



July 28, 2020

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 19-52)**

- 1. Project Title:** 3584A N. Main Street Self-Storage
- 2. Permit Numbers:** Minor Use Permit, MUP 19-27  
Initial Study, IS 19-52  
Design Review, DR 19-04
- 3. Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 N. Forbes Street  
Lakeport CA 95453
- 4. Contact Person:** Mark Roberts – Principal Planner  
(707) 263-2221
- 5. Project Location(s):** 3584A N. Main Street, Kelseyville, CA
- 6. Parcel Number/Parcel Size:** 008-063-25 [approximately 0.62 acres (27,000 square feet)]
- 7. Project Sponsor's Name/Address:** Robert Brown  
5120 Cole Creek Rd.  
Kelseyville, CA 95451
- 8. General Plan Designation:** Service Commercial
- 9. Zoning Designation:** “C3 – DR – WW” Service Commercial – Design Review – Waterway Combining District
- 10. Supervisor District:** District 5; Rob Brown
- 11. Flood Zone:** “X” area of minimal flooding – not a in a special flood hazard area.
- 12. Slope:** Relatively flat (0-10%)
- 13. Fire Hazard Severity Zone:** Not within a Wildland Fire Hazard Zone
- 14. Earthquake Fault Zone:** Not within a Fault Zone
- 15. Dam Failure Inundation Area:** Not within a Dam Failure Zone
- 16. Fire Protection District:** Kelseyville Fire Protection District

**17. 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 requesting approval of a Minor Use Permit to allow the development of a self-storage complex unit on an existing vacant lot in an area of Kelseyville developed with commercial and industrial uses. The site contains grasses and shrubs, and Kelsey Creek is located approximately 120 feet behind (east) of the site. The site was historically used for agriculture. The parcels are accessible from N. Main Street via an existing driveway. The proposal includes construction of three new metal-one-story buildings to house 80 self-storage units as follows:

- Building A - will contain 25 – 10’x15’ units (3,750 square feet total).
- Building B – will contain 19 – 10’x15’ units (2,850 square feet total).
- Building C – Will contain 36 – 10’x15’ units (5,400 square feet total).
- Construction would take approximately 5-10 days for each building.
- Site preparation will consist of removing existing vegetation, scarifying and compacting existing grade and importing base material to create flat areas for foundation slabs. After foundation slabs are completed base material will be imported, graded, and compacted around buildings.
- An underground storm water detention system is proposed for the project for compliance with MS4 Phase II. Once the buildings are constructed the base will be regraded and graveled.
- A 10-foot wide landscaped area will be planted along N. Main Street

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

- North: “M2” – Heavy Industrial; “DR” – Design Review Combining District. The parcels sizes range from approximately 0.608 to 0.628 acres.
- South: “C3” – Service Commercial; “DR” – Design Review; “WW” – Waterway Combining District. The parcels sizes range from approximately 0.657 to 0.784 acres.
- West: “PDC” – Planned Development Commercial; “DR” – Design Review Combining District. The parcel size is approximately 17.937 acres.
- East: “C3” – Service Commercial; “DR” – Design Review; “WW” – Waterway; “FF” – Floodway Fringe Combining District. The parcels sizes range from approximately 0.372 to 8.532 acres.

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

- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Water Resources Department
- Lake County Sanitation District (Special Districts)
- Lake County Sheriff’s Department
- Lakeport Fire Protection District
- California Department of Fish & Wildlife (DFW)
- California Department of Public Health (All Divisions)
- Regional Water Quality Control Board

**20. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is**

**there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

Notification of the project was sent to local tribes for commenting and/or concerns. Responses from the following tribes were received:

**For AB52 (Assembly Bill 52):**

January 17, 2020	Big Valley Band of Pomo Indians	Consultation request
January 21, 2020	Middletown Rancheria	Declined comments

At the request of the Tribe, mitigation requiring a cultural monitor has been added to the project and consultation with Big Valley Band of Pomo Indians concluded on May 19, 2020.

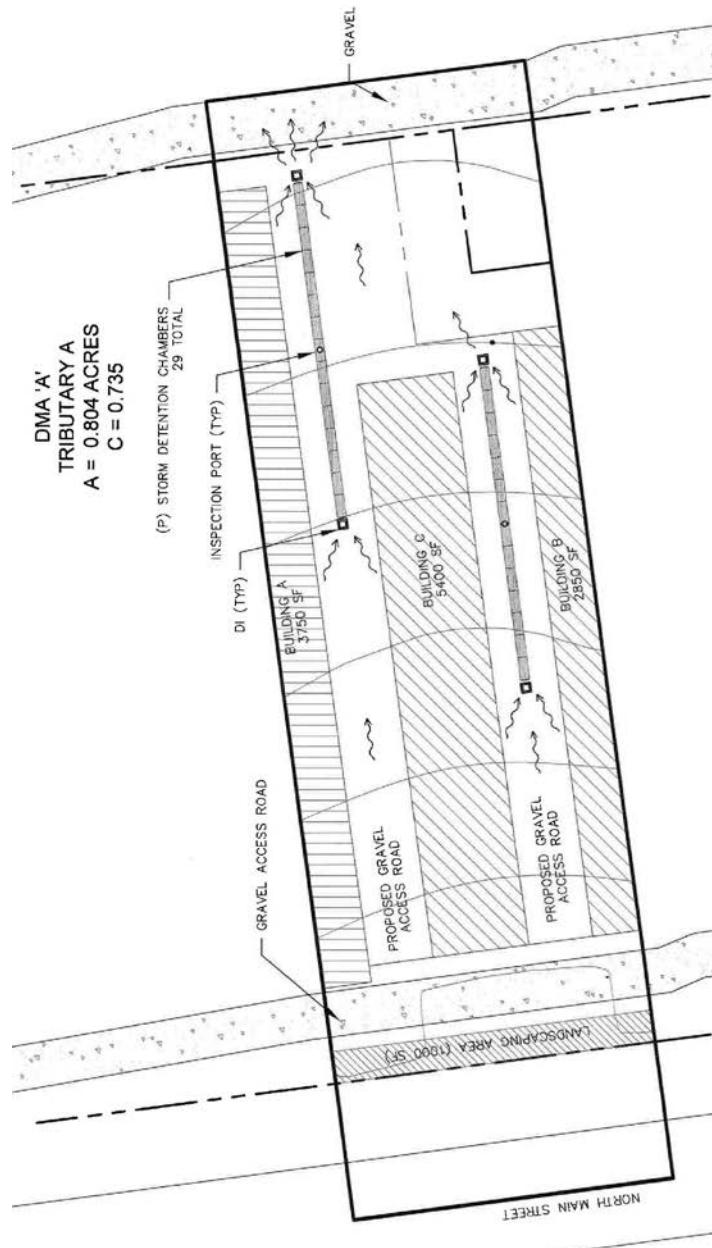
**ATTACHMENTS**

1-Mitigation Monitoring and Reporting Program

**EXISTING SITE & DEVELOPMENT**



## **PROPOSED SITE PLAN**

**PROPOSED STORMWATER CONTROL PLAN**

## **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 checked="" type="checkbox"/> <b>Greenhouse Gas Emissions</b>          | <input type="checkbox"/> Public Services                             |
| <input type="checkbox"/> Agriculture & Forestry Resources     | <input checked="" type="checkbox"/> <b>Hazards &amp; Hazardous Materials</b> | <input type="checkbox"/> Recreation                                  |
| <input checked="" type="checkbox"/> <b>Air Quality</b>        | <input checked="" type="checkbox"/> <b>Hydrology / Water Quality</b>         | <input type="checkbox"/> Transportation                              |
| <input type="checkbox"/> Biological Resources                 | <input type="checkbox"/> Land Use / Planning                                 | <input checked="" type="checkbox"/> <b>Tribal Cultural Resources</b> |
| <input checked="" type="checkbox"/> <b>Cultural Resources</b> | <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"/> <b>Geology / Soils</b>    | <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:  
Mark Roberts – Principal Planner

  
Mark Roberts \_\_\_\_\_ Date: July 28, 2020  
 SIGNATURE

Mark Roberts, Principal Planner  
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

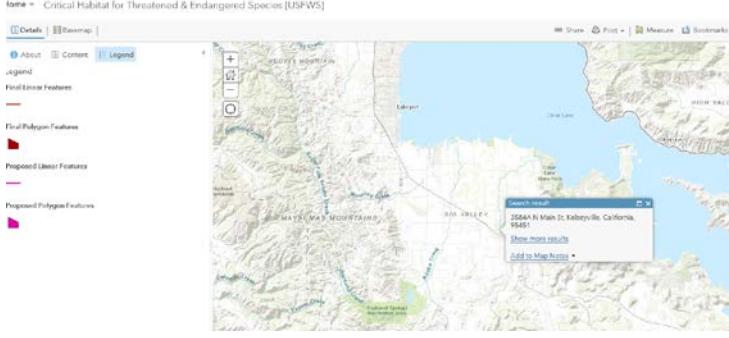
**KEY:**

- 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**					
<b>I. AESTHETICS</b>											
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>											
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project site is located in a highly developed commercial and industrial area of the County.. The proposed site is accessible and visible from North Main Street. Scenic resources include views of Mount Konocti which is visible to motorist and adjacent properties. The proposed use would be consistent with development in the immediate surrounding area. Specifically, the proposed one story beige storage units would be similar to the storage units directly adjacent to the site and are designed and situated in a manner that would be integrated within the surrounding land use. The site contains a Design Review (DR) combining district zoning overlay which is intended to insure aesthetic compatibility between uses, protect and enhance property values, protect scenic qualities, and promote community character through use of community design manuals. The applicant will obtain a Design Review permit and adhere to all design standards intended to reduce any potential impacts to aesthetics. The project would not block views of Mt. Konocti and would not substantially degrade a scenic vista.</p> <p><b>Less Than Significant.</b></p> <p><b>EXISTING SITE</b></p>  <p><b>PROPOSED DESIGN EXAMPLE</b></p> 	1, 2, 3, 4, 5, 6					
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>See discussion above. Site preparation activities would include removal of vegetation on-site but the proposed use would not damage scenic resources. The project is in a commercial zoning with developed commercial and industrial properties surrounding. <b>Less Than Significant.</b></p>	1, 2, 3, 4, 5, 6, 8					

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		See Section I(a) above. <b>Less Than Significant.</b>	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project does not propose to provide any electrical use for the units, nor is outdoor lighting proposed. Therefore, and the project would not create additional light or substantial glare. All construction lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: <a href="http://www.darksky.org">www.darksky.org</a> and provisions of section 21.41.8 of the Zoning Ordinance. <b>Less Than Significant</b>	1, 2, 3, 4, 5, 6
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b>						
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		According to the Farmland Mapping and Monitoring Program the project site is designated as "Urban and Built-Up Land." Surrounding parcels are zoned "C3" Service Commercial, "M2" Heavy Industrial and "PDC" Planned Development Commercial District. Uses immediately surrounding the site include commercial and industrial buildings. No impacts to farmland will occur with the proposed construction on the project. <b>No Impact.</b>	1, 2, 3, 5, 6, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		See Section II(a). <b>No Impact.</b>	1, 2, 3, 5, 6, 9, 10, 11
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X		As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production. <b>No Impact.</b>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. <b>No Impact.</b>	1, 2, 3, 5, 6, 7
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		As proposed, this project would not induce changes that would result in its conversion to non-agricultural or non-forest use. <b>No Impact.</b>	1, 2, 3, 5, 6, 7, 11
<b>III. AIR QUALITY</b>						
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has the potential to result in short-term air quality impacts due to site preparation (grading, paving/graveling, etc.) and construction (equipment and vehicles idling, dust emissions, etc.). Construction of the buildings would take place over 5-10 days each, which would be considered temporary, and would not result in significant air quality impacts. The following mitigation measures for construction would reduce impacts to Less Than Significant. For this project, long term emission are those mainly associated with vehicle traffic trips from storage unit customers. However, traffic trips associated with the use would be consistent with development in the area and would not be considered substantial. With the mitigations proposed, the project does not conflict and/or destruct implementation of applicable air quality plan(s). <b>Less Than Significant with Mitigation Measures Incorporated.</b></p> <p><b>AQ-1:</b> Work practices shall minimize vehicular and fugitive dust during grading and project development to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, roadways, and adjoining roads by use of water, paving or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.</p> <p><b>AQ-2:</b> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines.</p> <p><b>AQ-3:</b> Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p><b>AQ-4:</b> All roads, trails and access routes shall be paved, graveled and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and occupancy to minimize dust generation and track out issues.</p>	1, 2, 3, 5, 6, 10, 13
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X		The County of Lake is in attainment of state and federal ambient air quality standards. <b>No Impact.</b>	1, 2, 3, 4, 13
c) Expose sensitive receptors to substantial pollutant concentrations?		X			There are no residences on properties adjacent to the subject parcel. The nearest residence is approximately 600 feet from the site. Regardless, implementation of Mitigation Measures AIR-1 through AIR-4 would ensue all impacts are reduced to Less Than Significant. <b>Less Than Significant with Mitigation Measures Incorporated.</b>	1, 2, 3, 4, 7, 13
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			See Section III(a-c). <b>Less Than Significant with Mitigation Measures Incorporated in Section III. a) MM AQ-1 through MM AQ-4.</b>	1, 2, 3, 4, 7, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**					
<b>IV. BIOLOGICAL RESOURCES</b> <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 local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>											
		X			<p>The site has been previously disturbed/developed and routinely maintained, and surrounded by development. The site consists of grasses and shrubs; no trees exist on-site. No special status species or habitat has been identified on the California Department of Fish and Wildlife's (CADFW) California Natural Diversity Database (CNDDB) or the U.S. Fish and Wildlife's (USFWS) Critical Habitat Mapper. Therefore, the proposed use is not anticipated to have a substantial adverse effect, either directly or indirectly on habitat modifications, on any species identified as a candidate, sensitive, or special status species.</p> <p><b>Less Than Significant.</b></p> 	1, 2, 3, 4, 5, 6, 13, 14					
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>The project parcel is located within a "WW" Waterway Combining District (Kelsey Creek is located 120 feet east of the site), however due to the site being previously disturbed/developed and routinely maintained, there are no known riparian habitats within the project parcel; an existing roadway is located between the back of the parcel and the creek bank</p> <p><b>Less Than Significant.</b></p>	1, 2, 3, 5, 6, 7, 13, 14					
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 property does not contain known wetlands.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 7, 13, 14					
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>The property does not contain native resident or migratory fish or wildlife species.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 13, 14					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	<p>The project would not conflict with any established conservation plan.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 7					
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><b>No Impact.</b></p>	1, 2, 3, 5, 6, 7					

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					V. CULTURAL RESOURCES <i>Would the project:</i>	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	X				<p>A <i>Cultural Resource Reconnaissance survey</i> was prepared by Flaherty Cultural Resource Services on March 18, 2020 for this property (omitted for confidentiality). No cultural resource sites were discovered as a result of this survey.</p> <p>As previously discussed, at the request of the Big Valley Band of Pomo Indians, mitigation requiring a cultural monitor has been added to the project and consultation with the Tribe concluded on May 19, 2020, in accordance with AB 52. The project site has been developed and maintained over the previous years. The likelihood of causing substantial adverse change in the significance of a historical resource pursuant to §15064.5 and the proposed project has limited ground disturbance which includes trenching for the buildings foundations and placement of the stormwater control system. However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. <b>Less Than Significant With Mitigation Incorporated.</b></p> <p><b>CUL-1: Boundaries of archaeological sites (if applicable) shall be identified and fenced off to assure the site will not be impacted during ground disturbance.</b></p> <p><b>CUL-2: Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.</b></p> <p><b>CUL-3: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Big Valley Band of Pomo Indians, and the Community Development Department if any human remains are encountered.</b></p> <p><b>CUL-4: The applicant shall have a Tribal Monitor during ground disturbance for anything greater than one (1) foot in depth for the protection of cultural resources.</b></p>	1, 2, 3, 5, 6
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	X				See Response to Section V. a). <b>Less Than Significant with Mitigation Incorporated.</b>	1, 2, 3, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?	X				See Response to Section V. a). <b>Less Than Significant with Mitigation Incorporated.</b>	1, 2, 3, 5, 6
<b>VI. ENERGY</b> <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project		X			The proposed land use will not consume excessive amounts of energy. <b>Less Than Significant.</b>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
construction or operation?						
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The proposed land use will not conflict with or obstruct an energy plan. <b>No Impact.</b>	1, 2, 3, 5, 6
<b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		X			<p><b>Earthquake Faults</b> 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><b>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</b> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.</p> <p><b>Landslides</b> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered generally stable.</p> <p><b>Less Than Significant.</b></p>	1, 2, 3, 5, 6, 10, 15, 16, 17
b) Result in substantial soil erosion or the loss of topsoil?	X				<p>Grading and/or project development activities associated with project are not anticipated to result in a substantial soil erosion or the loss of topsoil. The only ground-disturbing activities are trenching for the proposed buildings foundations and the stormwater drainage system.. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project parcel consists of:</p> <ul style="list-style-type: none"> <li>• Cole Clay Loam, drained, with 0-2% slopes (soil unit 123) formed in alluvium derived from mixed rock sources. The permeability of the soil is slow. Surface runoff is slow, and the hazard of erosion is slight. This very deep soil is in basins and on flood plains. This soil unit is on over 80% of the parcel.</li> <li>• Xerofluvents, very gravelly, with 0-2% slopes (soil unit 248) formed in alluvium derived from mixed rock sources, dominantly sandstone or shale. The permeability of the soil is rapid. Surface runoff is slow, and there is no hazard of erosion except in areas along streams that are subject to severe streambank erosion during high-intensity storms. This very deep soil is on narrow flood plains adjacent to stream channels. This soil unit is on less than 20% of the parcel.</li> </ul> <p>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. In addition, with implementation of the following Mitigation Measures, impacts would be reduced to Less Than Significant. <b>Less Than Significant with Mitigation Incorporated.</b></p> <p><b>GEO-1: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless</b></p>	1, 2, 3, 5, 6, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<b>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.</b>  <b>GEO-2: 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.</b>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 10, 16
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X			The shrink-swell potential for the project soil type is high (soil unit 123). Soil unit 248 has no shrink-swell potential. The proposed project would not increase risks to life or property. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 10
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X		The planned project does not propose to generate wastewater. If, in the future, there will be wastewater the site will be served through a public waste disposal system and shall adhere to all Federal, State and local agency requirements upon/installation/connection. <b>No Impact.</b>	1, 2, 3, 5, 6, 10, 18
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. <b>No Impact.</b>	1, 2, 3, 5, 6

**VIII. GREENHOUSE GAS EMISSIONS***Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment. Implementation of Mitigation Measures AIR 1 through AIR-4 would further reduce any GHG impacts. <b>Less Than Significant with Mitigation Incorporated</b>	1, 2, 3, 5, 6, 18, 21
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. <b>No Impact.</b>	1, 2, 3, 5, 6, 18, 21

**IX. HAZARDS AND HAZARDOUS MATERIALS***Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			The proposed use will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. All routine construction materials and all associated material with the proposed buildings will be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. <b>Less Than Significant with Mitigation Incorporated</b>  <b>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</b>	1, 2, 3, 5, 6, 21, 28
---	---	--	--	--	-----------------------

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>HAZ-2:</b> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p><b>HAZ- 3:</b> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p><b>HAZ-4:</b> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X				See Response to Section IX. a). <b>Less Than Significant with Mitigation Incorporated.</b>	1, 2, 3, 5, 6, 21, 28
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X				The proposed project is located within one-quarter mile of an existing school but will not emit hazardous emissions or handle hazardous materials, substances or waste. <b>Less Than Significant with Mitigation Incorporated.</b>	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 18, 21
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. <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 19
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 project has been reviewed by the Department of Public Works and the fire marshal for access and safety concerns. <b>Less Than Significant</b>	1, 2, 3, 4, 5, 6, 17
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 non-wildland fire hazard severity zone. The applicant will adhere to all federal, state and local fire requirements/regulations. <b>Less Than Significant.</b>	1, 2, 3, 4, 5, 6, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**					
<b>X. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>											
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p> <p>Kelsey Creek is adjacent to the project site (separated by an existing access road) and the site contains a Waterway Combining District zoning overlay. The purpose of this overlay is to preserve, protect and restore significant riparian systems, streams and their riparian, aquatic and woodland habitats; protect water quality; control erosion, sedimentation and runoff; and protect the public health and safety by minimizing dangers due to floods and earth slides. The project will be consistent with all development standards contained within this overlay district. In addition, a Stormwater Control Plan was prepared by VanDerWall Engineering dated January 2020. The underground storm detention system is for the proposed project for compliance with MS4 Phase II.</p> <p>This project will use impervious surfaces (gravel) and will not violate any water quality standards or waste discharge requirements. The project will employ Best Management Practices (BMPs) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. The only ground-disturbing activities are ground and trenching for the proposed buildings foundations and the stormwater drainage system. In addition, mitigation measures related to hazards and storage of hazardous materials will further reduce any potential impacts to water quality. <b>Less Than Significant with Mitigation Incorporated (HAZ-1 through HAZ-4).</b></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			With the implementation of the projected stormwater control system the proposed project would not decrease groundwater supplies or interfere substantially with groundwater recharge. Water, if required, will be provided by public water. <b>Less Than Significant</b>	1, 2, 3, 5, 6, 27, 29					

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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			<p>The project site has been previously disturbed and maintained. Any impact of the proposed development on the drainage pattern will be averted with the proposed stormwater control system. The only ground-disturbing activities are trenching for the proposed buildings foundations and the stormwater drainage system. <b>Less Than Significant with Mitigation Incorporated.</b></p> <p><b>HYDRO-1:</b> Implementation of the stormwater control system will be required with the development of the proposed storage units. Said system shall be maintained for life of the project.</p> <p><b>HYDRO-2:</b> The storm-water control system shall be inspected on a weekly basis for visible trash at the beginning of each opening. All trash shall be removed and disposed properly.</p> <p><b>HYDRO-3:</b> Within two days of a rain event, the applicant shall complete the following: (a rain event is defined as a half inch or more of rainfall within a 24-hour period).</p> <ul style="list-style-type: none"> <li>• The inspection ports of the detention system shall be opened and observed that water is descending.</li> <li>• The surface of the permeable landscaping shall be observed and verified that there is no ponding.</li> <li>• Drain inlets shall be inspected and accumulation of trash or debris shall be removed.</li> <li>• The surface of mulch in the tree planter boxes shall be inspected for movement of material. Mulch shall be added and raked smooth as necessary.</li> </ul> <p><b>HYDRO-4:</b> Prior to rainy season (September or early October of each year), the applicant shall ensure there is no accumulation of debris that would block water flow, and that growth and spread of landscaping/vegetation does not block inlets or the movement of runoff across the surface of the facilities.</p> <p><b>HYDRO-5:</b> The applicant shall perform annual landscaping maintenance (generally in January of each year), including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Vegetation shall be cut back as needed.</li> <li>• All debris shall be removed.</li> <li>• All plants and mulch replaced as needed.</li> <li>• All concrete work shall be inspected for damage.</li> </ul>	1, 2, 3, 5, 6, 7, 13, 14, 27, 28
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 parcel is located within flood zone "AE" area of one-hundred-year flood. In addition, the soils at the project site are generally stable; and therefore has minimal potential to induce mudflows. Additional, the applicant shall adhere to all federal, state and local agency requirement. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 7, 10, 22, 27, 28
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. <b>No Impact.</b>	1, 2, 3, 5, 6, 27
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?			X		The proposed project site is already existing and surrounded by commercial/industrial development. Development of the site would not physically divide an established community. <b>Less Than Significant.</b>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, Kelseyville Area Plan as it is designated for commercial uses and would develop an undeveloped site within a commercially-developed area.. The project site is zoned Service Commercial-Design Review (DR) Combining District-Water Way (WW) Combining District. The purpose of the WW designation is to preserve, protect and restore significant riparian systems, streams and their riparian, aquatic and woodland habitats; protect water quality; control erosion, sedimentation and runoff; and protect the public health and safety by minimizing dangers due to	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>floods and earth slides. The purpose of the DR district is to insure aesthetic compatibility between uses, protect and enhance property values, protect scenic qualities, and promote community character through use of community design manuals. The applicant will obtain a Design Review permit and adhere to all design standards within both the DR and WW Combining Districts.</p> <p>In addition, the project would be consistent with the Lake County Zoning Ordinance upon securing a minor user permit pursuant to Article 20 (C3 Service Commercial District) of the Lake County Zoning Ordinance and with the incorporated Mitigation Measures and Conditions of Approval. <b>Less Than Significant.</b></p>	
<b>XII. MINERAL RESOURCES</b> <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X		The Aggregate Resource Management Plan (ARMP) does not identify the parcel as having an important source of aggregate. Therefore no loss of mineral resource would result from this project. <b>No Impact.</b>	1, 3, 4, 5, 6, 23
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 location as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project. <b>No Impact.</b>	1, 2, 3, 5, 6, 23
<b>XIII. NOISE</b> <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated during the construction, but these impacts would not be significant or long lasting. During operation of the use the infrequent visits of the renters to the storage units are not anticipated to create a substantial increase of the ambient noise level. Maximum non-construction related sounds levels shall not exceed maximum levels specified in Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences. <b>Less Than Significant.</b>	1, 2, 3, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The proposed construction would create a minimal amount of infrequent groundborne vibration. <b>Less Than Significant.</b>	1, 2, 3, 5, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X		Project is not located within an airport land use plan or within two miles of a public airport. <b>No Impact.</b>	1, 2, 3, 5, 9, 19
<b>XIV. POPULATION AND HOUSING</b> <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. <b>No Impact.</b>	1, 2, 3, 5, 9
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		No people or housing will be displaced as a result of the project. <b>No Impact.</b>	1, 2, 3, 5, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XV. PUBLIC SERVICES</b> <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:  - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. <b>No Impact.</b>	1, 2, 3, 5, 9
<b>XVI. RECREATION</b> <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The project will not have any impacts on existing parks or other recreational facilities. <b>No Impact.</b>	1, 2, 3, 5, 9
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X		This project will not necessitate the construction or expansion of any recreational facilities. <b>No Impact.</b>	1, 2, 3, 5, 9
<b>XVII. TRANSPORTATION</b> <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is accessible from N. Main Street. A minimal increase in traffic is anticipated due to construction, storage unit renters exiting and entering premises, routine maintenance and periodic incoming and outgoing deliveries. <b>Less Than Significant.</b>	1, 2, 3, 4, 5, 9, 24, 25
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		No significant impacts are anticipated in the proposed project land uses. <b>Less Than Significant.</b>	1, 2, 3, 4, 5, 9, 24, 25
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed project would not increase hazards at the project site. <b>No Impact.</b>	1, 2, 3, 4, 5, 9, 24, 25
d) Result in inadequate emergency access?			X		As proposed, this project will not impact existing emergency access. <b>No Impact.</b>	1, 2, 3, 4, 5, 9, 17, 24, 25, 46

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>						
<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). <b>Less Than Significant with Mitigation Incorporated.</b>	1, 2, 3, 5, 6
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			Notification of the project was sent to local tribes and other agencies on October 07, 2019 and on January 17, 2020. A request for consultation was received by the Big Valley Band of Pomo Indians. At the request of the Tribe, mitigation requiring a cultural monitor has been added to the project and consultation with Big Valley Band of Pomo Indians concluded on May 19, 2020.  See response to Section V. a). <b>Less Than Significant with Mitigation Incorporated</b>	1, 2, 3, 5, 6
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>						
<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 proposed development does not plan to offer any utilities to the storage units and does not provide outdoor lighting; however, if in the future these amenities should be requested they could be served by public utilities/facilities existing at N. Main Street. No system expansion is required. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 13, 18
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The subject parcel is served by public water and the proposed development will have sufficient water supplies for the construction. The only water use after construction will be for the 10' wide landscaped area along N Main Street. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 13
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 self-storage buildings will not provide wastewater facilities and therefore have no significant impact on the wastewater treatment provider. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 29, 30
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 development will not have a significant impact on the solid waste infrastructure. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 29, 30
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste will apply to this project. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 29, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					XX. WILDFIRE	
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X			The project site is located in a non-wildland fire hazard severity zone and is in Local Responsibility Area and therefore in the Kelseyville Fire Protection District. The applicant will adhere to all federal, state and local fire requirements/regulations. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 17, 20, 28, 46
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The project would not exacerbate wildfire risks. <b>No Impact.</b>	1, 2, 3, 5, 6, 17, 20, 28, 46
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 self-storage buildings/units are planned to be without water and electrical connection. Water and power utilities would be available at N Main Street. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 46
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 proposed project is on a relatively flat area. With the implementation of the projected stormwater drainage system the risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project. <b>Less Than Significant.</b>	1, 2, 3, 5, 6, 17, 20, 22, 28, 46
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The proposed project would be developed within a previously disturbed area surrounded by similar commercial/industrial uses. As proposed, this project is not anticipated to significantly impact habitat of Fish or Wildlife species or Cultural Resources with the incorporated mitigation measures described above. <b>Less Than Significant with Mitigation Incorporated.</b>	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			Less than significant impacts with mitigation measures have been identified related to Air Quality, Cultural/Tribal Cultural Resources, Geology/Soils, Hydrology/Water Quality and Hazards & Hazardous Materials. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects will not contribute to significant increase effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. <b>Less Than Significant with Mitigation Incorporated.</b>	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has no potential to result in adverse indirect or direct effects on human beings. In particular, Air Quality, Cultural/Tribal Cultural, Geology/Soils, Hydrology/Water Quality and Hazards & Hazardous Materials have the potential to impact human beings. However, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. <b>Less Than Significant with Mitigation Incorporated.</b>	ALL

\* Impact Categories defined by CEQA

#### \*\*Source List

1. Lake County General Plan  
[http://www.lakecountyca.gov/Government/Directory/Community\\_Development/Planning/2008FinGP.htm](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/ZoneOrd.htm](http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/ZoneOrd.htm)
3. Kelseyville Area Plan.  
<http://www.lakecountyca.gov/Assets/Departments/CDD/Area+Plans/Kelseyville+Area+Plan.pdf?method=1>
4. Community Development Department Application
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program. <https://maps.conervation.ca.gov/agriculture>
8. Department of Transportation's Scenic Highway Mapping Program,  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
9. California Department of Transportation: <http://www.dot.ca.gov>
10. Lake County Serpentine Soil Mapping;  
<http://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>
11. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDB>
12. U.S. Fish and Wildlife Service National Wetlands Inventory and Critical Habitat Mapper  
<https://fws.maps.arcgis.com/home/item.html?id=9d8de5e265ad4fe09893cf75b8dbfb77#!>
13. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
14. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
15. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
16. Lawrence-Livermore Landslide Map Series for Lake County 1979
17. Lake County Emergency Management Plan
18. Lake County Hazardous Waste Management Plan, adopted 1989
19. Lake County Airport Land Use Compatibility Plan, adopted 1992
20. California Department of Forestry and Fire Protection - Fire Hazard Mapping
21. National Pollution Discharge Elimination System (NPDES)
22. FEMA Flood Hazard Maps; <https://www.fema.gov/>
23. Lake County Aggregate Resource Management Plan
24. Lake County Bicycle Plan
25. Lake County Transit for Bus Routes
26. Lake County Grading Ordinance - Chapter 30 of County Code  
[https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/lake_county/codes/code_of_ordinances)
27. Lake County Storm-Water Ordinance - Chapter 29 of County code  
[https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/lake_county/codes/code_of_ordinances)

28. Lake County Natural Hazard database. [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
29. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
30. Lake County Waste Management Department
31. Northwest Information Center; California Historical Resource Information Systems (CHRIS) comments dated October 8, 2019 and October 16, 2019.
32. Lake County Community Development Department, Building Division, comments dated October 8, 2019.
33. Lake County Community Development Department, Stormwater and Grading Division, comments dated October 8, 2019 and October 10, 2019.
34. Lake County Community Development Department, Resource Division, comments dated October 9, 2019
35. Lake County Special District Agency, comments dated October 18, 2019.
36. Lake County Assessor/Recorder, comments dated October 22, 2019.
37. Lake County Environmental Health, comments dated December 10, 2019.
38. Big Valley Band of Pomo Indians, comments dated January 17, 2020.
39. CalFire, comments dated January 17, 2020.
40. Lake County Surveyor, comments dated January 21, 2020.
41. Lake County Environmental Health, comments dated January 21, 2020.
42. Middletown Rancheria, comments dated January 21, 2020.
43. Lake County Water Resources, comments dated January 22, 2020.
44. Lake County Community Development Department, Stormwater and Grading Division, comments dated January 29, 2020.
45. Lake County Air Quality Management District, comments dated February 11, 2020.
46. Living with Wildfire, Lake County Community Wildfire Protection Plan  
<http://www.lakecountyca.gov/Assets/County+Site/Fire+Safe+Council/cwpp/cwpp.pdf>
47. Site Visit –Friday, January 10, 2020

# MITIGATION MONITORING AND REPORTING PROGRAM

3584A N. Main Street Self-Storage

Initial Study, IS 19-52

Minor Use Permit, MUP 19-27

Design Review, DR 19-04

	<b>Mitigation Measure</b>	<b>Implementation Responsibility</b>	<b>Monitoring &amp; Reporting Responsibility</b>	<b>Timing</b>	<b>Date Implemented</b>
<b>Air Quality</b>					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<u>AQ-1:</u> 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.	Applicant; project contractor	Applicant	Life of project	
	<u>AQ-2:</u> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines.	Applicant; project contractor	Applicant; Lake County Air Quality Management District.	Life of project	
	<u>AQ-3:</u> Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.	Applicant; project contractor	Applicant	Life of project	

	<u>AQ-4:</u> All roads, trails and access routes shall be paved, graveled and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and occupancy to minimize dust generation and track out issues.	Applicant; project contractor	Applicant	Life of the project	
<b>Cultural Resources and Tribal Cultural Resources</b>					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<u>CUL-1:</u> Boundaries of archaeological sites (if applicable) shall be identified and fenced off to assure the site will not be impacted during ground disturbance.	Project contractor; Qualified archaeologist	Applicant; Community Development Department	During site preparation and throughout construction activities	
	<u>CUL-2:</u> Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if	Project contractor; Qualified Archaeologist; Tribal Cultural Advisor	Applicant; Community Development Department	Prior to site preparation and throughout construction activities	

	necessary, has been adopted by the applicant in accordance with applicable law.				
	<u>CUL-3:</u> The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Big Valley Band of Pomo Indians, and the Community Development Department if any human remains are encountered.	Project contractor; Qualified Archaeologist	Applicant; Community Development Department; Lake County Sheriff; Big Valley Band of Pomo Indians	Prior to site preparation and throughout construction activities	
	<u>CUL-4:</u> The applicant shall have a Tribal Monitor during ground disturbance for anything greater than one (1) foot in depth for the protection of cultural resources.	Project contractor; Tribal Monitor	Applicant; Community Development Department.	Prior to site preparation and throughout construction activities	
<b>Geology/Soils</b>					
The project has the potential to result in substantial soil erosion	<u>GEO-1:</u> 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.	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance; throughout construction activities	
	<u>GEO-1:</u> The permit holder shall monitor the site during the rainy season (October 15 - May 15), including post-installation, application of BMPs, erosion control	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	

	maintenance, and other improvements as needed.				
	<u>GEO-2:</u> Prior to any ground disturbance, (if applicable), the permit holder shall submit and obtain a Grading Permit from the Community Development. The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage Regulations to the maximum extent practicable. 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.	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	
<b>Hazards</b>					
The project may result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	<u>HAZ-1:</u> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials	Applicant; Project contractor	Applicant; Environmental Health Department, the California Regional Water Control Board	Life of project	
	<u>HAZ-2:</u> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored	Applicant; Project contractor	Applicant; Environmental Health Department,	Life of project	

	in the staging areas away from all known waterways.		the California Regional Water Control Board		
	<u>HAZ-3:</u> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.	Applicant; Project contractor	Applicant; Environmental Health Department, the California Regional Water Control Board	Life of project	
	<u>HAZ- 4:</u> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.	Life of project	

#### Hydrology/Water Quality

The project has the potential to violate water quality standards, degrade water quality and alter drainage patterns	Implement Mitigation Measures HAZ-1 through HAZ-4	HAZ-1 through HAZ-4	HAZ-1 through HAZ-4	HAZ-1 through HAZ-4	
---	---	---------------------	---------------------	---------------------	--

<u>HYDRO-1:</u> Implementation of the stormwater control system will be required with the development of the proposed storage units. Said system shall be maintained for life of the project.	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.	Life of project	
<u>HYDRO-2:</u> The storm-water control system shall be inspected on a weekly basis for visible trash at the beginning of each opening. All trash shall be removed and disposed properly.	Applicant; Project contractor	Applicant; Project contractor	Life of project	
<u>HYDRO-3:</u> Within two days of a rain event, the applicant shall complete the following: (a rain event is defined as a half inch or more of rainfall within a 24-hour period). <ul style="list-style-type: none"> <li>• The inspection ports of the detention system shall be opened and observed that water is descending.</li> <li>• The surface of the permeable landscaping shall be observed and verified that there is no ponding.</li> <li>• Drain inlets shall be inspected and accumulation of trash or debris shall be removed.</li> <li>• The surface of mulch in the tree planter boxes shall be inspected for movement of material. Mulch shall be added and raked smooth as necessary.</li> </ul>	Applicant; Project contractor	Applicant; Project contractor	Life of project	
<u>HYDRO-4:</u> Prior to rainy season (September or early October of each year), the applicant shall ensure there is no accumulation of debris that would block water flow, and that growth and spread of landscaping/vegetation does not block inlets or the movement of runoff across the surface of the facilities.	Applicant; Project contractor	Applicant; Project contractor	Life of project	

<p><u>HYDRO-5:</u> The applicant shall perform annual landscaping maintenance (generally in January of each year), including but not limited to the following:</p> <ul style="list-style-type: none"><li>• Vegetation shall be cut back as needed.</li><li>• All debris shall be removed.</li><li>• All plants and mulch replaced as needed.</li><li>• All concrete work shall be inspected for damage.</li></ul>	Applicant; Project contractor	Applicant; Project contractor	Life of project	
---	-------------------------------	-------------------------------	-----------------	--

