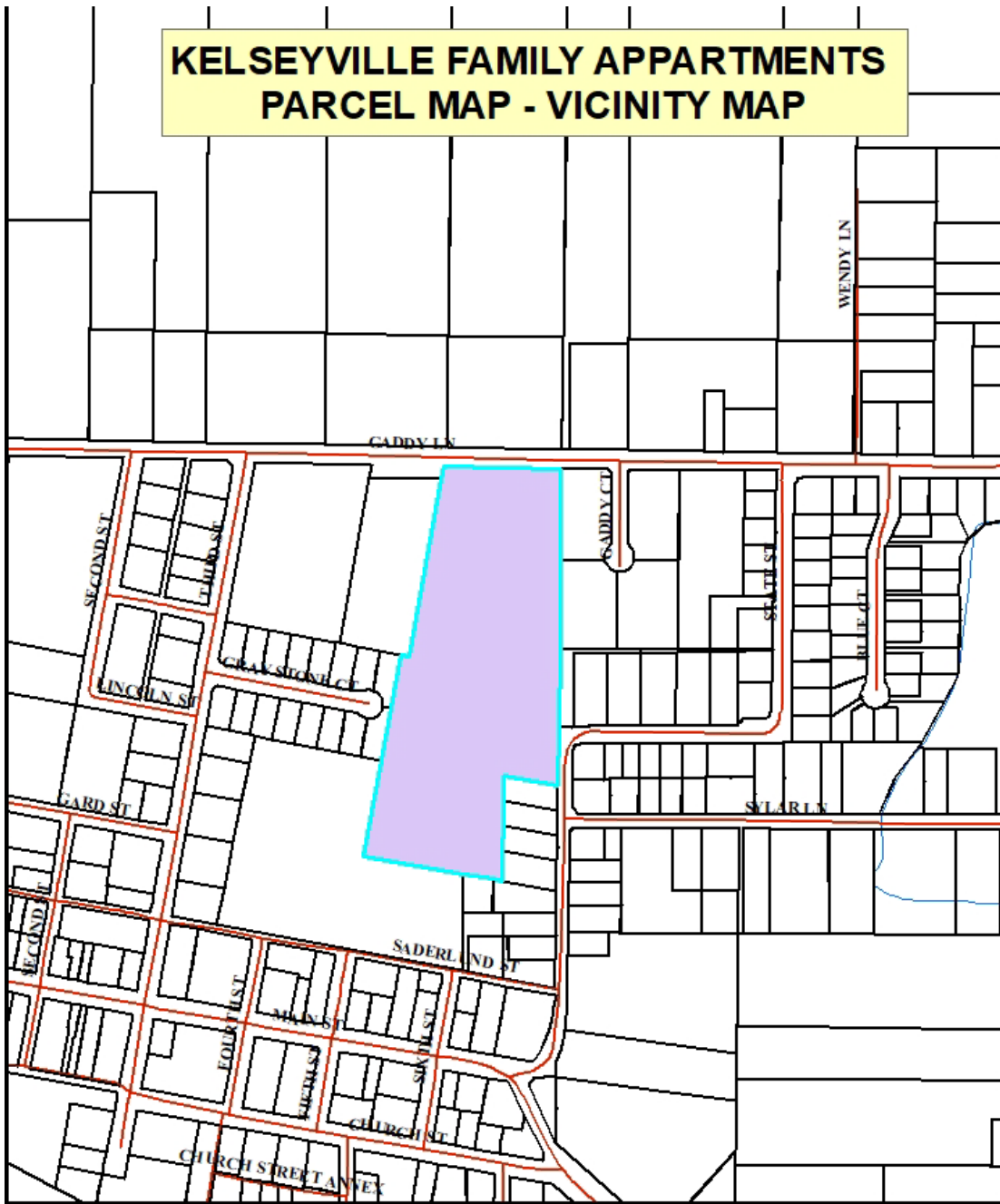
Notification of the project was sent to local tribes, **Big Valley Rancheria, Elem Colony, Koi Nation, Middletown Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Cortina Rancheria, Yocha Dehe and HERC.**

The Community Development Department received the following comments:

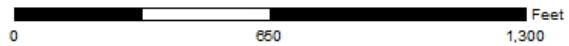
- A letter dated April 24, 2019 the Community Development Department received from Yocha Dehe indicated that the project is not within the aboriginal territories of the Yocha Dehe Wintum nation.
- According to an email dated April 17, 2019, Redwood Valley defers any comments to Big Valley Rancheria.
- According to an email dated April 17, 2019, Scotts Valley Band of Pomo defers any comments to Big Valley Rancheria.

SEE NEXT PAGE FOR VICINITY MAP

KELSEYVILLE FAMILY APARTMENTS PARCEL MAP - VICINITY MAP



This map was prepared for information purposes only. No liability is assumed for the accuracy of the data shown. Source: Lake County GIS



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 type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" 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:
Mark Roberts, Principal Planner



Date: 12/31/2019

SIGNATURE

Michalyn DelValle, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not have a substantial adverse effect on a scenic vista. All existing and future development shall adhere to all Federal, State and local agencies requirements.	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		No scenic resources would be disturbed within a state scenic highway. The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not substantially damage scenic resources.	1, 2, 3, 4, 5, 6, 7
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not substantially degrade the existing visual character and/or quality of the public views of the site and/or the surrounding. Currently, Lot 1 has an approved Minor Use Permit to allow the Kelseyville Family Apartment Development and Lot 2 would remain undeveloped at this time. Additional development on Lot 1 and/or the development of Lot 2, would have to adhere to all current federal, state and local agency requirements. Additionally, the approved development on Lot One (1) shall adhere to all approved Conditions of Approval in Minor Use Permit, MUP 18-13 and Development Review Permit, DR 18-03. Therefore, the project would not substantially degrade the existing visual character of the area.	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	The project is not anticipated to create additional light or glare. If lighting is to occur, all lighting shall be directed downward and consistent with the Lake County Zoning Regulations and all dark sky requirements.	1, 2, 3, 4, 5, 6, 7
II. AGRICULTURE AND FORESTRY RESOURCES						
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		According to the Farmland Mapping and Monitoring Program, the project site is designated as "Urban and Built Up Land" which do not qualify as Prime Farmland or Farmland of Statewide Importance or Unique Farmland. Therefore the proposed project will not have an impact.	1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 19, 52
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcel is not a Williamson Act contract. The proposed project is consistent with the "R3-FF" Multi-Family Residential – Floodway Zoning Designation District.	1, 2, 3, 4, 5, 6, 12, 13, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	This property is zoned "R3-FF" Multi-Family Residential – Floodway Zoning Designation and the General Plan Designation is High Density Residential (HDR). The proposed parcel map is consistent with the zoning and the General Plan, Kelseyville Area Plan and the Lake County Zoning Ordinance. The project would not result in the rezone of forest land, timber land, or Timberland Production lands.	1, 2, 3, 4, 5, 6, 12, 13, 14, 15
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.	1, 2, 3, 4, 5, 6, 12, 13, 14, 15
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.	1, 2, 3, 4, 5, 6, 12, 13, 14, 15
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map (PM 19-02) dated April 9, 2019 would not conflict with and/or obstruct implementation of the applicable an air quality plan.</p> <p>However, potential future development on Lot 1 and Lot 2 many have the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of development activities. Additionally, the import and export vehicle traffic on roadways may create fugitive dust and impact air quality. Therefore, with the incorporated mitigation measures, any potential air quality impacts would be reduced to less than significant.</p> <p>Mitigation Measures:</p> <p>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.</p> <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: Vegetation that is removed for any development must be properly disposed. The permit holder shall chip vegetation and spread the material for erosion control.</p> <p>AQ-4: 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>	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15, 16, 24, 25, 29, 41, 43, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	The Lake County Air Basin is designated as an attainment area. No criteria pollutants for the project region have been exceeded.	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15, 16, 24, 25, 29, 41, 43, 51
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The project parcel is located in an area developed with surrounding residential dwellings, commercial and agricultural uses. The closest parcel with agricultural uses is located across Gaddy Lane (about 100 feet away from project parcel boundary, known as Lot 2) Less Than Significant with Mitigation Measures AQ-1 through AQ-4 described in Section III (a).	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15, 16, 24, 25, 29, 41, 43, 51
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X			The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map (PM 19-02) dated April 9, 2019 would not result in emissions which would adversely affect a substantial number of people. However, future development on Lot 1 and Lot 2 many have the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of development activities. Additionally, the import and export vehicle traffic on roadways may create fugitive dust and impact air quality. Less Than Significant with Mitigation Measures AQ-1 through AQ-4 described in Section III (a).	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15, 16, 24, 25, 29, 41, 43, 51
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			A review of the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB) indicates the project site does not identify any sensitive species within the project area. However, the applicant had a Biological Resources and Wetland Evaluation for APN: 024-071-69; A +/- 10 acre parcel located at 5400 Gaddy Lane, Kelseyville, CA. The study was performed by Marcus H. Bole & Associates dated October 31, 2017. The project site is located on the U.S Geological Survey (USGS) Kelseyville 7.5 minute topographic quadrangle, Section 14, Township 13 North, Range 9 West. The project site is bounded on the north and northwest by commercial/industrial properties, on the east and southwest by residential properties and to the southwest by an auto repair center. A record search was completed of the United State Fish and Wildlife Service's Federal Endangered and Threatened Species list and the California Natural Diversity database. These documents list plants and wildlife that have Federal, State and California Native Plant Society special status. The records revealed several plants and wildlife species with a potential to occur onsite. The report indicated the use of the methodologies described in the 1987 wetland Delineation Manual, Marcus H. Bole and Associates found no evident of State or Federal jurisdictional wetlands on or near the subject property. The species habitat surveys were conducted by walking all areas of the property, including a 500 foot buffer and evaluating potential habitat for special status species based on vegetation composition and structure, surrounding area, presence of predatory species, microclimate and available resources. A delineation of Waters of the U.S was also conducted. <u><i>Federal Fisheries and Essential Fish Habitat:</i></u> According to the Biological Resource and Wetland Evaluation there is no habitat within the project area that provides "waters and substrate necessary for fish to spawn, breed, feed, grow to maturity. Therefore, there is no requirement for further consultation	1, 2, 3, 4, 5, 6, 9, 17, 18, 19

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Wetlands and Others Water:</u> The Biological Resource and Wetland Evaluation found no evidence of perennial or seasonal wetlands on or near the project parcels.</p> <p><u>Mitigation Measures:</u> BIO-1: During site preparation and/or tree removal/trimming during the spring bird nesting season (February through July), a pre-construction survey shall be conducted by a qualified professional two (2) weeks prior to removing/trimming any trees. <ul style="list-style-type: none"> • If active nest (with eggs of living young) are found, no activity shall be permitted that may disturb and/or remove the active nest until the young boards are able to leave the nest and forge on their own. • If eggs and/or young are present, the nest shall be left until the young birds leave. • Setback buffers for the nest will vary depending on the species and shall be determined in consultation with a California Department of Fish and Wildlife approved Biologist. BIO-2: Any tree/vegetation removal and/or ground disturbance activities shall begin during the avian non-breeding (September 1 - February 28) season shall adhere to the following; <ul style="list-style-type: none"> • If construction is to begin within the avian breeding season (March 1 - August 31) then a migratory bird and raptor survey shall be conducted within the project area, including the oak woodlands, by a qualified biologist. • A qualified biologist shall: Conduct a survey for all birds protected by the MBTA and CFWC no later than fifteen (15) days prior to construction activities; map all nests located within 300 feet of construction areas; develop buffer zones around active nests as recommended by a qualified biologist. • Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice (2) per week and a report submitted to the California Department of Fish & Wildlife monthly. If construction activities stop for more than ten (10) days then another migratory bird and raptor survey shall be conducted no later than fifteen (15) days prior to the continuation of construction activities. • If active nest are found during then construction buffer shall be determines by a qualified biologist and no construction shall occur within the buffer until the biologist has determined that the young have fledged. BIO-3: Prior to any development and/or construction during the avian nesting season (February through July), the permit holder shall have a pre-construction survey performed by a qualified biologist. <ul style="list-style-type: none"> • If active nests (with eggs or living young) are found, no activity shall be permitted that might disturb and/or remove the active nests until the young birds are able to leave the nest and forage on their own. Empty nests may be removed. • If eggs or young are present, the nests shall be left until the young birds leave and the buffer determined by the qualified biologist. Setback buffers for the nests will vary depending on the species affected and the location of the nest. Buffer zones shall be determined on a case by case basis in consultation with a California Department of Fish and Wildlife approved biologist. </p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		Removal of riparian or any other vegetation is not proposed as part of this project.	1, 2, 3, 4, 5, 6, 9, 17, 18, 19
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	No jurisdictional waters of the U.S. are identified on the property.	1, 2, 3, 4, 5, 6, 9, 17, 18, 19
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		There are no recorded wildlife corridors or native wildlife nursery sites on the project property and the project would not substantially interfere with movement of native species.	1, 2, 3, 4, 5, 6, 9, 17, 18, 19
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The project would not conflict with any local policies or ordinances.	1, 2, 3, 4, 5, 6, 9, 17, 18, 19
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	The project would not conflict with any established conservation plan.	1, 2, 3, 4, 5, 6, 9, 17, 18, 19

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 Cultural Resource Survey was performed by Hudlow Cultural Resources Associates in September 2017. A summary of the report is as follows:</p> <p>Record Research: According to the report, a records search of the project area and the environs within one (1) mile was conducted at the Northwest Archaeological Information Center. The record research revealed that one survey has been performed within the project area in 2004. However, twenty-five cultural resources have been recorded within one half mile of the current project area, sixteen are historical resources and nine of pre-historic resources. Additionally, twenty-eight projects have been conducted within one half mile of the current project area.</p> <p>Field Survey: A field survey was conducted on August 6, 2017 by Scott M. Hudlow which included a pedestrian survey of the entire proposed parcel in north/south transects at 10-meter (33 feet) intervals across the entire parcel. According to the report, all archaeological material more than fifty (50) years of age or earlier encountered during the inventory was record using current California Department of Parks and Recreation Record Form. All archaeological sites were described, mapped, photographed and all diagnostic artifacts were sketched and/or photographed.</p> <p>Report Findings: According to the report, there were no cultural resources identified.</p> <p>However, the evaluation does not involve subsurface investigation. There is a small possibility that buried cultural or archeological deposits lie beneath the surface soils of the property. If any artifacts, archaeological features or human remains are encountered during grading or excavation, the mitigation measures below shall be implemented.</p> <p>Mitigation Measure: CUL -1: Should any archaeological, paleontological, or cultural materials be discovered during development, all activity shall be halted in the vicinity of the find(s), the local overseeing tribes shall be notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall immediately halt all work and contact the Lake County Sheriff's Department, the local overseeing Tribe, and the Community Development Department if any human remains are encountered.</p>	1, 2, 3, 4, 5, 6, 20, 51
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See response to Section V (a).	1, 2, 3, 4, 5, 6, 20, 51
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See response to Section V (a).	1, 2, 3, 4, 5, 6, 20, 52
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not consume excessive amounts of energy.	1, 2, 3, 4, 5, 6, 51

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 proposed project would not conflict with or obstruct an energy plan.	1, 2, 3, 4, 5, 6, 51
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		<p><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.</p> <p><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. However, risks related to ground shaking, ground failure, and liquefaction would not be increased as a result of this project.</p> <p><u>Landslides</u> According to the Lawrence Livermore landslide map series for Lake County, 1979, the area is considered generally stable with a marginal landslide risk. The proposed project would not result in an increased risk of landslides at this area.</p> <p>Any future development would be in compliance with all applicable Uniform Building Code regulations designed to ensure seismic safety. Therefore, impacts would be less than significant.</p>	1, 2, 3, 4, 5, 6, 9, 12, 15, 22, 23, 25, 26, 27, 28, 34, 37, 39, 48, 52
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not result in a substantial soil erosion and/or the loss of topsoil.</p> <p>However, future development and/or grading may have the potential to result in substantial erosion and/or loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows:</p> <ul style="list-style-type: none"> • 125- Cole Variant clay loam, calcareous substratum, 1 to 2 percent slopes. This very deep, moderately well drained soil is on flood plains. It formed in alluvium derived from mixed rock sources. Permeability of this soil is slow and available water capacity is 8 to 10 inches. This soil has server hazard of erosion. • 233- Still loam, stratified substratum, 0 to 2 percent slopes. This very deep, well-drained soil is on alluvial plains. It formed in alluvium derived from mixed rock sources, dominantly sandstone and shale. Permeability of this soil is moderately slow and available water capacity is 7.5 to 10 inches. The erosion hazard is light. <p>If any development and/or ground disturbance occurs, the applicant shall prepare and submit for review and approval by the Chief Building Official, a design-phase geotechnical report for site preparation and construction. The report shall, at a minimum, address remedial and design grading, and building foundations to address expansive soils. All site grading and construction shall be conducted in conformance with the recommendations included in the design-phase geotechnical report.</p>	1, 2, 3, 4, 5, 6, 9, 12, 15, 22, 23, 25, 26, 27, 28, 34, 37, 39, 48, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Please note: If greater than fifty (50) cubic yards of soils are moved as part of any future development, a <u>Grading Permit</u> shall be required. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>Additionally, the incorporated Mitigation Measures below would reduce any potential environmental impact to less than significant</p> <p><u>Mitigation Measure:</u></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: 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>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p>GEO – 4: All future development and/or grading shall submit <u>Engineered Drainage Plans and Calculations</u>, including an Operation and Maintenance Plan shall be submitted to the Lake County Water Resources Department for review and approval prior to building permit submittal. Said plans shall include a detention basin and detention basin shall be maintained for the life of the project. The applicant shall contact the Water Resource Department at (707) 263-2344 for further details.</p> <p>GEO-5: The permit holder shall adhere to all the requirements in the Geotechnical Engineering Investigation; Prepared by Krazan & Associates, INC – Geotechnical Engineering Division dated December 21, 2017 (KA Project NO. 032-17033)</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		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.	1, 2, 3, 4, 5, 6, 9, 12, 15, 22, 23, 25, 26, 27, 28, 34, 37, 39, 48, 52

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" .with a The shrink-swell potential for the project soils is light to high and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. There would be no risk to life or property.	1, 2, 3, 4, 5, 6, 9, 12, 15, 22, 23, 25, 26, 27, 28, 34, 37, 39, 48, 52
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	No septic tanks are proposed and/or needed at this time, as the proposed parcels are within Lake County Special District Service Area, known as KCWWD #3 for water and sewer services. Additionally, the existing approved Kelseyville Family Apartments sewer and water services would not be affect the proposed Parcel Map.	1, 2, 3, 4, 5, 6, 9, 12, 15, 22, 23, 25, 26, 27, 28, 34, 37, 39, 48, 52
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	No ground disturbance is proposed. No impact to paleontological resources or geologic features is expected.	1, 2, 3, 4, 5, 6, 9, 12, 15, 22, 23, 25, 26, 27, 28, 34, 37, 39, 48, 52
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, GHG emissions from construction activities include the use of construction equipment, grading landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from the temporary use of standard equipment for future lot development, and/or construction/grading equipment would be negligible and would not result in a significant impact to the environment.	1, 2, 3, 4, 5, 6,
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	The proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.	1, 2, 3, 4, 5, 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 proposed division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not create a significant hazard to the public or the environment. All hazardous materials and routine construction materials will be stored, transported and disposed of properly in accordance with all applicable federal, state and local regulations.	1, 2, 3, 4, 5, 6, , 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50
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 Section VIII (a) and IV (a). As proposed, the project would not create a significant hazard to the public or the environment.	1, 2, 3, 4, 5, 6, , 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 the Kelseyville High school. However, as described above in Section VIII (a), the project would not emit hazardous materials or substances.	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50
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		Property is not listed as a site containing hazardous materials in the database maintained by the Environmental Protection Agency and California Department of Toxic Substance Control. All hazardous materials and routine construction materials will be stored, transported and disposed of properly in accordance with all applicable federal, state and local regulations.	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within an airport land use plan. No impact would occur.	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50
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 shall adhere to all applicable local and state emergency access requirements.	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		<p>The project site is not located within a Wildland High Fire Area. However, the project will not increase the public's risk to wildland fire. The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working within and adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. Brush shall be cut and removed and grass shall be mowed as necessary.</p> <p>Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.</p>	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 29, 30, 33, 34, 35, 38, 39, 40, 41, 44, 46, 47, 48, 49, 50
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>A Storm-Water Control Plan was prepared by this project by Mathew Walsh, Walsh Engineering, and April 11, 2018. As noted in the report, the existing site generally slopes towards Gaddy Lane.</p> <p>An earthen channel exists along Gaddy Lane to the north which ultimately collects surface drainage. Constraints include utility routing and parking/access requirements for residential use. There are no known soil issues and no known groundwater issues associated with this site. Site runoff will be dispersed to the pervious bio-retention area and ultimately released to the natural vegetated pervious area running northerly along the historical drainage path. New Storm-water facilities are proposed. The plan includes several permanent source control BMPs and operational source control BMPs.</p>	1, 2, 3, 4, 5, 6, 9, 21, 22, 23, 27, 34, 44, 46, 47, 48, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Mitigation Measures:</u></p> <p><u>HYDRO-1:</u> Before any future grading activities, the developer or its contractor shall prepare a SWPPP for all proposed development. The objectives of the SWPPP are to identify pollutant sources from construction activities that may affect the quality of storm-water discharge, implement practices to reduce pollutants in storm-water runoff from the project site, and protect receiving water quality. The SWPPP shall identify and implement BMPs.</p> <p><u>HYDRO-2:</u> All construction on Lot 1 shall be consistent with the April 11, 2018 Storm-Water Control Plan prepared by Walsh Engineering.</p> <ul style="list-style-type: none"> • Owners shall educate management staff of storm water pollution prevention practices, onsite inlets shall be designed to have their tributary area drain to self-retaining area or bio retention area prior to discharging off site via overland release. • Landscaping shall be maintained using minimum or no pesticides. • Plaza, sidewalks and parking lots shall be regularly swept to regularly prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain. • Bio-retention facility shall be maintained by removing soil or debris blocking planter inlets or overflows, trash shall be removed that collects near the inlets or gets caught in vegetation. Plants shall be cut or pruned for health and to ensure flow into inlets and across the surface of the facility. Plants shall be removed and replanted as necessary, replanting shall maintain the design surface elevation and minimize introduction of soil, and weeds shall be controlled by manual methods and soil amendment. <p>HYDRO – 3: All future development that is within a designated flood zone shall adhere to all Federal, State and local agency requirements, including Chapter 25 (Flood Plain Management) of the Lake County Code.</p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. The project site is within Lake County Special District Service Area, for water and sewer services. All current and future connections, shall adhere to all requirements and regulations of the Lake County Special Districts.	1, 2, 3, 4, 5, 6, 921, 22, 23, 27, 34, 44, 46, 47, 48, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>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:</p> <ul style="list-style-type: none"> 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			<p>The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 should not substantially alter the existing drainage pattern of the site and/or area. However, the project parcel is within three (3) flood zone classifications, which are as follows:</p> <p>The first zone designation is known as Flood Zone “X” is located on the Southern portion of the property. The classification Flood Zone “X” is areas determined to be outside the 0.2% Annual Chance (500-year). The flood zone designation is located in the Northern portion of the project parcel are as follows:</p> <ul style="list-style-type: none"> • Flood Zone Designation 0.2 percent Annual Flood Chance: Area between limits of the 1% Annual chance (100-year flood) and 0.2% annual chance (500 year) flood; or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square miles or areas protected by levees from the base flood. • Flood Zone Designation “AO” is areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard has been determined. <p>Mitigation Measures:</p> <p><u>HYDRO - 4:</u> Prior to any future development, <u>Engineered Drainage Plans and Calculations</u>, including an <u>Operation and Maintenance Plan</u> for the detention basin shall be submitted to the Lake County Water Resources Department for review and approval. The detention basin shall be maintained for the life of the project. All new construction shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. Typical BMPs include scheduling of activities, temporary erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. The applicant shall contact the Water Resource Department at (707) 263-2344 for further details</p> <p><u>HYDRO-5:</u> All current and/or future developed located within a flood zone shall adhere to all Federal, State and local agency requirements, including Chapter 25 (Floodplain Management) of the Lake County Code.</p> <p>Implementation of Mitigation Measure GEO-1 through GEO-5 and HYDRO 1 through HYDRO 5.</p>	1, 2, 3, 4, 5, 6, 921, 22, 23, 27, 34, 44, 46, 47, 48, 51
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>				X	<p>The project site is not located in an area of potential inundation by seiche or tsunami.</p>	1, 2, 3, 4, 5, 6, 921, 22, 23, 27, 34, 44, 46, 47, 48, 51
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>			X		<p>The project would not conflict with or obstruct water quality or management plans.</p>	1, 2, 3, 4, 5, 6, 921, 22, 23, 27, 34, 44, 46, 47, 48, 51
<p>XI. LAND USE AND PLANNING <i>Would the project:</i></p>						

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 project would not divide a community.	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 31, 35, 36, 37, 38, 39, 40, 48, 49, 50, 51
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			<p>The proposed project would not conflict with any County plan, policy, or regulation. However, the applicant shall continue to adhere to all the Conditions of Approval and/or requirements for the approved Minor Use Permit, MUP 18-13 and Development Review, DR 18-03.</p> <p>The first zone designation is known as Flood Zone “X” is located on the Southern portion of the property. The classification Flood Zone “X” is areas determined to be outside the 0.2% Annual Chance (500-year). The flood zone designation is located in the Northern portion of the project parcel are as follows:</p> <ul style="list-style-type: none"> • Flood Zone Designation 0.2 percent Annual Flood Chance: Area between limits of the 1% Annual chance (100-year flood) and 0.2% annual chance (500 year) flood; or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square miles or areas protected by levees from the base flood. • Flood Zone Designation “AO” is areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard has been determined <p>Flood Zone Designation “AO” is areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard has been determined.</p> <p>Less than significant with the Implementation of Mitigation Measures GEO-1 through GEO-5 and HYDRO -1 through HYDRO-5.</p>	1, 2, 3, 4, 5, 6, 8, 9, 15, 16, 28, 31, 35, 36, 37, 38, 39, 40, 48, 49, 50, 51
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 does not identify a source of minerals at this site.	1, 2, 3, 4, 5, 6, 35, 51
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 project site as being a locally important mineral resource recovery site.	1, 2, 3, 4, 5, 6, 35, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 should not generate substantial temporary and/or permanent increase in ambient noise levels in the vicinity of the project in excess of standards in the local general future development of Lot 1 (Kelseyville Family Apartment Development) and Lot 2 may increase short-term and/or long term increases in ambient noises depending on the type of development. Therefore, the applicant shall adhere to all requirements and/or standards in the Lake County Zoning Ordinance. <ul style="list-style-type: none"> • The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and less than 45 dBA between 10:00PM to 7:00AM within residential areas at the property lines • 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. 	1, 2, 3, 4, 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.	1, 2, 3, 4, 5, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X		The project is not located within an airport land use plan or within two (2) miles of a public airport or private airstrip.	1, 2, 3, 4, 5, 6, 31
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 division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 is not anticipated to induce population growth.	1, 2, 3, 4, 5, 6, 31
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		No people or housing would be displaced as a result of the project.	1, 2, 3, 4, 5, 6, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 does not necessitate the need for new or altered government facilities. However, potential additional development to Lot 1 or future development on Lot 2 may necessitate need of additional review and shall adhere to all Federal, State and local agency requirements.	1, 2, 3, 4, 5, 6, 7, 8, 9, 28, 44, 51
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 division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 will not have any significant impacts on existing parks or other recreational facilities.	1, 2, 3, 4, 5, 6, 28, 44, 49, 51
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 does not include recreational facilities nor require the construction or expansion of recreational facilities. However, the previous approved Minor Use Permit, MUP 18-13 and Development Review Permit, DR 18-03 for the Kelseyville Family Apartment does include recreational facilities and the applicant shall continue to adhere to all previously approved Conditions of Approval.	1, 2, 3, 4, 5, 6, 28, 44, 49, 51
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 division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 should not have or create any conflicts with a program plan, ordinance or policy addressing the circulation system, including but not limited to transit, bicycle and pedestrian facilities. However, the applicant shall continue to adhere to the approved Conditions of Approval for the Kelseyville Family Apartments (Minor Use Permit, MUP 18-13 and Development Review Permit, DR 18-03). An encroachment permit(s) shall be obtained from the Department of Public Works for the driveway encroachment off of State Street and any work within the right-of-way. All improvements shall be constructed to County Road Standards.	1, 2, 3, 4, 5, 6, 28, 44, 49, 51
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not conflict and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	1, 2, 3, 4, 5, 6, 28, 44, 49, 51

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 does not include design features that would increase hazards.	1, 2, 3, 4, 5, 6, 28, 44, 49, 51
d) Result in inadequate emergency access?				X	The division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 would not impact existing emergency access. All existing and/or proposed access way shall be constructed and maintained to all Federal, State and local agency requirements.	1, 2, 3, 4, 5, 6, 28, 44, 49, 51
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).	1, 2, 3, 4, 5, 6, 20, 52
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).	1, 2, 3, 4, 5, 6, 20, 52
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 parcel is currently connected to the Kelseyville County Waterworks for sewer and water. All existing and future development shall adhere to all Federal, State and local agency regulations.	1, 2, 3, 4, 5, 6, 7, 8, 9, 21, 22, 23, 51
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		See Sections XVIII (a) and IX (a) through (f).	1, 2, 3, 4, 5, 6, 7, 8, 9, 21, 22, 23, 51
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 Sections XVIII (a) and IX (a) through (f)	1, 2, 3, 4, 5, 6, 7, 8, 9, 21, 22, 23, 51

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	See Sections XVIII (a) and IX (a) through (f) Lake County Waste Solutions is located approximately 10 air-miles northwest of the project site. It is not anticipated that there would be ongoing waste generated from the project that the landfill would need to facilitate.	1, 2, 3, 4, 5, 6, 7, 8, 9, 21, 22, 23, 51
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	See Sections XVIII (a) and IX (a) through (f). The project would comply with all federal, state, and local statutes and regulations related to solid waste.	1, 2, 3, 4, 5, 6, 7, 8, 9, 21, 22, 23, 51
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair any emergency plans. The project site is located in low fire hazard severity zone. The applicant will adhere to all Federal, State and local fire requirements/regulations.	1, 2, 3, 5, 6, 7, 8, 928, 32, 36, 37, 38, 44, 51
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 parcels would not increase wildfire risks.. The applicant will adhere to all Federal, State and local fire requirements/regulations, including all requirements of Chapter 13 of the Lake County Code.	1, 2, 3, 5, 6, 7, 8, 928, 32, 36, 37, 38, 44, 51
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		The proposed parcel map does not result in the installation of new infrastructure in addition to all improvements already required by the previously-approved Kelseyville Family Apartment Minor Use Permit, MUP 18-03 (formally Use Permit, UP 18-04 and Development Review Permit, DR 18-03. All existing and/or future improvements shall adhere to all Federal, State and local agency requirements	1, 2, 3, 5, 6, 7, 8, 928, 32, 36, 37, 38, 44, 51
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		The project parcel is located within flood zone classifications and the division of one (1) parcel into two (2) parcels according to the Tentative Parcel Map dated April 9, 2019 may expose people and/or structures to potential flooding. All existing and future development shall adhere to all Federal, State and local agency requirements, including Chapter 25 (Floodplain Management) of the Lake County Code.	1, 2, 3, 5, 6, 7, 8, 928, 32, 36, 37, 38, 44, 51
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			As proposed with incorporation of mitigation measures, the proposed project is not anticipated to significantly impact and/or 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 with the incorporated mitigation measures described above.	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Air Quality, Biological Resources, Cultural Resources/Tribal Resources, Geology/Soils and Hydrology & Water Quality. 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.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed mitigation measures would ensure that there would be less than significant direct and indirect impacts.	ALL

* Impact Categories defined by CEQA

**Sources List

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Kelseyville Area Plan, Adopted 1995
4. Chapter 17 (Subdivision Regulations) of the Lake County Code.
5. County of Lake Minor Use Permit (MUP 18-13) and Development Review Permit (DR 18-03) to allow the construction of a 54 unit Multi-family Apartment complex- approved by the Lake County Planning Commission on June 14, 2018.
6. Tentative Parcel Map (PM 19-02) Applicant Packet.
7. Public Resource Code, Section 4290 and 4291.
8. Chapter 13 of the Lake County Code
9. Chapter 25 of the Lake County Code
10. U.S.G.S. Topographic Maps
11. California Department of Transportation's Scenic Highway Mapping Program http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
12. U.S.D.A. Lake County Soil Survey
13. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program <https://maps.conservation.ca.gov/dlrp/ciff/>
14. Important Farmland Categories http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx
15. Lake County Serpentine Soil mapping
16. Lake County Air Quality Management District
17. California Department of Fish and Wildlife California Natural Diversity Database <https://www.wildlife.ca.gov/Data/CNDDB>
18. U.S. Fish and Wildlife Service National Wetlands Inventory <https://www.fws.gov/wetlands/Data/Mapper.html>
19. Biological Resource and Wetland Evaluation for APN: 024-071-69 A+/_ Acre Parcel Located at 5400 Gaddy Land, Kelseyville CA (MHBA File: 0926-2017-3507); Prepared by Marcus H. Bole & Associated dated October 31, 2017.
20. A Phase 1: Cultural Resource Survey for Kelseyville Project submitted by Hudlow Cultural Resource Associates dated September 2017.
21. Sewer Flow Monitoring & Analysis; Prepared by Walsh Engineering dated April 10, 2018.

22. Storm-water Control Plan for a Regulated Project: Kelseyville Apartment – 5400 Gaddy Lane, Kelseyville, CA; Prepared by Mathew R. Walsh, PE dated April 11, 2018.
23. Geotechnical Engineering Investigations; Proposed Kelseyville Apartments, 5400 Gaddy Lane, Kelseyville, CA; Prepared By: Krazan & Associated, INC – Geotechnical Engineering Division dated December 21, 2017.
24. County of Lake Parcel Viewer <http://gispublic.co.lake.ca.us/portal/home/>
25. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
26. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
27. Lawrence Livermore Landslide Map series for Lake County, 1979
28. Lake County Emergency Management Plan
29. California Department of Toxic Substances Control EnviroStar Database
<http://www.envirostor.dtsc.ca.gov/public/>
30. Environmental Protection Agency Superfund Sites Mapped Search
<https://www.epa.gov/superfund/search-superfund-sites-where-you-live>
31. Lake County Airport Land Use Compatibility Plan, adopted 1992
32. California Department of Forestry and Fire Protection, fire hazard mapping
33. National Pollution Discharge Elimination System (NPDES)
34. FEMA flood hazard maps
35. Lake County Aggregate Resource Management Plan
36. Lake County Draft Regional Transportation Plan 2017,
<http://www.lakeapc.org/docs/2017%20RTP-Draft.pdf>
37. Lake County Department of Public Works, Roads Division
38. Lake County Department of Environmental Health
39. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
40. Lake County Natural Hazard database
41. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
42. California Department of Forestry and Fire Protection - Fire Hazard Mapping
43. National Pollution Discharge Elimination System (NPDES)
44. Kelseyville Fire Protection District
45. Central Valley Regional Water Quality Control Board
46. State Water Resources Control Board
47. FEMA Flood Hazard Maps
48. Lake County Aggregate Resource Management Plan
49. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
50. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
51. Agencies Comments/Concerns
52. Site Visit