

**DRAFT INITIAL STUDY and ENVIRONMENTAL CHECKLIST**  
FOR  
LAKEPORT LAKEFRONT PARK PROJECT

**October 2020**

**Lead Agency:  
City of Lakeport**



**Lead Agency Contact:**  
Daniel D. Chance, Associate Planner  
City of Lakeport  
Community Development Department  
225 Park Street, Lakeport, California 95453  
(707) 263-3056 #263

**Prepared by:**  
**City of Lakeport**  
**225 Park Street**  
**Lakeport, California, 95453**  
**(707) 263-3056 #203**

**Environmental Review Project No. ER 20-01**

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## I. PROJECT SUMMARY

**Date:** November 2020

**Project Title:** Lakefront Park Project

**Lead Agency:** City of Lakeport

**Contact:** Daniel D. Chance, Associate Planner  
City of Lakeport  
Community Development Department  
225 Park Street, Lakeport, California 95453  
(707) 263-3056 #203

**Location:** The Lakefront Park Project (project) is proposed within the City of Lakeport, along approximately 310 feet of the east side of North Main Street and the shoreline of Clear Lake. The project would primarily occur on the former site known as Natural High, as shown in Figure 1, improvements would occur on two properties 800 and 810 North Main Street. The project is located adjacent to and northerly of the downtown area of the City of Lakeport. The size of the two properties would be approximately 6.8 acres. The property is relatively level, with a gentle slope towards Clear Lake.

**Coastal Zone:** No

**Affected Parcel(s):** Assessor's Parcel Numbers (APNs) 25-601-04 and 25-601-07

**City of Lakeport General Plan Land Use Designation:** Resort Residential (see Figure 2)

**City of Lakeport Zoning Designation:** (OS) Open Space, Shoreline Development (see Figure 3)

### **Anticipated Permits and Approvals:**

- 1) City of Lakeport approval of the Draft Initial Study/Mitigated Negative Declaration

**Tribal Cultural Resources:** In accordance with Public Resources Code section 21080.3.1, Archaeological Research, on behalf of the City of Lakeport, contacted the Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated March 20, 2020, the NAHC indicated the SLF search returned a negative result and provided the contact information for eight (8) local Tribal representatives. The city was contacted by the Scotts Valley Band of Pomo Indians in an Email dated February 20, 2020. Additionally, the Tribe expresses interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project.

As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

**CEQA Requirement:**

The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA). The Lead Agency is the City of Lakeport. The purpose of this Initial Study (IS) is to provide a basis for determining whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration. This IS is intended to satisfy the requirements of the CEQA (Public Resources Code, Div. 13, Sec. 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sec 15000-15387).

CEQA encourages lead agencies and applicants to modify their projects to avoid significant adverse impacts (CEQA Section 20180(c) (2) and State CEQA Guidelines Section 15070(b) (2)).

Section 15063(d) of the State CEQA Guidelines states that an IS shall contain the following information in brief form:

- 1) A description of the project including the project location.
- 2) Identification of the environmental setting.
- 3) Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to provide evidence to support the entries.
- 4) Discussion of means to mitigate significant effects identified, if any.
- 5) Examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls.
- 6) The name of the person or persons who prepared and/or participated in the Initial Study.

**II. PROJECT DESCRIPTION**

The Lakefront Park Project (project) involves developing a new park on approximately five (5) acres on a site formerly known as Natural High. The proposed park would include the following: a basketball court, a ninja gym fitness area, a small splash pad, a skate park, an amphitheater, a large covered shelter, parking, an area for future boathouse, and a bathroom/concession building. The proposed park would include picnic tables and barbeque grills, as well as public art, scattered throughout the park. The proposed park would include large lawn areas adjacent to the amphitheater and scattered throughout the park, as well as a large number of trees and drought tolerant landscaping. The park includes various paved pathways connecting the recreational facilities in the park, and would include the promenade extending through the property along the shoreline.

With the development of the project, there would be some grading of the site to accommodate the development of the property. As stated in the project location section, the property is relatively level and would not require a significant amount of grading to accommodate a majority of the recreational facilities, however some recontouring of the site directly southwest of the amphitheater would be required to accommodate the amphitheater, as well as grading to address the various recreation facilities and utilities on the site. A total of approximately 200 cubic yards would be required for the development of the park project. The design of all pathways that includes the promenade would meet all ADA standards. The design of some of the pathways and the promenade would be constructed to support the weight of a vehicle to provide access for maintenance and other uses. The project would require driveways from South Main Street accessing the parking area. The development of the project would require demolition of the existing bathrooms and a cinder block shed on the property. The park project would include two crossings over a drainage system for a pathway and promenade that would not impact the drainage system. The scope of the project shall not include the existing classrooms located in the norther section of

the property. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the Waters of Clear Lake, as well as, the riparian habitat adjacent to and associated with the waters of Clear Lake.

In addition to the proposed improvements to the park, the project would include expanding public utilities with the proposed improvements. Those improvements would include water and sewer connections extending from South Main Street to serve the proposed bathrooms, concession building, splash pad and water service to picnic areas. The development of the site would include a new irrigation system for the onsite landscaping.



**Final Concept Plan Lakefront Park**

### **III. PROJECT SETTING AND LOCATION**

The Site is located within the central portion of the City of Lakeport, fronting on the western side of Clear Lake and approximately three quarters of a mile east of Highway 29. The project would occur on approximately 5 acres of a total of 6.8 acre parcels at on 800 and 810 North Main Street. The proposed park would be located between North Main Street and Clear Lake on a site formerly known as "Natural High" in the downtown area of Lakeport, California. (see Figure 1). The project would primarily occur within the boundaries of two individual parcels (APNs 025-601-04 and 025-601-07), which both properties are in the process of being acquired by the City.



**View of the Site looking northwest**



**View of the Site looking east**

The topography of the Site is relatively level from approximately 1,325 feet above mean sea level (amsl) in the east portion of the Site along Clear Lake, increasing to a maximum of approximately 1,334 feet amsl along the frontage of North Main Street.

The Site contains portions of existing curb, gutter, and sidewalk (totaling approximately 310 linear feet) along the eastern side of North Main Street. The majority of the site is non irrigated open area, consisting of non-native grasses. The western portion of the property consists of an older parking lot in a state of disrepair. Two small structures and a fence are located within the project boundaries, as well as older

classrooms (not part of this project) along the northern portion of the property. The small bathroom and shed in the center of the property, and a three foot fence running north to south separating the parking area from the grass area are proposed to be removed.

**IV. ENVIRONMENTAL EFFECTS**

An environmental checklist follows this section, and addresses all potential adverse effects resulting from the proposed project. No significant adverse effects are expected from any of the proposed activities.

**V. 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”** or **“Potentially Significant Unless Mitigation Incorporated”** as indicated by the checklists on the following pages.

	Aesthetics		Agriculture and Forestry Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Energy
X	Geology/Soils	X	Greenhouse Gas Emissions	X	Hazards & Hazardous Materials
X	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
X	Noise		Population/Housing		Public Services
	Recreation		Transportation	X	Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

An explanation for all checklist responses is included, and all answers take into account the whole action involved and the following types of impacts: off-site and on-site; cumulative and project-level; indirect and direct; and construction and operational. The explanation of each issue identifies (a) the threshold of significance, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. All mitigation measures required for the projects are provided in the Mitigation Monitoring and Reporting Program (MMRP) (see Appendix A).

In the checklist the following definitions are used:

**“Potentially Significant Impact”** means there is substantial evidence that an effect may be significant.

**“Potentially Significant Unless Mitigation Incorporated”** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**“Less Than Significant Impact”** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**“No Impact”** means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the proposed project.

**DETERMINATION: (To be completed by the Lead Agency on the basis of this initial evaluation)**

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.

Signature

10/28/2020

Date

Daniel D. Chance, Associate Planner

Name and Title

I. <b>AESTHETICS.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on aesthetics if it would have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; substantially

degrade the existing visual character or quality of public views of the site and its surroundings (if the project is in a non-urbanized area) or conflict with applicable zoning and other regulations governing scenic quality (if the project is in an urbanized area); or create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

**DISCUSSION**

The proposed park project area is located in a in an area identified as a view corridor in the General Plan. The view corridors at this location are those views looking out over the Clear Lake, as well as views of Mount Konocti. The property is identified as Resort Residential in the City of Lakeport General Plan, with zoning identified as Open Space (OS) according to the City of Lakeport Zoning Map. The project area does contain important visual landmarks or areas of scenic interest. The intent of developing the park project at this location is to preserve that view corridor and those views looking out over the lake. The design and location of those park structures would be smaller and distributed throughout the project site, so as to not impact those views. Amenities such as street trees to give rhythm, cadence and shade are notable throughout the project area.

I.a-b) The proposed project is located within a City- or County-mapped or designated scenic vista and within a scenic resources area; however the site is not located along a state scenic highway (Caltrans, 2018). The intent of the scenic vistas at this site, include views out towards Clear Lake from North Main Street in the downtown Lakeport area. However, the intent of the proposed park project is to preserve the designated scenic vista and scenic resources. The development of the park would maintain that scenic view from North Main Street Clear Lake, from one of the last open space along the shoreline. Even with development of the park, the majority of the site would remain open space with landscaping and trees. Therefore, the project would have **no impact**.

I.c) The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. The proposed project does not conflict with any local zoning regulations and would significantly enhance the scenic quality of the area; therefore, the project would have **no impact**.

I.d) Expected new sources of light would come with the lighting in the park. All lighting shall be designed in a matter to minimize off-site illumination and glare. Lighting in the park is required for safety, however it is policy to insure all outdoor lighting is consistent with the intent of dark sky standards. The proposed project may increase the level of illumination in the project area above existing levels due to additional lighting along the pathways in the park, however due to the, limited lighting off-site illumination and glare would be minimized. Therefore, the light and glare associated with the proposed project would be **less than significant impact**.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Aesthetics.

<b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> Would	Potentially Significant	Less Than Significant	Less Than Significant	No Impact
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the project:	Impact	with Mitigation Incorporated	Impact	
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on agriculture and forestry resources if it would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (hereafter "farmland"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses; conflict with existing zoning for agricultural use or a Williamson Act contract; conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); Result in the loss of forest land or conversion of forest land to non-forest use; or 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 forestland to non-forest use.

## DISCUSSION

The project area is primarily residential in nature, with areas of undeveloped land, and does not currently contain agricultural or forestry uses. The Site and immediate area is primarily designated as Resort Residential, Open space Parkland, Central Business District and Major Retail under the City's 2025 General Plan (see Figure 2), and zoned as Open Space (OS), Central Business District (CB), Resort/High Density Residential (R-5), Major Retail (C-2) and High Density Residential (R-3) under the City's Zoning Ordinance (see Figure 3). Under the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the Site and surrounding area is designated as "Urban and Built-Up Land" (DOC, 2016). No portion of the Site is under a Williamson Act contract.

II.a-c) The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, conflict with existing zoning for agricultural use or forest land, timberland, or timberland zoned Timberland Production, or conflict with a Williamson Act, as no portion of the Site is designated, zoned, or utilized for agricultural or forestry use. Additionally, no portion of the Site is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance under the FMMP or currently under a Williamson Act contract. **No impact** would occur.

II.d) Although the removal of trees and/or other vegetation adjacent to North Main Street and the lake may be required as a result of the project, the project would not result in the loss of forest land or conversion of forest land to non-forest use, as the project area is not designated or zoned as timberland or forest land, but rather designated and zoned as open space. **No impact** would occur.

II.e) The project would not 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 forestland to non-forest use. No such uses are located in the vicinity of the Site. **No impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **No Impact** on Agricultural and Forestry Resources.

III. AIR QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on air quality if it would conflict with or obstruct implementation of applicable air quality plans; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

**DISCUSSION**

The proposed project is located within the Lake County Air Basin (LCAB) and is subject to Lake County Air Quality Management District (LCAQMD) requirements. The LCAB is a federally and State recognized geographical area this is the same as the County boundary. The LCAQMD is responsible for regulating stationary sources of air pollution within the LCAB. The main purpose of the LCAQMD is to enforce local, State, and federal air quality laws, rules, and regulations in order to meet the Ambient Air Quality Standards (AAQSS), and protect the public from air toxins through local regulation, California Air Resources Board (CARB) Airborne Toxic Control Measures (ATCM) and federal Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) specific control regulations. These sources include industrial developments such as the Geysers Geothermal Power Generation as well as commercial businesses with air emissions such as mining operations and gasoline stations (LCAQMD, n.d.). As noted in the City's General Plan, because the County is in an attainment area (or is unclassified) for all criteria pollutants, both federal and State, it is not required to prepare an Air Quality Management Plan.

Instead, LCAQMD's focus is on the prevention of significant deterioration in air quality (City General Plan, 2009).

The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees, as well as public pathways and extension of the lakefront promenade.

The project and its emission sources are subject to State and federal standards contained in the most recent version of *Lake County Air Quality Management District Rulebook*. The use of the park would have minimal to no impact on air quality within the LCAB, however during the construction phase of the project, the contractor would be expected to use heavy construction machinery and temporary air pollutant emissions would be associated with cut and fill, grading, and paving activities within the project area. Water would be utilized as necessary during the construction activities to reduce potential impacts associated with fugitive dust.

LCAQMD has not formally adopted significance thresholds for use in evaluating project impacts under CEQA, but rather utilizes the State and federal standards on emission rates for stationary sources. LCAQMD does not currently have any thresholds for toxics, but recommends the use of the latest version of the California Air Pollution Control Officers Association's (CAPCOA) *Health Risk Assessments for Proposed Land Use Project* (available at: [http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA\\_HRA\\_LU\\_Guidelines\\_8-6-09.pdf](http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf)) to evaluate and reduce air pollution impacts from new development, which includes recommended mitigation measures to help reduce air pollution impacts anticipated under the proposed project.

Lake County, which encompasses the City of Lakeport, was recognized by the American Lung Association in 2018 as being the 4<sup>th</sup> cleanest county in the nation for annual particulate average concentration (LCAQMD, 2018). In 2012, the CARB released a summary of the estimated annual average emissions rates in the LCAB, including stationary, area wide, and mobile source emissions. Table 1, below, shows a summary of LCAB's emissions by source category and are represented in tons per day. According to the report, the main stationary source of total organic gas (TOG) emissions is electric fuel combustion. The main mobile source was recreational boats, and the main area-wide source was solvent evaporation from consumer products. Carbon monoxide (CO) is mostly coming from managed burning and disposal. Recreational boats, light duty passenger vehicles, off-road equipment, and trucks make up two-thirds of the mobile source CO emissions, and one half of the total CO emissions in the LCAB. Finally, unpaved roads were the largest source of particulate matter (PM) in the County (CARB, 2012).

Table 1. Lake County Air Basin 2012 Estimated Annual Average Emissions (tons/day)

Sources	TOG	ROG	CO	NOx	SOx	PM	PM <sub>10</sub>	PM <sub>2.5</sub>	NH <sub>3</sub>
<b>Stationary Sources</b>									
Fuel Combustion	5.5	0.4	6.0	0.3	0.1	0.3	0.2	0.1	1.7
Waste Disposal	--	--	--	--	--	--	--	--	0.0
Cleaning and Surface Coating	0.2	0.2	--	--	--	--	--	--	--
Petroleum Production and Marketing	0.2	0.2	--	--	--	--	--	--	--
Industrial Processes	0.1	0.1	0.0	0.2	0.2	1.4	0.8	0.2	--
<b>Total Stationary Sources</b>	<b>6.0</b>	<b>0.9</b>	<b>6.0</b>	<b>0.4</b>	<b>0.2</b>	<b>1.6</b>	<b>1.0</b>	<b>0.4</b>	<b>1.8</b>
<b>Area Wide Sources</b>									

Solvent Evaporation	1.3	1.2	--	--	--	--	--	--	0.1
Miscellaneous Processes	6.3	1.7	13.7	0.7	0.1	6.9	4.7	2.2	0.4
<b>Total Area-Wide Sources</b>	<b>7.5</b>	<b>2.9</b>	<b>13.7</b>	<b>0.7</b>	<b>0.1</b>	<b>6.9</b>	<b>4.7</b>	<b>2.2</b>	<b>0.5</b>
<b>Mobile Sources</b>									
On-road Motor Vehicles	1.6	1.4	10.2	2.3	0.0	0.1	0.1	0.1	0.1
Other Mobile Sources	3.3	2.9	11.4	1.2	0.0	0.2	0.2	0.2	0.0
<b>Total Mobile Sources</b>	<b>4.9</b>	<b>4.3</b>	<b>21.6</b>	<b>3.6</b>	<b>0.0</b>	<b>0.4</b>	<b>0.3</b>	<b>0.2</b>	<b>0.1</b>
<b>Grand Total for Lake County Air Basin</b>	<b>18.5</b>	<b>8.1</b>	<b>41.2</b>	<b>4.6</b>	<b>0.4</b>	<b>8.8</b>	<b>6.0</b>	<b>2.8</b>	<b>2.3</b>
<p>Note: Spaces left blank in Table 2 indicate that average emissions could not be quantified in tons per day.  Source: California Air Resource Board (CARB). 2012 Estimated Annual Average Emissions. Lake County Air Basin. 2016 SIP Emission Projection Data. Available at: <a href="https://www.arb.ca.gov/app/emsmv/2017/emseic1_query.php?F_DIV=-4&amp;F_YR=2012&amp;F_AREA=AB&amp;F_AB=LC&amp;F_SEASON=A&amp;SP=SIP105ADJ&amp;F_DD=Y">https://www.arb.ca.gov/app/emsmv/2017/emseic1_query.php?F_DIV=-4&amp;F_YR=2012&amp;F_AREA=AB&amp;F_AB=LC&amp;F_SEASON=A&amp;SP=SIP105ADJ&amp;F_DD=Y</a>.</p>									

Air quality impacts anticipated under construction of the proposed project were modeled using the California Emissions Estimator Model (CalEEMod), developed by the California Air Pollution Offices Association (CAPCOA), to quantify potential criteria pollution and greenhouse gas (GHG) emissions during the different phases of the construction period, including grubbing/land clearing, grading/excavation, drainage/utilities/sub-grade, and paving. The model quantifies direct and indirect emissions from construction activities, including emissions associated with material hauling, worker commutes, water trucks, off-road equipment, in addition to fugitive dust.

Vehicles are known to be a major pollution contributor, producing significant amounts of nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), ozone (O<sub>3</sub>), and particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>), and must also be considered when evaluating potential air quality impacts of a proposed project. However, the daily use of the park would not be anticipated to introduce a significant number of new traffic trips in the area. A conservative analysis of the project, the analysis assumes the anticipated construction would begin in 2020 and be completed over a 6-month period. To minimize potential fugitive dust, it is also assumed that water trucks would be utilized. As a results of the limited duration of the grading, the construction of the proposed project, that include the required mitigation measures is not anticipated to have minimal impacts on the air quality. The park would generate an increase in vehicle trips per day the centralized location of the park also encourages pedestrian and bicycle access to the park and is not anticipated to increase operational emissions.

The anticipated emissions associated with the park construction and operation would be well-below the State and federal annual thresholds of significance for carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), reactive organic gases (ROG), and sulfur oxides (SO<sub>2</sub>). As noted above, compliance with LCAQMD requirements would be required during construction and operation of the project (see Mitigation Measure AIR-1), which would help minimize potential air quality impacts associated with the project.

III.a-b) As noted in the discussion above, the City of Lakeport is currently in attainment of all State and federal ambient air quality standards. The proposed development of a park within the project area is not anticipated to generate unnecessary airborne particulate matter that would have the potential to create significant project-specific and cumulative effects to air quality, or conflict with or obstruct implementation of the applicable air quality plan. Because the proposed park construction and improvements would be subject to LCAQMD regulations and since the proposed improvements and modification would occur in

accordance with these regulations, the proposed project would not obstruct implementation of federal and State standards.

LCAQMD has advised that generally, an activity that individually complies with the State or federal ambient air quality standards would not result in excess emissions or a violation. As shown in Table 2, above, project activities would not be anticipated to substantially increase pollutant concentrations or exceed LCAQMD's ambient air quality standards, which correspond to State and federal emissions thresholds. Although the proposed project would generate temporary emissions during construction and direct and indirect emissions once construction is complete, the project would not include any source of visible emissions, including intentional fire/burning or manufacturing. The development of a park and anticipated improvements would not be anticipated to significantly increase traffic in this immediate area. However, with the incorporation of Mitigation Measures AIR-1 and AIR-2, which require compliance with LCAQMD, State, and federal standards and regulations and maintaining all equipment in good working condition such that potential fugitive dust is controlled and exhaust emissions are minimized, the proposed project would not result in substantial adverse air quality impacts, and with **mitigation measures a less than significant impact** would occur.

III.c) Sensitive receptors, as defined by the EPA, include, but are not limited to, hospitals, schools, daycare facilities, elderly housing, and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants. Extra care must be taken when dealing with contaminants and pollutants in close proximity to areas recognized as sensitive receptors. As noted above, no significant sensitive receptors are located in the vicinity of the Site. The proposed development of the park, with related improvements and continued use as a park would be required to comply with LCAQMD rules and regulations, which include measures to protect air quality and reduce emissions.

As provided in Table 2, above, emissions associated with construction and operation of the proposed project would not exceed LCAQMD's ambient air quality standards, which correspond to State and federal emissions thresholds. However, temporary exhaust from construction equipment may, for short periods of time, impact residents and commercial uses located near the Site. However, with the incorporation of Mitigation Measures AIR-1 and AIR-2, potential fugitive dust and exhaust emissions associated with construction and operation of the proposed project would be minimized, and with **mitigation measures a less than significant impact** would occur.

III.d) The project would not create substantial emissions (such as odors or dust) adversely affecting a substantial number of people. Temporary objectionable odors, typical of construction sites and equipment use, may be generated during the construction phase of the project, which may impact the residences and schools located adjacent to the Site. However, with the implementation of **Mitigation Measures AIR-1 and AIR-2**, potential fugitive dust and exhaust emissions, and a **less than significant impact** would occur.

#### **MITIGATION MEASURES**

**AIR-1:** Construction activities shall be conducted with adequate dust suppression methods, as necessary, including but not limited to watering during construction activities to limit the generation of fugitive dust or other methods approved by the LCAQMD.

**AIR-2:** At all times, construction equipment shall be maintained in good condition to minimize excessive exhaust emissions.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Air Quality.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on biological resources if it would 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; 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; 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; 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; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**DISCUSSION**

The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multi-use lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. The proposed Park Project Site is host to one storm drainage line that runs along the southern boundary of the property on an adjacent city property. The site currently has a 54-inch culvert that extends under the neighboring properties along Main Street and ends at the City's parking lot. The proposed Park project would include crossing that stormdrain in two locations. One location closer to Clear Lake would be for the promenade. While the other would be located further back for a pathway that would support service vehicles leading from the park to the parking lot to the south. The bases and/or supports for each side of those crossings would be located out of the existing stormdrain system.

In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake.

Natural features within the vicinity of the Site include a large open area with a parking area and an area of non-native grasses, previously used for a high school. The property has a number of trees surrounding the perimeter of the area that includes the following:

- 8 (eight) American Sycamores (*platanus occidentalis*) along the Main Street frontage.
- 4 (four) Cottonwoods (*populus tremuloides*) and 9 (nine) Goddings Willow (*salix goddingii*) that extend along the shoreline and adjacent to a drainage area along the eastern shoreline of Clear Lake.
- 2 (two) Scrub Oaks (*quercus gambelii*), 1 (one) Live Oak (*quercus virginiana*), and 2 (two) Black Walnuts (*juglans hindslixi*) along the southern property line.

The majority of the trees are non-native trees introduced to the site, with the exception of the oak trees and cottonwood trees.

Based on the species identified in the CNDDDB records, the range of habitats present, and the geographical range of the various sensitive species, 8 special status plant species and 8 special status wildlife species, including 3 bird species of special concern, have the potential to occur within the project Site, as provided in Tables 3 and 4, below. No special habitats (such as freshwater ponds, thermal springs, or serpentine outcrops) are present at the Project Site, eliminating the potential for sensitive species specific to those types of habitats to occur within the project area.

Table 3. Sensitive Plant Species Occurring within the Project Vicinity (Including State and Federal Threatened, Endangered, or State Species of Concern)

Plant Species	Status <sup>2</sup>	Habitat	Occurrence at the Project Site <sup>1</sup>
Konocti manzanita ( <i>Arctostaphylos manzanita</i> ssp. <i>elegans</i> )	CNPS 1B.3	Lower montane coniferous forest, volcanic soils (225-1,830m)	Absent. No suitable habitat occurs at the Project Site (obsidian slopes, McMinn, 1939).
Bent-flowered fiddleneck ( <i>Amsinckia lunaris</i> )	CNPS 1B.2	Often serpentine, open oak/pine woodland (280-1,010m)	Absent. Suitable soils (serpentine) or habitat (open oak/pine woodland) do not occur at the Project Site.

Plant Species	Status <sup>2</sup>	Habitat	Occurrence at the Project Site <sup>1</sup>
Mayacamas popcornflower ( <i>Plagiobothrys lithocaryus</i> )	CNPS 1A	Chaparral, cismontane woodland, grasslands (150-1,250m)	Absent. There is no suitable habitat for this species (moist sites), historic record only. There are no known occurrences at the Project Site
Serpentine cryptantha ( <i>Cryptantha dissita</i> )	CNPS 1B.2	Chaparral, serpentine outcrops (135-735m)	Absent. There is no suitable habitat at the Project Site
glandular western flax ( <i>Hesperolinon adenophyllum</i> )	CNPS 1B.2	Chaparral, cismontane woodlands, usually serpentine, (425-1,345m)	Absent. No suitable soils occur at the Project Site.
Burke's goldfields ( <i>Lasthenia. burkei</i> )	FE/CE CNPS 1B.1	Vernal pools, (15-600m)	Absent. No suitable habitat (vernal pools) occurs in the Project Site.
Colusa layia ( <i>Layia septentrionalis</i> )	CNPS 1B.2	Chaparral, cismontane woodlands, usually serpentine, (100-900m)	Absent. No suitable soils (gravelly or serpentine) occur at the Project Site.
Beaked tracyina ( <i>Tractina rostrata</i> )	CNPS 1B.2	Chaparral, cismontane woodland (55-855m)	Absent. No suitable native grassland occur at the Project Site.

<sup>1</sup> OCCURRENCE DESIGNATIONS:

**Present:** Species observed at the Project site at time of field survey or during recent past.

**Likely:** Species not observed at the Project site, but it may be reasonably expected to occur there on a regular basis.

**Possible:** Species not observed at the Project site, but it could occur there from time to time.

**Unlikely:** Species not observed at the Project site, and would not be expected to occur there except, perhaps, as a transient.

**Absent:** Species not observed at the Project site, and precluded from occurring there because habitat requirements not met.

<sup>2</sup>STATUS CODES:

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CSC	California Species of Special Concern
CNPS	California Native Plant Society Listing		
D/FD	Delisted or proposed Federal delisting		

Table 4. Sensitive Animal Species Potentially Present at the Proposed Project Site

Species	Common Name	Fed/State List	Preferred Habitat/Potential Occurrence
<i>Taxidea taxus</i>	American badger	None	Open ground/Limited habitat
<i>Phalacrocorax auritus</i>	Double-crested Cormorant	None	Nests in tall trees on lake margins/Unlikely, limited potential trees
<i>Ardea herodias</i>	Great Blue Heron	None	Nests in tall trees on lake margins/Unlikely, limited potential trees
<i>Agelaius tricolor</i>	Tricolored Blackbird	None	Colonial nester/Unlikely, few suitable trees

<i>Dryobates nuttallii</i>	Nuttall's Woodpecker	None	Oak woodlands/IPac BSS, few suitable trees
<i>Baeolophus inornatus</i>	Oak Titmouse	None	Oak woodlands/IPaC BBS, few suitable trees
<i>Pandion haliaetus</i>	Osprey	None	Nests in large tree or snags/Known City nesting species
<i>Chamaea fasciata</i>	Wrentit	None	Diverse dense cover/IPaC BBS, few suitable trees

City staff review detected no sensitive plant species within the project area. While bird species observed at the Project Site comprise primarily common occurring species expected in shoreline habitats near and around Lakeport. There could be a potential for nesting migratory birds within some of the trees during the nesting season March thru July. City staff reviewed a number of documents that identified those the time of year (outside of the bird nesting season, between August 1-March 1) when any necessary heavy vegetation removal (limbs over 6 inches in diameter) would be the least impactful. However, should heavy vegetation removal be proposed during the bird nesting season (March 1-August 1), it is recommended that a qualified biologist conduct a nest survey to identify the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Recommended protocol is also provided in the event active nests are identified.

As stated previously, no work is proposed in the waters of Clear Lake. Clear Lake is a Waters of the U.S and a natural community of special concern. Clear lake is a natural freshwater lake that drains to the Sacramento River. The natural level of Clear Lake has been maintained by Grigsby Riffle, which is a rock sill located at the confluence of Cache and Seiglar Creeks near Lower Lake. The Cache Creek dam, located approximately 3 miles downstream of Grigsby Riffle, regulates the level of Clear Lake to maintain water storage, downstream water supply, recreation, and to minimize flooding. All work conducted within or below the ordinary high-water mark of Clear Lake would require a Section 404 Permit for Army Corps of Engineers, a Section 401 Water Quality Certification from the State Regional Water Quality Control Board, a 1602 Lake and Streambed Alteration Agreement from California Department of Fish and Wildlife.

Special-Status Fish/Reptile species in Clear Lake would include Sacramento Perch (CDFW species of special concern), Western Pond Turtle (CDFW species of special concern) and Clear Lake Hitch (State-threatened species). These three species are identified as being in Clear Lake, and would have to be addressed if any of the development were to encroach into the Waters of Clear Lake. If any work would be proposed to take place in those waters, a 401 Permit, a 404 Permit, and a 1602 permit; as well as specific mitigation measures for those identified species.

The proposed Park Project Site is host to one storm drainage line that runs along the southern boundary of the property on an adjacent city property. The site currently has a 54-inch culvert that extends under the neighboring properties along Main Street and ends at the City's parking lot. The proposed Park project would include crossing that stormdrain in two locations. One location closer to Clear Lake would be for the promenade. While the other would be located further back for a pathway that would support service vehicles leading from the park to the parking lot to the south. The bases and/or supports for each side of those crossings would be located out of the stormdrain flows, to limit potential impacts to the potential waterway.

All construction associated with the park shall incorporate BMP (Best Management Practices) to insure sediment during construction does not flow into Clear Lake. Mitigation Measures in the Hydrology section

will require straw wattles and/or siltation fencing staked appropriately along the shoreline to limit on-site siltation run-off flowing into Clear Lake, and would not impact the habitat those fish and turtle species of special concern or threatened.

IV.a) Construction activities under the proposed project would include the construction and operation of a park in downtown Lakeport. The project setting is located in a primarily commercial area adjacent to Clear Lake. However, the project site is primarily undeveloped and comprises a mix of non-native grasses and trees along the edges of the Site. The layout of the property, as well as the limited habitat reduces the potential for sensitive species specific to other types of habitats. While no special status plant species were observed on-site, the potential for bird species of special concern could take place within the project boundaries.

As the removal of primarily non-native vegetation, including a few select trees, may be necessary to accommodate the proposed project, the project has the potential to impact the bird species of special concern. The nesting season is generally considered March 1 through August 1, and in order to reduce the potential for impacts to these and other special status bird species that have the potential to be located on-site, the City recommends any necessary heavy vegetation removal (limbs over 6 inches in diameter) occur during the non-nesting season (August 1-March 1); however, should heavy vegetation be proposed during the nesting season (March 1-August 1), it is recommended that a qualified biologist conduct a survey to determine the presence of vulnerable nests (within a distance of 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). It is recommended that any active nests be allowed to complete their nesting or until the biologist determines they are no longer active before removal occurs. These recommendations are included as Mitigation Measure BIO-1, below.

Therefore, with mitigation incorporated, the proposed project would not 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 Wildlife or U.S. Fish and Wildlife Service, and **mitigation measure a less than significant impact** would occur.

IV.b-c) A stormdrain flows along the southern boundary of the property on an adjoining property (City's parking lot). That drainage ultimately flows out of a culvert and proceeds into Clear Lake. As stated above, the development of the park would entail crossing that drainage in two locations. One location closer to Clear Lake would be for the promenade. While the other would be located further back for a pathway that would support service vehicles leading from the park to the parking lot to the south. The bases and/or supports for each side of those crossings would be located out of the existing stormdrain system. Aside from the waters of Clear Lake and related riparian habitats, no distinct stream bank (riparian) or stream bed (wetland indicators) vegetation was observed, nor were any other natural streams or riparian areas observed within or along the Project Site. Pursuant to Policy LU 7.4 of the City's General Plan and the General Construction Activity Stormwater Permit discussed further under Section IX, Hydrology and Water Quality, the project contractor would be required to implement stormwater Best Management Practices (BMPs) such as straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas associated with the waters of clear Lake. With appropriate BMPs utilized and proper permits obtained, the project would have a **less than significant impact**.

IV.d) With the current design of the park, with setbacks from the waters of Clear Lake and related riparian habitat, the proposed project would not impact the movement of any native resident or migratory fish. As

noted above, no sensitive plant species were observed on-site, although birds of special concern could have a potential of nesting within the project boundaries. Additionally, the Site is not located in a known migratory corridor and contains limited suitable habitat for many species; as a result, the project would therefore not be anticipated to impede any potential migratory species. However, as discussed above, the Site contains habitat, although limited, that may be utilized by several special status species, including birds. With implementation of Mitigation Measure BIO-1, which prescribes recommended protocol in the event heavy vegetation removal would occur during the nesting period, with **mitigation measure a less than significant impact** would occur.

IV.e-f) As discussed above, the project consists of the construction and operation of a park. The City of Lakeport's local policies and ordinances protecting biological resources are outlined in the City of Lakeport General Plan Conservation Element and the Zoning Code Chapter 17.21. The ordinances protect native trees, including oak, redwood, willow, and cottonwood (Ord. 796 Att. A(part), 1999).

At this time, it is anticipated the project would require the removal of select trees. Any vegetation removal would be required to comply with the City's policies and ordinances, including General Plan Policies C 1.2 and C 1.3; and Lakeport Municipal Code measures 17.21.030 Preservation of native trees, 71.21.040 Land development tree report, and 1721.050 Review and determination. The City recognizes that some trees may have to be removed to facilitate development in accordance with the City's General Plan. Pursuant to Section 17.21.050 of the Lakeport Municipal Code, for those trees that are to be removed, the Director or the Commission shall require a 1:1 replacement with a minimum fifteen-gallon tree in the same or similar species as the tree to be removed. If the trees that are removed are mature and healthy, there shall be a 1:1 replacement with a minimum twenty-four-inch root ball specimen in the species that is the same or similar to the tree removed. The design of the park includes the planting of trees on the property. Trees planted as replacements shall be continually maintained or replaced if they fail to survive. Replacement trees shall be planted on the site where the preexisting tree was removed or may be planted on a separate site at the discretion of the City.

Additionally, as discussed above, the City recommends that any proposed heavy vegetation (limbs over 6 inches in diameter) removal shall be conducted in the non-nesting season (August 1-March 1). However, should any removal of heavy vegetation be proposed during the breeding nesting season, then a qualified biologist shall determine the presence of vulnerable nests (within a distance of 100 feet for passerines or 300 feet for raptors from the heavy vegetation removal). Any active nests within the above-mentioned distances shall be allowed to be complete their nesting or until the biologist determines that they are no longer active before removal (see Mitigation Measure BIO-1). With implementation of Mitigation Measure BIO-1 and compliance with City policies, the proposed project would have a **less than significant impact**.

**MITIGATION MEASURES**

**BIO-1:** Due to the presence of migratory birds and raptors in the immediate area, any proposed heavy vegetation (limbs over 6 inches in diameter) shall be conducted in the non-nesting season (August 1-March 1). However, should removal of heavy vegetation be proposed during the nesting season (March 1-August 1), a qualified biologist shall determine the presence of vulnerable nests (within a distance of 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Any active nests within the above-mentioned distances shall be allowed to complete their nesting or until the qualified biologist determines the nests are no longer active before the heavy vegetation shall be allowed to occur.

Refer to Mitigation Measures HYDRO-1 in Section X, Hydrology and Water Quality, below for implementation of the BMP to limit siltation flowing into the Waters of Clear Lake or impacting fish and turtle species of concern and threatened.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Biological Resources.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on cultural resources if it would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; or disturb any human remains, including those interred outside of formal cemeteries.

**DISCUSSION:**

An *Archaeological Survey Report* (Archaeological Report) was prepared by Archaeological Research on March 26, 2020, to identify and present any archaeological, historical, or cultural resources located within the Area of Potential Effect (APE). Archaeological Research conducted a records search (File Number 19-1627) at the Northwest Information Center (NWIC), located on the campus of Sonoma State University, in Rohnert Park, California, which included a review of all study reports on file within a one-half mile radius of the project area. A total of 8 cultural sites have been identified within one-mile radius has been identified. As provided in the Archaeological Report, no cultural resources are documented within the project APE.

As part of the Archaeological Report, Archaeological Research contacted the Native American Heritage Commission (NAHC), to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated March 20, 2020, the NAHC indicated the SLF search returned a positive result and provided the contact information for local Tribal representatives. In compliance with Assembly Bill (AB) 52, the City of Lakeport was contacted by the Scotts Valley Band of Pomo Indians in a letter dated February 20, 2020, in which park site was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). Additionally, the Tribe stated they have a "clear interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project." As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

Field work was conducted which included a cultural resources inventory of the project area, totaling approximately 6.8 acres. Ground surface visibility was moderate due to dense grass or asphalt pavement. As noted in the Archaeological Report, the entire project area was surveyed using intensive survey coverage with transects spaced less than 5 to 8 meters apart. Field work indicated the natural landform of the site has been extensively altered by the construction of the school structures dating back to 1923 resulted in areas of cut and fill. Imported gravel, construction of retaining walls, and landscaping has also affected the altered landscape.

One isolated obsidian flake from the Mount Konocti geologic source was identified within the APE as a result of the field survey. Unassociated isolated artifacts generally do not merit formal recordation or protection measures. In their report, Archaeological Research concluded that the project, as presently designed is not anticipated to have an adverse effect on cultural resources. The report recommends measures in the event of inadvertent discovery of cultural resources or human remains during project implementation (see Mitigation Measures CULT-1 and CULT-2, below). In response to Scotts Valley Band of Pomo Indians' request for a cultural monitor to be present on-site during any and all ground disturbance to be undertaken by the project, a third mitigation measure (Mitigation Measure CULT-3) has been included, below.

Copies of the NAHC and Tribal consultation request letters and associated responses are included in Appendix C. Due to the confidential nature of the Archaeological Report, a copy is not provided as part of this Initial Study.

V.a) As set forth in Section 5024.1(c) of the Public Resources Code, in order for a cultural resource to be deemed "important" under CEQA and thus eligible for listing on the California Register of Historic Resources (CRHR), it must meet at least one of the following criteria:

1. is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2. is associated with the lives of persons important to our past; or
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4. has yielded or is likely to yield, information important to prehistory or history (ALTA, 2019).

As provided in the Archaeological Report, prepared by Archaeological Research on March 26, 2020, a total of 8 cultural sites are located within a one (1) mile radius. No cultural resources are documented within the project APE. In addition, review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area. The field survey, conducted on-site did not reveal any historical resources within the project area. **No impact** would occur.

V.b-c) As discussed above, no cultural resources are documented within the project APE. One isolated obsidian flake from the Mount Konocti geologic source was identified within the APE as a result of the field survey; however, the artifact is unassociated with a cultural resource, were discovered on highly altered landforms within disturbed contexts, and unassociated isolated artifacts generally do not merit formal recordation or protection measures (Archaeological Research, 2020).

Archaeological Research, in the Archaeological Report, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. However, Archaeological Research provides two recommendations in the Archaeological Report, which prescribe protocol to follow

in the event of advertent discovery of cultural resources or human remains and are included as Mitigation Measures CULT-1 and CULT-2, below. In addition, Scotts Valley Band of Pomo Indians' request for a cultural monitor to be present on-site during any and all ground disturbing activities to be completed under the project is included as Mitigation Measure CULT-3, below. With **mitigation incorporated, a less than significant impact** would occur.

**MITIGATION MEASURES**

**CULT-1:** If previously unidentified cultural resources are encountered during project implementation, any persons on-site shall avoid altering the materials and their stratigraphic context. A qualified professional archaeologist shall be contacted to evaluate the situation. Project personnel shall not collect cultural resources. [Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.]

**CULT-2:** If human remains are encountered on-site, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission (NAHC) must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

**CULT-3:** A cultural monitor from the Scotts Valley Band of Pomo Indians and/or Big Valley Band of Pomo Indians shall be present on-site for any and all ground disturbance to be completed under the project. The project contractor shall consult with the Tribe at least three weeks prior to the start of any ground disturbing activities and shall also provide the Tribe with the anticipated construction schedule and plans.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Cultural Resources.

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on energy if it would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation; or require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

**DISCUSSION**

On October 7, 2015, Governor Edmund G. Brown, Jr. signed into law Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015 (De León, Chapter 547, Statutes of 2015), which sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 requires the California Energy Commission to establish annual energy efficiency targets that will achieve a cumulative doubling of statewide energy efficiency savings and demand reductions in electricity and natural gas final end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The proposed SB 350 doubling target for electricity increases from 7,286 gigawatt hours (GWh) in 2015 up to 82,870 GWh in 2029. For natural gas, the proposed SB 350 doubling target increases from 42 million therms in 2015 up to 1,174 million therms in 2029 (CEC, 2017).

VI.a-b) The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation, nor would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Additionally, the proposed project does not propose the use or consumption of any additional energy except for during construction operations.

The construction phase of the project is anticipated to occur over a 6 to 12-month period. Once construction commences on-site, construction workers would be required at the Site. Project construction would be limited to the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays. The park facility includes a building that would provide a bathroom, storage area and commercial kitchen for the park; electrical extending to the amphitheater and basketball courts; as well as lighting for the park that would reflect the only consumer of energy on the site. The construction of the park building shall be required to meet the 2020 Building Code, which includes energy savings in all construction. The buildings would have limited climate control; and would be required to provide adequate structural insulation. Under the Building Code, all new construction shall be designed to accommodate an array of electrical solar panels, however, the City currently take advantage of an array of solar panels on the Community Building next door. Therefore, the amount of energy consumption as a result of this project would have a **less than significant impact**.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Energy.

<b>VII. GEOLOGY AND SOILS.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on geology and soils if it would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; result in substantial soil erosion or the loss of topsoil; 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; 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; 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; or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**DISCUSSION**

As previously discussed, the project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake.

### Seismicity

The City of Lakeport is situated in an active earthquake area and the potential exists for a seismic event in the future. Immediately east of the City, between the city limits and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are defined as faults which have been active in the past 200,000 years. No major potentially damaging earthquakes have occurred within the past 200 years along any faults within Lake County.

The majority of faults in Lake County are located in the Cobb Mountain and Hopland Grade areas, running southeasterly to the southern County line. The southeastern portion of the County also appears to have considerable earthquake faults. There are also active faults within the vicinity of the City of Lakeport, including the San Andreas Fault, located approximately 30 miles (48 km) to the west, and the Healdsburg Fault, located approximately 15 miles (24 km) to the west. These faults have been responsible for moderate to major earthquakes in the past. The maximum earthquake magnitudes that can come from these fault lines are 8.25 for the San Andreas Fault and 6.75 for the Healdsburg fault (Earth Metrics Inc., 1989).

The largest earthquake to affect the City was the 1906 San Francisco earthquake, which had a magnitude of 8.3. Although shaking was severe, overall damage in Lakeport was minor and generally limited to the fall of decorative masonry and chimneys.

### Landslides

Landslides are a notable geologic constraint to development in the Lakeport Planning Area. The landslide potential of an area is a function of the area's hydrology, geology, and seismic characteristics. Clay soils, which underlie many hillsides in Lakeport, are particularly susceptible to sliding. Although landslides generally occur in areas with steep slopes, they may occur on slopes with a grade of 20 percent or less in geologically unstable areas. Since zones of moderate to high landslide potential exist in Lakeport, however, the relatively level site would have a low landslide potential. Foundations for structures built in areas with steep slopes in excess of 20 percent must be carefully engineered to avoid increasing landslide risk (City General Plan, 2009).

### Sediments and Soils

The Lakeport area is located on a sediment-filled valley next to Clear Lake. Exposed materials within the area are limited to serpentine and quaternary sediments. These sediments are described as poorly consolidated to unconsolidated mixtures of sand, silt, clay, and gravel derived from older rock in the adjacent mountains. Because of the low strength of the quaternary sediments, they are subject to rapid erosion and shallow slumping.

The Lakeport region is composed of a variety of geological features. For example, oak woodlands occur in inland valleys and foothills usually with a hard pan or rocky soil between 4 and 20 feet deep. Additionally, chaparral communities occur in the inland foothills on dry slopes and ridges with shallow soils and are often found on serpentine soils. There are a number of areas in Lake County that contain serpentine rock and soils, including areas within the Lakeport Planning Area. These areas have been mapped and identified to contain regulated amounts of asbestos, and, unless adequately mitigated, the disturbance of serpentine soils will release asbestos into the air and water. The areas mapped within the Lakeport Planning Area (refer to Figure 19, Serpentine Rock and Soils, in the City's General Plan) are mostly within the southern and central portions of the City of Lakeport, with smaller areas scattered throughout the northern part of the City. The project area is located outside of the mapped areas containing serpentine rock and soils (City General Plan, 2009).

VII.a.i) The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to mitigate the hazard of surface faulting by preventing the construction of buildings used for human occupancy over an area with known faults. Unlike damage from ground shaking, which can occur at great distances from the fault, impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the grounds surface. The Site does not overlap a fault line or zone. The nearest mapped fault line is the Big Valley fault, located approximately one-half mile to the east of the Site. Impacts from fault rupture would not be expected to occur within the project area and since the proposed project entails development of a park, **no impact** would occur.

VII.a.ii) The project area is located about 30 miles east of the San Andreas Fault and the Healdsburg Fault is approximately 15 miles west of Lakeport. The proposed project site has a moderate chance of experiencing ground shaking within the next 50 years (Branum et al., 2016). As noted above, the City of Lakeport is situated in an active earthquake area and is vulnerable to seismic activity and the associated secondary impacts of shaking. Given the proximity of significant active faults to the Site, an earthquake shaking potential of 50 to 70 percent, and a shear-wave velocity of 352 meters per second in the upper 30 meters of the surficial geology, the Site would be likely to experience low ground shaking during the economic lifespan of any development on the Site (DOC, 2019). However, all development, including the project, is subject to the latest version of the California Building Code (CBC) standards, which would minimize any potential geological risks. Therefore, a **less than significant impact** would occur.

VII.a.iii-iv) As shown on the Department of Conservation Data Viewer, the Site and immediate vicinity are not within an area of potential liquefaction or landslides (DOC, 2019). In addition, the Site and immediate vicinity are relatively flat in nature; therefore, the likelihood of liquefaction or landslides to occur on-site is negligible. As a result, the project would not be situated on or within an area of potential liquefaction or landslides, and **less than significant impact** would occur.

VII.b) The proposed project would require excavation and groundbreaking activities associated with the development of the park. Under the proposed project, pursuant to Policy LU 7.4 of the City's General Plan and the General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ) (discussed further under Section IX, Hydrology and Water Quality, below), the project contractor would be required to implement stormwater Best Management Practices (BMPs) such as straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into Clear Lake, sensitive habitat areas, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. With implementation of appropriate BMPs, the proposed project would not result in substantial soil erosion or the loss of topsoil and a **less than significant impact** would occur.

VII.c) As previously discussed, the Site and immediate vicinity is not within an area of potential liquefaction or landslides and is generally flat in nature (less than 10 percent slope). Additionally, the Site is not located within a mapped Alquist-Priolo special studies zone. While Lakeport is located in a highly active earthquake area, the proposed project development is minimal and would not induce landslides, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the project would have a **less than significant impact**.

VII.d) The soil type underlying the project Site is Wappo loam which drains moderately well with slow permeability is slow. These soils are often used for home site development, septic tank absorption fields, and around vineyards. This soil is generally defined as non-expansive. Since the proposed Park improvements would be designed and graded in accordance with the latest version of the CBC, the

potential for the project to be susceptible to expansive soils would be minimized and a **less than significant impact** would occur.

VII.e) Development of the proposed project does not include septic tanks or alternative wastewater disposal systems. The project area contains sewers that can support the minimal amount of wastewater generated by dust control suppression activities. Therefore, **no impact** would occur from development of the project.

VII.f) No paleontological resources or unique geologic features have been identified in the project area and the likelihood of them being present in this area is considered very low. However, the potential exists for unique paleontological resources or site or unique geological features to be encountered within the project area, as ground-disturbing construction activities, including grading and excavation, would be required for the proposed project. However, with incorporation of Mitigation Measure GEO-1 below, which provides specific requirements in the event any fossil(s) are encountered during construction of the proposed project, with **mitigation measure a less than significant impact** would occur.

**MITIGATION MEASURES**

**GEO-1:** In the event that fossils or fossil-bearing deposits are discovered during project construction, the contractor shall notify a qualified paleontologist to examine the discovery and excavations within 50 feet of the find shall be temporarily halted or diverted. The area of discovery shall be protected to ensure that fossils are not removed, handled, altered, or damaged until the Site is properly evaluated, and further action is determined. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The plan shall be submitted to the City of Lakeport for review and approval prior to implementation.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Geology and Soils.

<b>VIII. GREENHOUSE GAS EMISSIONS.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

## DISCUSSION

The proposed project is located within the Lake County Air Basin (LCAB) and is subject to Lake County Air Quality Management District (LCAQMD) requirements. The LCAQMD is responsible for monitoring and enforcing federal, State, and local air quality standards in the County of Lake.

The Global Warming Solutions Act of 2006, also known as Assembly Bill (AB) 32, is a State law that establishes a comprehensive program to reduce GHG emissions from all sources throughout the State. AB 32 requires the State to reduce its total GHG emissions to 1990 levels by 2020, a reduction of approximately 15 percent below emissions expected under a “business as usual” scenario. Pursuant to AB 32, the California Air Resources Board (CARB) must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The following major GHGs and groups of GHGs being emitted into the atmosphere are included under AB 32: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>) (ARB, 2014). Assembly Bill (AB) 1803, which became law in 2006, made CARB responsible to prepare, adopt, and update California’s GHG inventory. The 2020 GHG emissions limit, equal to the 1990 level, is 431 million metric tons of carbon dioxide equivalents (MMTCO<sub>2e</sub>) (CARB, 2017). Pursuant to Executive Order S-3-05, California has a reduction target to reduce GHG emissions to 80 percent below 1990 levels (CARB, 2014).

As provided in the Conservation Element of the City’s General Plan, Lake County is unique in California, since it is the only county in the State which is considered in “attainment” (or unclassified) for all federal and State criteria air pollutants. The City’s General Plan includes several goals and policies aimed at maintaining a high air quality standard within the City.

The development of the park would include pollution and GHG emissions associated with construction of the proposed project. The results of those impacts have been addressed in the Air Quality Section and would reflect short term impacts. The anticipated construction would begin in 2021 and be completed over a 6 to 12-month period. In addition, it is assumed that small amount of material would be imported and exported. To minimize potential fugitive dust, it is also assumed that water trucks would be utilized. However long-term impacts associated with the day to day use of the park is not anticipated to generate a significant amount of CO<sub>2</sub> emissions, or would have any significant impact on the local GHG emissions.

VIII.a) The proposed project would not have a significant impact on long term GHG emissions. The project area is predominately open space/park in nature. Since the project consists of developing a currently under-utilized property into a park with those previously listed amenities. As identified in the Air Quality Section there could be some short-term air quality impacts with the construction of the park over the course of the 6 to 12-month construction period for a small amount of CO<sub>2</sub>. However the potential impact associated with greenhouse relates to the long-term emissions of CO<sub>2</sub>. Once the park is developed, there would be almost no impact to the air quality or CO<sub>2</sub> emissions.

As described in Section III, Air Quality, above, two mitigation measures (Mitigation Measures AIR-1 and AIR-2) are required in order to reduce potential air quality impacts associated with the construction of the project, including requiring compliance with LCAQMD standards and regulations and maintaining all construction equipment in good working condition. With the incorporation of Mitigation Measures, AIR-1 and AIR-2, potential GHG emissions associated with the proposed project would be reduced, and with **mitigation measures a less than significant impact** would occur.

VIII.b) The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Currently, there is no adopted plan or policy in the City specifically related to GHG emissions. While the City's General Plan does not currently contain goals directly related to reducing GHGs and climate change, it does include other relevant policies and goals that would have an effect in reducing GHG emissions, with which the proposed project would comply. Since a significant amount of GHG emissions is not anticipated under the project, as described above, and since the proposed project would not conflict with local, LCAQMD, federal, or State regulations pertaining to GHG emissions, a **less than significant impact** would occur.

**MITIGATION MEASURES**

See Mitigation Measures AIR-1 and AIR-2, under Section III, Air Quality.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Greenhouse Gas Emissions.

<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on hazards and hazardous materials if it were to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-

quarter mile of an existing or proposed school; 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 create a significant hazard to the public or the environment; result in a safety hazard or excessive noise for people residing or working in the project area if 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; or impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan; or expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

## DISCUSSION

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A "hazardous waste" includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117).

The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake. Construction activities would be short-term and limited in nature and may involve limited transport, storage, use, or disposal of hazardous materials. Some examples of hazardous materials handling include fueling and servicing construction equipment on-site, grading, mixing and pouring of concrete and asphalt, and the transport of fuels, lubricating fluids, and solvents. These types of materials are not acutely hazardous, and all storage, handling, and disposal of these materials are regulated.

IX.a) Some hazardous materials, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, and cleaning solvents would be anticipated to be used at the Site during construction. The transport of hazardous materials by trucks is regulated by federal safety standards under the jurisdiction of the U.S. Department of Transportation. The use of such materials would not create a significant hazard to the public. No significant quantities of hazardous materials would be used during construction or after construction of the proposed project. Therefore, a **less than significant impact** would occur.

IX.b) As noted above, the proposed project would require the routine transport, use, or disposal of hazardous materials. During construction, some hazardous materials, such as diesel fuel, would be used. The transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, State, and local regulations, in order to assure hazardous materials are not released into the environment. The types and quantities of hazardous materials to be used on-site are not expected to pose a significant risk to the public and/or environment. Since the transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, state, and local regulations, a **less than significant impact** would occur.

IX.c) As previously discussed, the Site is located adjacent to both commercial and residential areas located immediately to the west, with no schools within a quarter of a mile from the site. Although the

construction phase may utilize small amounts of hazardous materials, all hazardous materials utilized on-site would be used and disposed of in accordance with all applicable federal, State, and local regulations. It is not anticipated that hazardous materials to be utilized on-site would be used or stored at the Site in any quantity or application that could interact with those neighboring uses. However, with the scope of grading and construction being of such a small scale only a minimal amount of hazardous material is expected to be used onsite, and addressed with Mitigation Measure AIR-2. However, in this case, with no schools within a quarter of a mile from the site, the proposed park project would have a **less than significant impact**.

IX.d) The location of the proposed project and adjacent properties has been checked against the lists of hazardous materials sites maintained by the State of California (<http://www.envirostor.dtsc.ca.gov/public/>). The proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. Therefore, **no impact** would occur.

IX.e) The proposed project is not included in an airport land use plan, is not within two miles of a public airport or public use airport. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area. Thus, there would be **no impact**.

IX.f) There are no emergency response plans or evacuation plans that apply to the proposed project area. The proposed project is not anticipated to interfere with an emergency response or evacuation plan pursuant to the General Plan Safety Element. When necessary, a single lane may be temporarily closed along North Main Street during construction. Emergency access would be maintained to all properties during construction. Therefore, construction of the proposed project would not physically interfere with an emergency response or evacuation plan pursuant to the General Plan Safety Element. **Impacts would be less than significant**.

IX.g) The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The proposed project would entail development of a park which would not increase exposure of people or property to wildland fires. Therefore, **no impact** would occur.

**MITIGATION MEASURES**

Refer to Mitigation Measure AIR-2 in Section III, Air Quality, above.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Hazards and Hazardous Materials.

<b>X. HYDROLOGY AND WATER QUALITY. Would the project:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on hydrology and water quality if it would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; 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, which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, 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 impede or redirect flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## DISCUSSION

The City of Lakeport currently obtains its water from two primary sources: groundwater sources and water from Clear Lake treated at the City's water treatment plant. The groundwater supply consists of four wells located in Scotts Valley. Two of the wells are on Scotts Creek adjacent to the City's old pumping plant and two wells are located on the Green Ranch. Seasonal fluctuation in the underground water table means that the wells are only viable for portions of the year. When water supply from the wells in Scotts Valley is limited, the City relies on treated surface water from Clear Lake (City General Plan, 2009). The project Site is located approximately 0.50 miles west of Clear Lake.

The City of Lakeport and the project Site are under the jurisdiction of the Central Valley Regional Water Quality Control Board (CVRWQCB), which is under the direction of the California State Water Resources Control Board. The Clean Water Act and the California Porter-Cologne Water Quality Control Act provide regulatory responsibility to these two agencies for regulating and protecting water quality.

Clear Lake and its tributary drainages have a long history of flooding. Flooding in Lakeport historically results from two distinct types of events: shoreline flooding due to high lake levels and wind velocity, and stream bank flooding caused by high intensity cloudburst storms over one or more of the drainage areas.

Conditions in the winter tend to be conducive to both types of flood conditions at the same time. Additionally, the project Site is clear of the seiche inundation zone.

The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake. All project features, including culverts and gutters, would meet the most recent regulations set by the City, CVRWQCB, and any other applicable regulatory agencies. Water use on the site would be provided by the City municipal water system for the restrooms and splash park, as well as irrigation for the proposed landscaping in the park that would be connected to the existing irrigation system that currently uses water from Clear Lake.

The project area currently consists of an existing older school site, that is relatively level and includes a parking area and an open non-native grass meadow. The onsite flow on the property is west to east towards Clear Lake. Currently, stormwater run-off from the Site is directed towards Clear Lake. The Site is currently developed with an impervious paved area of approximately one third and pervious surfaces which include undeveloped areas of the meadow over two thirds of the overall property. The proposed project is anticipated to provide a small decrease the amount of pervious surfaces at the Site, due to the development of the basketball court, skate park, splash pad, a new parking area and pathways. Under the City's General Plan (Policy LU 7.4), the City shall require all construction to employ stormwater Best Management Practices (BMPs). Implementation of BMPs would improve the quality and/or control the quantity of runoff with measures such as, waddles and siltation fences which regulate erosion control, and reduce stormwater flows into Clear Lake.

The proposed Park Project Site is host to one storm drainage line that runs along the southern boundary of the property on an adjacent city property. The site currently has a 54-inch culvert that extends under the neighboring properties along Main Street and ends at the City's parking lot. The proposed Park project would include crossing that stormdrain in two locations. One location closer to Clear Lake would be for the promenade. While the other would be located further back for a pathway that would support service vehicles leading from the park to the parking lot to the south. The bases and/or supports for each side of those crossings would be located out of the existing stormdrain system, and would not increase or impact stormwater flows on the site.

The U.S. Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) permit program addresses water pollution by regulating point sources that discharge pollutants to waters of the United States. Created in 1972 by the Clean Water Act, the NPDES permit program grants authority to State governments to perform many permitting, administrative, and enforcement aspects of the program. Within California, the NPDES permit program is administered by the State Water Resources Control Board (SWRCB). Construction projects that would disturb more than one acre of land, such as the project, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to minimize the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. Such BMPs may include straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into

sensitive habitat areas (including Clear Lake itself), limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed.

X.a) The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed park development would be constructed in accordance to the most recent standards set by all regulatory agencies, including but not limited to the City and State and local water quality control boards (SWRCB and CVRWQCB). During the construction of the park project, there could be impacts associated with runoff of siltation and materials from the site into Clearlake. A Grading Plan and an Erosion Plan shall be prepared that would include stabilization of surface materials, filter fabric fences and waddles to eliminate all sedimentation and grading materials flowing into Clear Lake. Additionally, the project would be subject to the Statewide General Construction Permit, which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that specifies erosion and sediment control construction and post-construction BMPs to reduce or eliminate construction-related and operational impacts on receiving water quality. Therefore, the proposed project would have a **less than significant impact with implementation of the mitigation measure**.

X.b) The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. As noted above, the project, which involves development and operation of a park, would require any water services and utilities to serve the project Site. Additionally, the proposed project is not anticipated to significantly increase the amount of impervious surface at the Site. Furthermore, it is not anticipated that the project would decrease groundwater supplies or interfere substantially with groundwater recharge; therefore, a **less than significant impact** would occur.

X.c.i) Development of the proposed project would involve development and operation of a park. Project development would, however, result in a minor increase in impervious surface area from existing conditions as a result of development of the basketball court, skate park, splash pad, a new parking area and pathways. Project development would include construction and post-construction BMPs, including updated drainage facilities, to accommodate project-related increases in storm water flows designed according to current federal, State, and local regulatory standards. Therefore, the slight increase in impervious surface resulting from proposed Park and related improvements would not result in substantial erosion or siltation. No alteration of the course of a river or stream, including the identified stormdrain within the project boundaries, would result from project development. Any potential hazardous chemicals will be stored on-site in secondary containment units. Therefore, a **less than significant impact** would occur as a result of the project.

X.c.ii-iv) Drainage from the Site would continue to be directed towards Clear Lake and landscape areas, which would not significantly increase the amount of surface runoff. Additionally, the proposed project would not be anticipated to 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, as the project would be required to implement BMPs to minimize the potential for this to occur. A 54-inch stormdrain culvert is located directly south of the property. According to the Federal Emergency Management Agency (FEMA) Map 06033C0491D effective September 30, 2005, the project Site is primarily classified as an "Area of Minimal Flood Hazard" (Zone AO), with a one percent annual chance flood with average depth of less than one foot or with drainage areas of less than one square mile (FEMA, n.d.). The proposed project would be designed not impede or redirect flows, significantly increase the amount of surface runoff. The proposed Park Project Site includes one storm drainage line that runs along the southern boundary of the property on an adjacent city property. The site currently has a 54-inch culvert that

extends under the neighboring properties along Main Street and ends at the City's parking lot. The proposed Park project would include crossing that stormdrain in two locations. One location closer to Clear Lake would be for the promenade. While the other would be located further back for a pathway that would support service vehicles leading from the park to the parking lot to the south. The bases and/or supports for each side of those crossings would be located out of the existing stormdrain system, but would not increase or impact stormwater flows on the site. Therefore, the project would have a **less than significant impact**.

X.d) As shown on the Lake County Parcel Viewer (Web GIS, 2019), the project Site is located within a seiche inundation zone. The topography of the Site and surrounding area is relatively flat, with slopes less than 10 percent (Web GIS, 2019). As described above, according to FEMA Map 06033C0491D effective September 30, 2005, the project Site is primarily classified as an "Area of Minimal Flood Hazard" (Zone AO), with a one percent annual chance flood with average depth of less than one foot or with drainage areas of less than one square mile (FEMA, n.d.). The proposed project would be subject to flood hazard, tsunami, seiche zones, or risk the release of pollutants due to project inundation. According to the FEMA flood map and Figure 18 (Seiche Inundation Zone) of the Lakeport General Plan, the proposed Site is located in flooding and seiche inundation zones. All park facilities structures in the flood zone and along the shoreline shall be designed to withstand all flood impacts, this would include wave action along the shoreline. **A less than significant impact** would occur.

X.e) As previously discussed, the Site would require connectivity to existing water resources and utilities systems on site. The development of the proposed park would include improving the curb, gutter and sidewalk along North Main Street and directing stormwater flows along North Main Street into the existing 54-inch drainage culvert directly south of the park property. Per the Lakeport General Plan 2025 Policies and Programs aimed at managing water quality include:

**Policy LU 5.1:** Water System Master Plan. Maintain and update a Water System Master Plan every five years and identify capital improvements required to meet anticipated demand.

**Program S 2.2-a:** Monitor twice per year, during the dry and wet seasons, Lakeport's potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for evaluating potable water quality. Alert the County Environmental Health Department, City Council and the public if water quality hazards are identified. Develop and implement mitigating measures to protect the public health.  
Responsibility: Public Works Departments

It is not anticipated that the project would decrease groundwater supplies or interfere substantially with groundwater recharge. Additionally, the proposed project would not have stormwater runoff impacts that would violate any water quality standards or waste discharge requirements. A SWPPP, listing BMPs to prevent construction pollutants and products from violating any water quality standard or waste discharge requirements, would be prepared for the proposed project, per the General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ). Therefore, the proposed project is not anticipated to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. **No impact** would occur.

## **MITIGATION MEASURES**

**HYDRO-1:** A grading Plan and Erosion and Sedimentation Control Plan prepared by a qualified professional (Registered Civil Engineer) shall be prepared for the project. This plan shall indicate both

temporary and permanent erosion control measures to be implemented in accordance with standard Best Management Practices (BMP). Also, depending on whether or not required by the Regional Water Quality Control Board, a Storm Water Pollution Prevention Plan may also be necessary. Prior to commencement of any grading activity on-site, structural control measures shall be installed to reduce erosion control and retain sedimentation. Measures may include, but not limited to, stabilization of control entrance, temporary gravel and construction entrance, and installation of filter fabric fence and/or waddles along the shoreline of Clear Lake and adjacent habitat. Erosion and sedimentation control shall be installed in accordance with the approved plan prior to project construction.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** with mitigation incorporated on Hydrology and Water Quality.

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on land use and planning if it would physically divide an established community or 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.

**DISCUSSION**

Currently, land use in Lakeport is approximately 76 percent commercial/residential, 5 percent industrial, and 19 percent open space/governmental/agriculture. Marketing efforts promote Lakeport's appeal as a vacation and recreation destination. In recent years City leaders have emphasized various economic development strategies in an effort to make the City the focal point of economic and community activity for the County and the region. The City continues to work to attract new retail, hotel, industrial, educational, recreational, and food service establishments to the community (City's Sewer System Management Plan, 2018).

The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake. The proposed park is identified as Resort Residential under the City's 2025 General Plan (see Figure 2), and zoned Open Space (OS) and Shoreline Development overlay under the City's Zoning Ordinance (see Figure 3). The City's Zoning Map indicates that to the north and west of the Site is zoned as Resort/High Density Residential (R-5), Major Retail (C-2), and High Density Residential (R-3); while to the

south of the Site is zoned Open Space (OS) and Central Business (CB); and all areas adjacent to the east of Main Street within the Shoreline Development overlay area.

The proposed project involves development of a park on 6.8 acre site would be an allowed use under the Open Space (OS) zoning district. The Site was identified in the City's Lakeport Lakefront Revitalization Plan (LLRP) in 2017, as an appropriate location for a Park. The purpose of the project is to provide additional recreational opportunities for those living in Lakeport, as well as those living in the western portion of Lake County.

XI.a) The proposed park project consists of expanding pathways and a promenade. As a result, the proposed project activities would not physically divide a community, with those pathways providing even more connectivity with existing downtown businesses and residences. Therefore, there would be **no impact** as a result of the proposed project.

XI.b) The proposed project would not conflict with any applicable land use plan, policy, or regulation. The proposed project is located in a predominately open space area and involves Development and operation of a park on the Site. The project, as proposed, does not conflict with any applicable habitat or natural community conservation plan and would remain consistent with local land use and zoning policies, **no impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have **No Impact** on Land Use and Planning.

<b>XII. MINERAL RESOURCES.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on mineral resources if it would 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 or 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.

**DISCUSSION**

The proposed project is not located in an area of known rock, aggregate, sand, or other mineral resource deposits of local, regional, or State residents. In addition, as supported by the City of Lakeport's General Plan, there is no mineral extraction or other mining operations at present within the Lakeport city limits or Sphere of Influence. Sand, gravel, and borax deposits are extracted in the Scotts Valley and Big Valley Areas, approximately 20 miles from the City. These mining operations have a significant impact on ground water capacity, siltation of streams, and highway traffic. The current Lakeport General Plan prohibits any

mining or mineral extraction activities within the City and calls for the City to work with the County of Lake to discourage such land uses within the City's Sphere of Influence (City General Plan, 2009).

XII.a-b) The project area does not contain mineral resources that are of value locally, to the region, or to residents. The project area is not identified as a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, the proposed project would not interfere with materials extraction or otherwise cause a short-term or long-term decrease in the availability of mineral resources. **No impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have **No Impact** on Mineral Resources.

<b>XIII. NOISE.</b> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on noise if it would result in the 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; or generation of excessive groundborne vibration or groundborne noise levels; or expose people residing or working in the project area to excessive noise levels (for a project located within the vicinity of a private airstrip or an airport or an airport land use plan, or where such as plan has not been adopted, within two miles of a public airport or public use airport).

**DISCUSSION**

Under the project, increased noise levels at the Site would be anticipated during the project's construction phase, as development of the proposed project would require the use of heavy machinery to prepare the Site and for the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade. However, once construction is completed, it is anticipated that the proposed park would not result in a substantial permanent increase in noise at the Site. There could be times when amplified performances and/or loud activities at the proposed park could take place; however this would represent occasional occurrences, and would not

reflect a significant impact. As noted in the City's General Plan, the primary noise generators within the City of Lakeport are vehicular traffic, boaters on Clear Lake, and events at the race track at the County Fairgrounds (2009). Traffic noise volume depends primarily on traffic speed, volume, and vehicle type. The main motor vehicle noise source is tire noise, which increases with speed.

Certain land uses are particularly sensitive to noise and vibration, including residential, school, and open space/recreation areas where quiet environments are necessary for enjoyment, public health, and safety. There are several sensitive receptors located in the vicinity of the Site, including single-family residential neighborhoods immediately west of the Site, and recreational park as part of this project listed above, located at the Site. As noted in the City's General Plan, several principal streets and highways are noted, including North Main Street, that are projected to experience a significant increase in noise over 60 decibels (dBA).

The maximum acceptable interior noise level in new residential development required by the State of California Noise Insulation Standards is a Ldn of 45, which is applied to all single family and other residential development within the City (2009). Table 15 (Noise and Land Use Compatibility Standards) included in the Noise Element of the City's General Plan includes the maximum exterior noise levels for different use types, including but not limited to residential development and schools, which have a standard of 60 dBA or less, and playgrounds and neighborhood parks which have a standard of 70 dBA or less (provided below).

**Table 15  
Noise and Land Use Compatibility Standards**

<b>Land Use</b>	<b>Maximum Exterior Noise Level</b>
Residential Development	Up to 60db
Transient Lodging: Motel and Hotel	Up to 60db
School, Library, Church, Hospital and Nursing Home	Up to 60db
Auditorium, Concert Hall, Amphitheater, Sports Arena	Up to 70db
Sports Arena, Outdoor Spectator Sports	Up to 75db
Playgrounds, Neighborhood Parks, Open Space	Up to 70db
Golf Course, cemetery	Up to 70db
Office Building, Business, Commercial & Professional	Up to 65db
Industrial, Manufacturing, Utilities	Up to 70db

The City of Lakeport includes noise regulations in Chapter 17.28 (Performance Standards) of Title 17 (Land Use, Zoning, and Signs) of the *Lakeport Municipal Code* (LMC). Within the City, excessive noise is considered a nuisance and is discouraged. Specifically, within the residential zoning districts, maximum 15-minute sound levels within any one-hour equivalent sound pressure levels (A-weighted -dBA) shall be limited to 60 dBA during the hours of 7:00am to 10:00pm and 45 dBA during the hours of 10:00pm to 7:00am. Project work would be limited to the daytime hours of 7:00am to 7:00pm, Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays. However, the City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official.

XIII.a) Noise levels within the project area would not be expected to significantly increase as a result of the project, since the proposed park would not create long term noise impacts. Construction-related activities and the associated heavy equipment would cause temporary increase in noise, which may be high at times and exceed noise standards within proximity to the sensitive receptors (including residences) in close

proximity to the Site; however, these impacts would only be associated with construction and would be temporary in nature. With the implementation of Mitigation Measures NOISE-1 and NOISE-2, which limits when construction may occur, requires neighboring landowners be notified of construction activities, and requires equipment utilized for the project to be equipped with muffles to lessen noise impacts, with **mitigation measures a less than significant impact** would occur.

XIII.b) There are no proposed uses on-site that would result in excessive groundborne vibration or groundborne noise levels. As noted above, the construction phase of the project would require the use of heavy equipment, which would cause temporary groundborne vibration and groundborne noise. However, these impacts are associated with construction and would be temporary in nature. With implementation of **Mitigation Measure NOISE-1, a less than significant impact** would occur.

XIII.c) The project area is not located within the vicinity of private airstrip or an airport land use plan or within two miles of a public airport or public use airport. The nearest airport to the Site, Lampson Field Airport, a public use airport, is located approximately 4. miles southeast of the Site. **No impact** would occur.

#### **MITIGATION MEASURES**

**NOISE-1:** Construction noise shall be limited through operational standards. Construction activities shall be limited to between the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays. The City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official. Neighboring landowners shall be notified of the anticipated construction schedule prior to the commencement of construction activities.

**NOISE-2:** All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. At all times during project construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. Unnecessary idling of internal combustion engines shall be prohibited. Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project Site during all project construction activities, to the extent feasible. The construction contractor shall designate a "noise disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

#### **FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation** on Noise.

<b>XIV. POPULATION AND HOUSING. Would the project:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on population and housing if it would induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure); or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

**DISCUSSION**

The City of Lakeport has an estimated population of 4,806 and the population density is 1558 people per square mile. Based on data from the U.S. Census Bureau’s American Community Survey, in 2017, there were 2,552 households in the City of Lakeport. According to the 2020 Housing Element of the Lakeport General Plan, the average household size is 2.36 and is projected to remain at this figure. The City plans to extend services and infrastructure in the urban boundary to accommodate growth. The number of residential, commercial, and industrial acres needed in the City of Lakeport through 2027 is based on population projections through 2027 and an analysis of vacant and under-utilized lands currently within the City limits.

Additionally, according to the Housing Element of the Lake County General Plan, Lake County has a population of more than 65,071 people with 45,720 residing in the unincorporated area. There are two incorporated cities in Lake County, the City of Clearlake and the City of Lakeport. Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. Average household sizes in the incorporated cities are similar to that of the unincorporated County, with Lakeport at 2.23 and Clearlake at 2.40 (City General Plan, 2009). Outlined in the chart below are the projected population and housing sizes for the City of Lakeport.

**Population and Household Projections, 2000 to 2025\* – City of Lakeport**

	2000*	2005*	2010*	2015*	2020*	2025*
Total Population*	4,820	5,150	5,521	5,935	6,380	6,859
Households*	1,967	2,148	2,339	2,515	2,703	2,906
Average Household Size	2.36	2.36	2.36	2.36	2.36	2.36

\* DOF Lake County growth rates used for the City of Lakeport through 2025.

\*\*Assumes 2000 Lakeport avg. household size of 2.36 remains constant.

Source: 2000 U.S. Census, Department of Finance.

The proposed project Consists of the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade.

XIV.a-b) The proposed park would not induce population growth in the existing residential area either directly or indirectly. The project as proposed, entails developing a park in downtown Lakeport, and thus, would not include any housing development. There are no new proposed homes or businesses as a result of the development of the park. Additionally, the proposed project would not displace any existing housing or people. No housing units would be impacted with the development of the park. Furthermore, since construction of the project would be temporary in nature, it is anticipated that most, if not all, workers would live locally and would not relocate to the area. Therefore, **no impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have **No Impact** on Population and Housing.

<b>XV. PUBLIC SERVICES.</b> 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on public services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the 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 (a) fire protection, (b) police protection, (c) schools, (d) parks, or (e) other public facilities.

**DISCUSSION**

The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multi-use lawn areas, landscaping and trees, as well as public pathways and extension of the lakefront promenade. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake.

The proposed project Site is served by the Lakeport Fire District. The Lakeport Fire District is an independent all-risk fire district, located in the county seat of Lake County, on the west shore of Clear Lake. The Lakeport

Fire District is approximately 0.25 miles away from the proposed project location. Additionally, the proposed project area is served by the City of Lakeport Police Department and does not include any alterations to or near the police facility.

XV.a) As discussed above, fire protection services at the Site are provided by the Lakeport Fire District. The project Site does not contain fire protection facilities that would need to be altered as a result of the proposed project, nor would the proposed project increase the need for fire protection service. **No impact** would occur.

XV.b) The project Site does not contain police protection facilities that would need to be altered as a result of the proposed project. The project is not expected to require closure of the road. Additionally, development of the proposed project would not result in increased population and residential structures, or a subsequent need for additional police protection facilities. Since the proposed project would not increase the need for police protection at the Site, **no impact** would occur.

XV.c) The location of the proposed park was former school site, formerly known as "Natural High", which has not been in operation for over twenty (20) years. Currently Clear Lake High School campus and all other education facilities, exists at the northern portion of the City of Lakeport, with plenty of area to address any future expansion. The proposed project would not significantly physically alter the school facilities in the immediate area. Therefore, the proposed project would have a **no impact** on schools.

XV.d) The proposed consists of developing a park, which expands the recreational needs of the community no residential units would be constructed, nor is the population expected to increase, as a result of the proposed project. Because the proposed project provides a park facility, the proposed project would not result in adverse physical impacts associated with the construction of such a facility. As such, **no impact** would occur.

XV.e) There are no elements of the proposed project that would impact other public facilities, such as libraries or regional hospitals. Additionally, the population is not expected to increase as a result of the proposed project. **No impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Public Services.

<b>XVI. RECREATION.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on recreation if it would 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, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

**DISCUSSION**

The City of Lakeport's parks and recreation facilities contribute to the connectivity, character, health and culture of the community. Lakeport is known for its popular recreational activities, such as boating, bass fishing, wakeboarding, swimming, sailing, and kayaking and is a destination for many tourists. This park project provides connectivity to Library Park and boat ramps to the south, and Clear Lake to the east. The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees, as well as public pathways and extension of the lakefront promenade. In addition, no development is proposed to take place along the direct shoreline of Clear Lake. All work proposed with this project would be located outside of the waters of Clear Lake, as well as, the riparian habitat adjacent to the lake.

The proposed project area is currently in the vicinity of the following neighborhood parks and recreational facilities:

- Library Park, located approximately 0.3 miles from the proposed project area; and
- Westside Community Park, located approximately 1.2 miles away from the proposed project area.

VI.a-b) The proposed project consists of developing a new park in downtown Lakeport. No residential units would be constructed, nor is the population expected to increase, as a result of the proposed project. The proposed project includes expansion of a new park in Lakeport and would not increase the usage of or demand for neighborhood and regional parks or other recreational facilities. Therefore, the proposed project would not result in the physical deterioration of parks or facilities, since the project is the construction of new park or recreational facilities. The proposed park expands recreational opportunities for those living in Lakeport, and would have **no impact**.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have **no impact** on Recreation.

<b>XVII. TRANSPORTATION.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on transportation if it would conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase hazards due to a geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

**DISCUSSION**

Roads within the City limits, including North Main Street, a two-lane arterial street, are maintained by the Streets Division of the City of Lakeport Public Works Department, in addition to curb and gutter, drainage systems and structures, and right-of-way improvements within the City, including but not limited to asphalt overlays and repairs, street signs, pavement markings, culvert maintenance and replacement, and other street related projects (City of Lakeport Public Works, n.d.).

The City of Lakeport is a member of the Lake Area Planning Council (APC), which is the Regional Transportation Planning Agency (RTPA) for the Lake County region. Primarily, the RTPA ensures that appropriate local transportation planning is administered in accordance with the Transportation Development Act (TDA), the State Transportation Improvement Program (STIP), and the Service Authority for Freeway Emergencies (SAFE) program. (Lake APC, n.d.).

As noted in the City's 2025 General Plan, "Lakeport's roadway network is defined and constrained by two barriers: Clear Lake on the East and State Highway 29 on the West. The majority of the city is laid out in a rectangular grid pattern which is interrupted by hilly terrain. In these hilly areas the street system becomes discontinuous and through traffic is difficult. Many of the City's streets are narrow, not improved to current standards, and will require upgrading...Although construction of the State Highway 29 freeway has reduced congestion downtown, it is now a barrier inhibiting east-west circulation through the Planning Area" (2009).

As previously discussed, the project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park would include a large swath of multiuse lawn areas, landscaping and trees, as well as public pathways and extension of the lakefront promenade.

XVII.a) The proposed project would not be anticipated to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, as several improvements would occur. Although traffic interruptions may occur during the construction phase of the project, this impact would be temporary in nature associated with the development of a park along the eastern side of North Main Street.

The construction phase of the project is anticipated to occur over a 6 to 12-month period. Once construction commences on-site, construction workers would be required at the Site. Project construction

would be limited to the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays; however, the City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official. It is expected that construction of the project would result in a slight increase in traffic to and from the Site, as construction workers arrive and leave the Site at the beginning and end of the day, in addition to minor interruption of traffic on adjacent streets, when heavy equipment necessary for project construction is brought to and removed from the Site. Once construction is complete, the workers would no longer be required at the Site.

The streets surrounding and adjacent to the project Site are mainly used by the downtown commercial and residential areas in the vicinity of the Site and are main thoroughfares through the City. Project build-out would not be anticipated to significantly impact the capacity of the street system, level of service standards established by the City, or the overall effectiveness of the circulation system, as North Main Street, a two-lane arterial street, is already existing and currently operates at an acceptable LOS (LOS C). Additionally, the proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise, decrease the performance or safety of such facilities. The central location of the Park in the City encourages pedestrian and bicycle access to the park facilities. **A less than significant impact** would occur.

XVII.b) The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), which state:

*“(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact”, and*

*“(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, a lead agency may tier from that analysis as provided in Section 15152.”*

A significant impact would not be anticipated to occur as a result of the project, since the proposed project development of a park at the former site of “Natural High” school site, though considered a land use project, is not anticipated to generate a substantial amount of vehicle miles traveled. Since the park is located in the immediate downtown area in the center of Lakeport, with the potential of pedestrian and bicycle access, the project is not anticipated to significant increase in the amount of traffic at the site and along the street is not anticipated. **A less than significant impact** would occur.

XVII.c) The design of the park would include ingress and egress of vehicles in the parking area. The proposed improvements would be designed in accordance to all City standards to ensure the features would be safe and would not substantially increase hazards due to a geometric design feature such as sharp curves or dangerous intersections. **No impact** would occur.

XVII.d) The proposed project would not result in inadequate emergency access on the existing road system. As the Site and surrounding vicinity are currently developed to meet pertinent design criteria to provide adequate emergency access in accordance with all design standards and requirements, **no impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Transportation.

<b>XVIII. TRIBAL CULTURAL RESOURCES.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) 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 §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) 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 §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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Thresholds of Significance:** The project would have a significant effect on Tribal Cultural Resources if it would cause a substantial adverse change in the significance of a cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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 listed or eligible for listing in the California Register of Historical Places or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or is 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 §5024.1.

**Tribal Cultural Resources:** 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.?

Archaeological Research, on behalf of the City of Lakeport, contacted the Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated March 20, 2020, the NAHC indicated the SLF search returned a negative result and provided the contact information for eight (8) local Tribal representatives. The city was contacted by the Scotts Valley Band of Pomo Indians in an Email dated February 20, 2020. Additionally, the Tribe expresses interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project.

As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

## **DISCUSSION**

As discussed under Section V, Cultural Resources, above, an *Archaeological Survey Report* (Archaeological Report) was prepared by Archaeological Research on March 26, 2020, to identify and present any archaeological, historical, or cultural resources located within the Area of Potential Effect (APE). Archaeological Research conducted a records search (File Number 19-1627) at the Northwest Information Center (NWIC), located on the campus of Sonoma State University, in Rohnert Park, California, which included a review of all study reports on file within a one-half mile radius of the project area. A total of 8 previous studies have been completed within the records search radius, in which 25 percent of the surrounding half-mile radius has been previously surveyed. As provided in the Archaeological Report, no cultural resources are documented within the project APE, although four prehistoric cultural resources, including two sites containing lithic scatters and two sites containing midden soils, are present within a half-mile radius of the Site. In addition, review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area.

As part of the Archaeological Research contacted the Native American Heritage Commission (NAHC) on March 16, 2020, to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated March 20, 2020, the NAHC indicated the SLF search returned a positive result and provided the contact information for eight (8) local Tribal representatives. In compliance with Assembly Bill (AB) 52, on March 26, 2020, Archaeological Research sent a consultation letter to each of the Tribal representatives. The City was contacted by the Scotts Valley Band of Pomo Indians in a letter dated February 29, 2020, in which Park project Site was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). Additionally, the Tribe expressed they have a "clear interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project." As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

Field work was conducted on March 11, 2020, and included a cultural resources inventory of the project area, totaling approximately 6.8 acres. Ground surface visibility was moderate due to dense grass, landscaping, imported gravel, and pavement. As noted in the Archaeological Report, the entire project area was surveyed using intensive survey coverage with transects spaced less than 5 to 8 meters apart. Field work indicated the natural landform at the former school site has been extensively altered by historic-

era and modern activities, where construction of the roadway and nearby structures resulted in extensive grading. Imported gravel, construction, and landscaping have also affected the altered landscape.

One isolated obsidian flake from the Mount Konocti geologic source were identified within the APE as a result of the field survey. The artifact is unassociated with a cultural resource and was discovered on highly altered landforms within disturbed contexts. Unassociated isolated artifacts generally do not merit formal recordation or protection measures. In addition, a concrete foundation was noted outside the current APE. However, this feature was not recorded because it is located outside of the APE. Archaeological Research, in their report, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. The report contains two recommended measures in the event of inadvertent discovery of cultural resources or human remains during project implementation.

Copies of the NAHC and Tribal consultation request letters and associated responses are included in Appendix C. Due to the confidential nature of the Archaeological Report, a copy is not provided as part of this Initial Study.

XVIII.a.i) As discussed under Section V, Cultural Resources, in order for a cultural resource to be deemed "important" under CEQA and thus eligible for listing on the California Register of Historic Resources (CRHR), it must meet at least one of the following criteria (as set forth in Section 5024.1(c) of the Public Resources Code):

1. is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2. is associated with the lives of persons important to our past; or
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4. has yielded or is likely to yield, information important to prehistory or history (Archaeological Research, 2020).

As provided in the Archaeological Report, prepared by Archaeological Research on March 26, 2020, a total of 8 previous studies have been completed within one-half mile of the Site. Review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area. The field survey, conducted on March 11, 2020, also did not reveal any historical resources within the project area (Archaeological Research, 2020). **No impact** would occur.

XVIII.a.ii) Archaeological Research, in their Archaeological Report, dated March 26, 2020, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. During the field survey, no cultural or archaeological resources were identified. Field work indicated the natural landform at the park site has been extensively altered by historic-era and modern activities, where construction of the school site resulted in extensive grading (Archaeological Research, 2020).

While one isolated obsidian flake from the Mount Konocti geologic source was identified within the APE as a result of the field survey, the artifact is unassociated with a cultural resource and was discovered on highly altered landforms within disturbed contexts. It is important to note that unassociated isolated artifacts generally do not merit formal recordation or protection measures (Archaeological Research, 2020).

In addition, per correspondence received from the Scotts Valley Band of Pomo Indians, dated February 20, 2020, the Park project Site was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). In the letter, the Tribe expresses interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project (Archaeological Research, 2020). Although no archaeological resources were identified during the Site survey, it does not preclude the possibility of such resources, including cultural or Tribal cultural resources or human remains, existing within the project area. Due to the potential for unrecorded Native American and archaeological resources and human remains at the Site, Archaeological Research outlines the prescribed protocol in the event inadvertent archaeological discovery(ies) are made, including the discovery of human remains (see Mitigation Measures CULT-1, CULT-2 and CULT-3). In addition, in response to Scotts Valley Band of Pomo Indians' request for archaeological monitoring during all ground disturbing activities on-site, this request has been included as Mitigation Measure CULT-3). With **mitigation measures incorporated, a less than significant impact** would occur.

**MITIGATION MEASURES**

Refer to Mitigation Measures CULT-1 through CULT-3 in Section V, Cultural Resources, above.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Tribal Cultural Resources.

<b>XVIX. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on utilities and service systems if it would require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or

relocation of which could cause significant environmental effects; not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; 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; or not comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

## **DISCUSSION**

The City of Lakeport Public Works Department serves the incorporated Lakeport community. The Department consists of several divisions which are responsible for water, sewer, underground utilities (installation and maintenance), storm drain system maintenance, and public park maintenance and operations.

### Water Service

The Water Division continuously monitors the quality of the water that is provided to Lakeport's water customers and holds the responsibility of providing safe drinking water as its highest priority. The Water Division operates and maintains four wells, a surface water treatment facility, and distribution system to individual meters. The Division also works with developers and customers on water service issues during project design, during service installation and to address future needs. Along the proposed Park project site exists a water main for the entire stretch of North Main Street, along with; one fire hydrant and one water meter for the former school site. None of the grading that occurs along the project Site would involve reconstruction of the water main or displacement of any of the existing water service utilities. The City has adequate water for the park that would include the splash pad, concession stand and restroom. Irrigation for the landscaping would connect to the existing irrigation system that uses water Clear Lake. The proposed project is not expected to impact these existing utilities.

### Sewer Service

The Sewer Division of the Lakeport Public Works Department is responsible for the safe collection, treatment, and disposal of sewage and wastewater generated by residential, commercial and industrial customers inside the City of Lakeport. All of the City's wastewater activities are done in a manner compliant with State and County health and safety regulations. The primary directive of the Sewer Division is to ensure that Lakeport's streams, waterways and Clear Lake are free from disease-causing bacteria and viruses that are harmful to the public health. The Lakeport sewer system involves approximately 2,200 connections, serving over 5,000 customers, which accounts for approximately eight percent of the entire population of Lake County. The Division operates and maintains nearly 40 miles of sewer main lines, eight sewer lift stations, and a secondary treatment and disposal facility (City Public Works, Sewer Division, n.d.).

Additionally, in 2018, Lakeport adopted the Sewer System Management Plan (SSMP). The SSMP is a document that describes the activities in which a wastewater agency engages to manage its collection system effectively. The SSMP is intended to meet the requirements of both the Central Valley Regional Water Quality Control Board (CVRWQCB) and the Statewide General Waste Discharge Requirements GWDR. The State Water Resource Control Board (SWRCB) adopted Water Quality Order No. 2006- 0003-DWQ at its meeting on May 2, 2006, which required all public wastewater collection system agencies in California with sewer systems greater than one mile in length to be regulated under GWDR.

The proposed Park project Site includes sewer main lines along the frontage of North Main Street. The project, as proposed, increases sewer use associated with the restrooms would be minimal.

Storm Drainage System/Wastewater

The Streets Division of the City of Lakeport Public Works Department provides for the maintenance and minor construction of all City streets, curb, gutter, drainage systems structures, and right-of-way improvements. This includes asphalt overlays and repairs, street signs, pavement markings, culvert maintenance and replacement, and other street related projects. The Streets Division also provides many additional public service functions, including providing traffic control devices for parades and other special events. The wastewater operations and service entity is governed by a Board of Directors, which also acts as the City Council (City Public Works, Streets Division, n.d.).

Within the Streets Division there is the Underground Utility Construction staff which installs and maintains new and existing water and sewer systems to private property, and within dedicated easements throughout the City. This division works on emergency water breaks and sewer stoppages and schedules repair or replacement of water distribution and collection systems deficiencies.

The proposed Park Project Site is host to one storm drainage line that runs along the southern boundary of the property on an adjacent city property. The site currently has a 54-inch culvert that extends under the neighboring properties along Main Street and ends at the City's parking lot. The proposed Park project would include crossing that stormdrain in two locations. One location closer to Clear Lake would be for the promenade. While the other would be located further back for a pathway that would support service vehicles leading from the park to the parking lot to the south. The bases and/or supports for each side of those crossings would be located out of the existing stormdrain system, and would not increase or impact stormwater flows on the site.

Solid Waste Service

Lakeport Disposal provides solid waste and recycling collection services to commercial, residential, and industrial customers within the incorporated limits of Lakeport. The nearest active landfill is Eastlake Landfill (17-AA-0001) in Clearlake, California, located approximately 28 miles from the project Site. The Eastlake Landfill has a daily permitted disposal of approximately 200 tons per day. Furthermore, the Eastlake Landfill has a maximum permitted capacity of 6.05 million cubic yards and a remaining capacity of approximately 2.86 million cubic yards. The Eastlake Landfill is expected to remain active for another 5 years, until the year 2023 (CalRecycle, 2018). Solid waste generated by the proposed project during construction activities would be collected and transported to an active and permitted landfill.

XVIX.a) There is sufficient water supply available to serve the project as the only water needs would occur during construction for dust suppression. The project would not require the construction or expansion of any new water or wastewater facilities. Water usage for the construction and operation associated with the park would be small and existing entitlements and resources have the capacity to serve any temporary water needs for the project. Electric power: The project does not propose expansion or relocation of electric power, natural gas, or telecommunications; there would be a **less than significant impact** on these utilities.

XVIX.b-c) As discussed above, the only water required for the project during construction for dust control. Water usage for the construction and operation of the Park would be negligible and existing entitlements and resources have the capacity to serve any water needs for the project and have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry

and multiple dry years. The project Site is currently served by the City of Lakeport's Water Service District for municipal water service. There are no planned developments in the area and thus the population is not expected to increase as a result of the project. Therefore, the proposed project would not require additional or expanded infrastructure relating to municipal water or wastewater treatment. The projected water use for the proposed project is within the existing allocation and would not require new or expanded entitlements. Additionally, the project does not involve direct or indirect discharge of wastewater to sanitary sewer or on-site septic systems. Project construction does not require any dewatering into the sewer system. No significant demand for wastewater treatment or facilities would occur as a result of the project. The project would not create a significant amount of wastewater and therefore would have no impact on a wastewater treatment operator. There is no expected increase in wastewater as a result of the project. Water and wastewater use for the park would be a **less than significant impact**.

XVIX.d-e) The project Site is currently and would continue to be served by a landfill (Eastlake Landfill) with sufficient permitted capacity to accommodate the project's anticipated solid waste disposal needs at full project build-out. A significant amount of solid waste would not be anticipated under the project and all solid waste generated under the project would be disposed of in accordance to all federal, State, and local statutes and regulations related to solid waste. Additionally, the proposed would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals. A **less than significant impact** would occur.

XVIX.f) Disposal of construction waste would comply with federal, State, and local statutes and regulations related to solid waste. As mentioned above, solid waste generated by the proposed project during construction activities would be collected and transported to an active and permitted landfill. The nearest active landfill has capacity for the proposed projects generated waste and is expected to remain active for another 5 years, until the year 2023. **No impact** would occur as a result of the project.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Utilities and Service Systems.

<b>XX. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 challenges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on wildfire if it would impair an adopted emergency response plan or emergency evacuation plan; 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; 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; or 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 challenges.

**DISCUSSION**

The combination of vegetation, topography, climate, and population density create a significant potential for hazards from wildfires within the Lakeport Planning Area. There are many vacant and undeveloped areas within the City and its Sphere of Influence, particularly on the west side of Highway 29 and the northern portions of the City, including mobile home parks. Rugged topography and highly flammable vegetation make residential development potentially unsafe unless adequate fire safety measures are taken (City General Plan, 2009).

The area within the City is served by the Lakeport Fire Protection District/County Fire Protection District. Any location within City limits can be reached within three to five minutes. Locations within the Sphere of Influence can be reached in five to seven minutes. This rapid response time can be attributed to the combination of full-time staff and emergency personnel in the Lakeport Fire Protection District and a large number of volunteers.

The CalFire Fire Hazard Severity Zones Map was developed to guide construction standards for building permits, use of natural hazard disclosure at time of sale, guide defensible space clearance around buildings, set property development standards, and considerations of fire hazard in city and county general plans. The project area is located within a 'Very High' State Responsibility Area hazard zone (CalFire, 2018). According to the CalFire Severity Zone Map, the proposed project area is classified as a non-high severity fire hazard zone.

Project activities include The project proposes the development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees. The park also includes public pathways and extension of the lakefront promenade.. The area surrounding the Site is currently developed commercial and medium density residential. The development of the park would not increase wildfire risks.

XX.a) The City of Lakeport has not adopted an emergency response plan. North Main Street located along the frontage of the project Site represents a primary artery for all north/south thoroughfares through the City. Construction activities could result in minor delays for emergency vehicles or law enforcement; however, during construction, North Main Street would remain open, although one-way controlled traffic may be necessary. This would ensure the passage of emergency and passenger vehicles in the event of an emergency, including wildfire. The project related activities would not be anticipated to significantly impact the capacity of the street system; the project would have a **less than significant impact**.

XX.b-c) The proposed Park Site project will be constructed at grade and does not propose grading which would exacerbate wildfire risk. The project is located in an already developed commercial area, and stormwater improvements would be constructed at grade. Implementation of the project would not require the installation or maintenance of additional infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Furthermore, the project would not 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 challenges. Therefore, there would be **no impact** on wildfire risk or spread of pollutants from such thereafter.

XX.d) Implementation of the proposed Park Site project does not require grading of slopes or creation of slopes. Project features will be constructed at grade, and the area will be stabilized during construction by use of construction BMPs and will be landscaped once construction is complete. Additionally, implementation of the project's stormwater features would help stabilize the project area from negative impacts related to stormwater runoff, as the project proposes features to better manage, direct, and contain runoff, and has been designed to maintain stormwater flows within the project area. **No impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Wildfire.

<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**THRESHOLDS OF SIGNIFICANCE:** The project would have a significant effect on mandatory findings of significance if it would 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; 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.); or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

## DISCUSSION

As previously discussed, the proposed project would include development of a park in downtown Lakeport, which includes an amphitheater, basketball court, small splash pad, ninja gym, concessions/bathroom, large covered shelter, and various picnic tables with grills. The park also includes a large swath of multiuse lawn areas, landscaping and trees, as well as pathways and extension of the lakefront promenade..

XXI.a) As discussed under Section IV, Biological Resources, The biological survey detected no sensitive plant species within the project area. While bird species observed at the Project Site comprise primarily common occurring species expected in shoreline habitats near and around Lakeport, six birds of special concern (including Double-crested Cormorant, Great Blue Heron, Osprey, Nuttall's woodpecker, oak titmouse, and wren tit) could have a potential of being on-site. The Biological Resource Section identified potential impacts to the riparian habitat and special status species, that incorporated a mitigation measure to address nesting birds during specific times of year (outside of the bird nesting season, between August 1-March 1) when any necessary heavy vegetation removal (limbs over 6 inches in diameter) would be the least impactful. However, should heavy vegetation removal be proposed during the bird nesting season (March 1-August 1), it is recommended that a qualified biologist conduct a nest survey to identify the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Recommended protocol is also provided in the event active nests are identified. As well as the mitigation measure in the Water and Hydrology Section that requires waddles and siltation fencing to limit runoff flowing into the Clear Lake riparian habitat.

An *Archaeological Report* was also prepared for the project by Archeological Research on March 26, 2020, in which it was concluded that no cultural or historical resources were observed within the project area and the project, as presently designed, is not expected to have an adverse effect on cultural resources.

Recommendations of the report (and have been incorporated into the Initial Study as mitigation), which would minimize any potential impacts to a less than significant level. A **less than significant impact** would occur.

XXI.b) There are no elements of the project that would result in a cumulatively considerable impact. The project includes construction and continued operation of a park in downtown Lakeport. Preventative measures (Best Management Practices) would be implemented during project construction to minimize potential impacts. In addition, with mitigation incorporated, all potential impacts associated with the proposed project would be reduced to a less-than-significant level. A **less than significant impact** would occur.

XXI.c) The project would not generate any potential direct or indirect environmental effect that would have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise, and fire hazards. With mitigation incorporated, all potential impacts associated with the proposed project would be reduced to a less-than-significant level. A **less than significant impact** would occur.

**MITIGATION MEASURES**

No mitigation required.

**FINDINGS**

The proposed project would have a **Less Than Significant Impact** on Mandatory Findings of Significance.

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## FIGURES

**Figure 1**

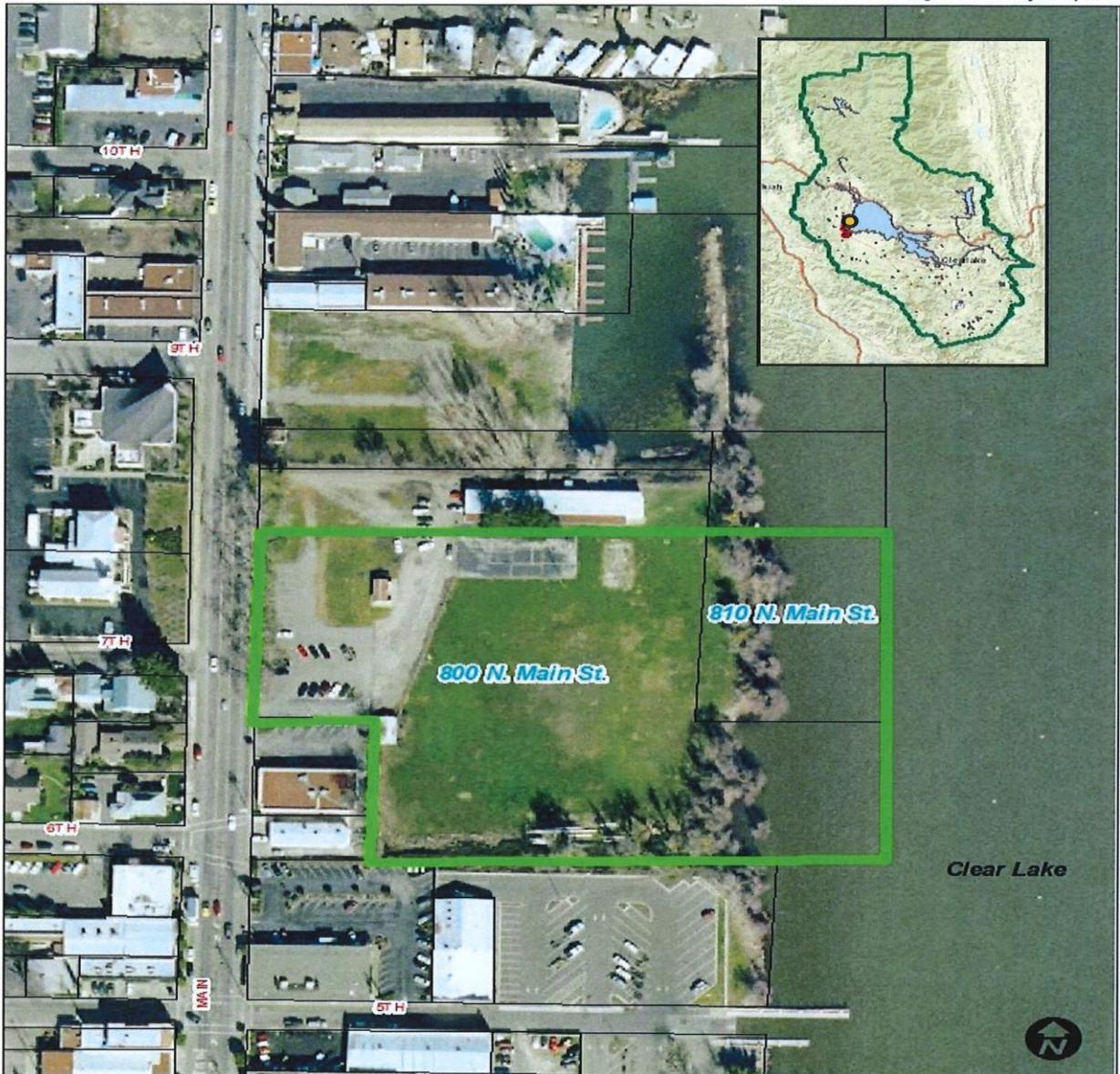
**Location Map**

**Figure 2**

**City of Lakeport Land Use Designations**

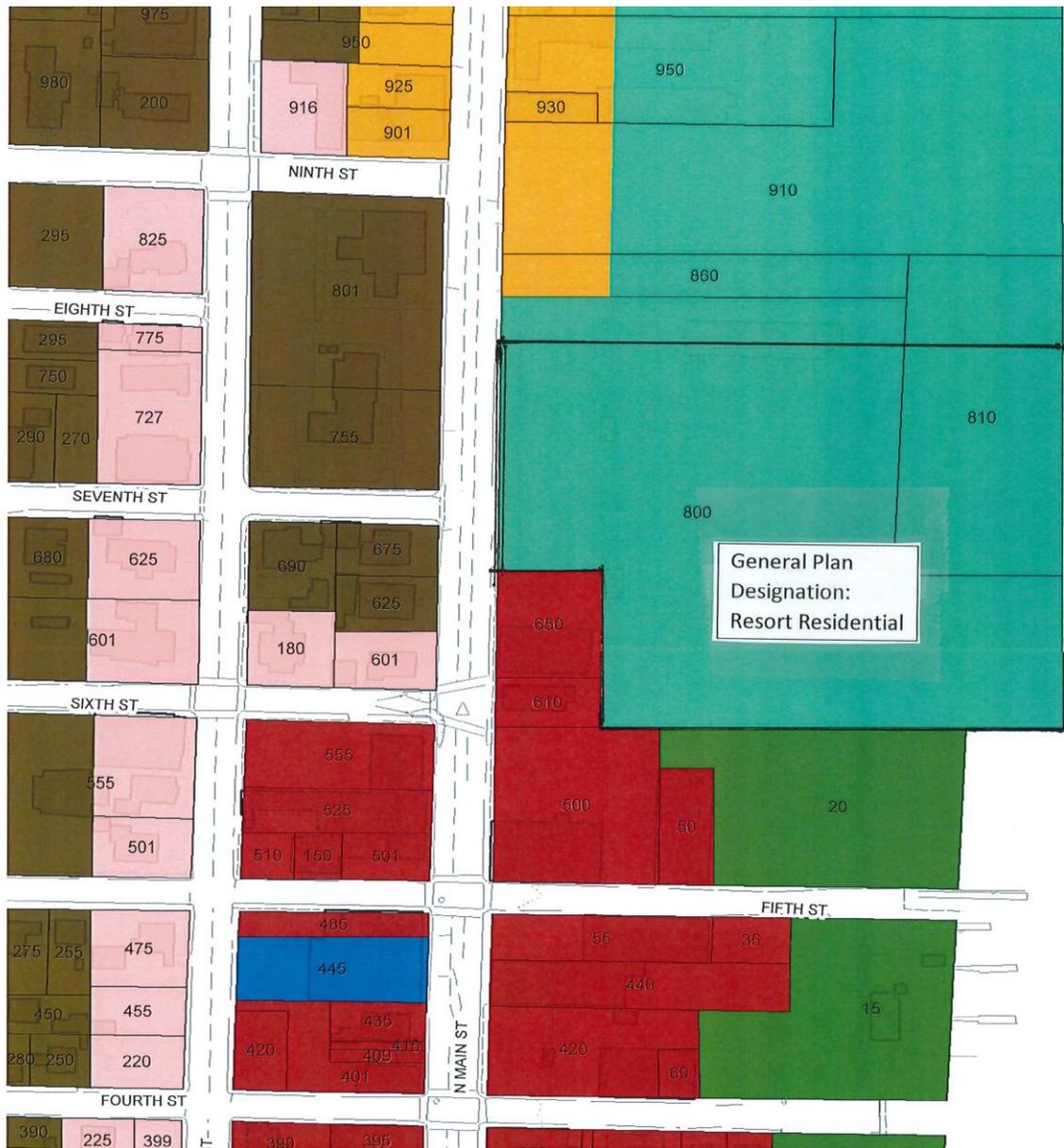
**Figure 3**

**City of Lakeport Zoning Designations**

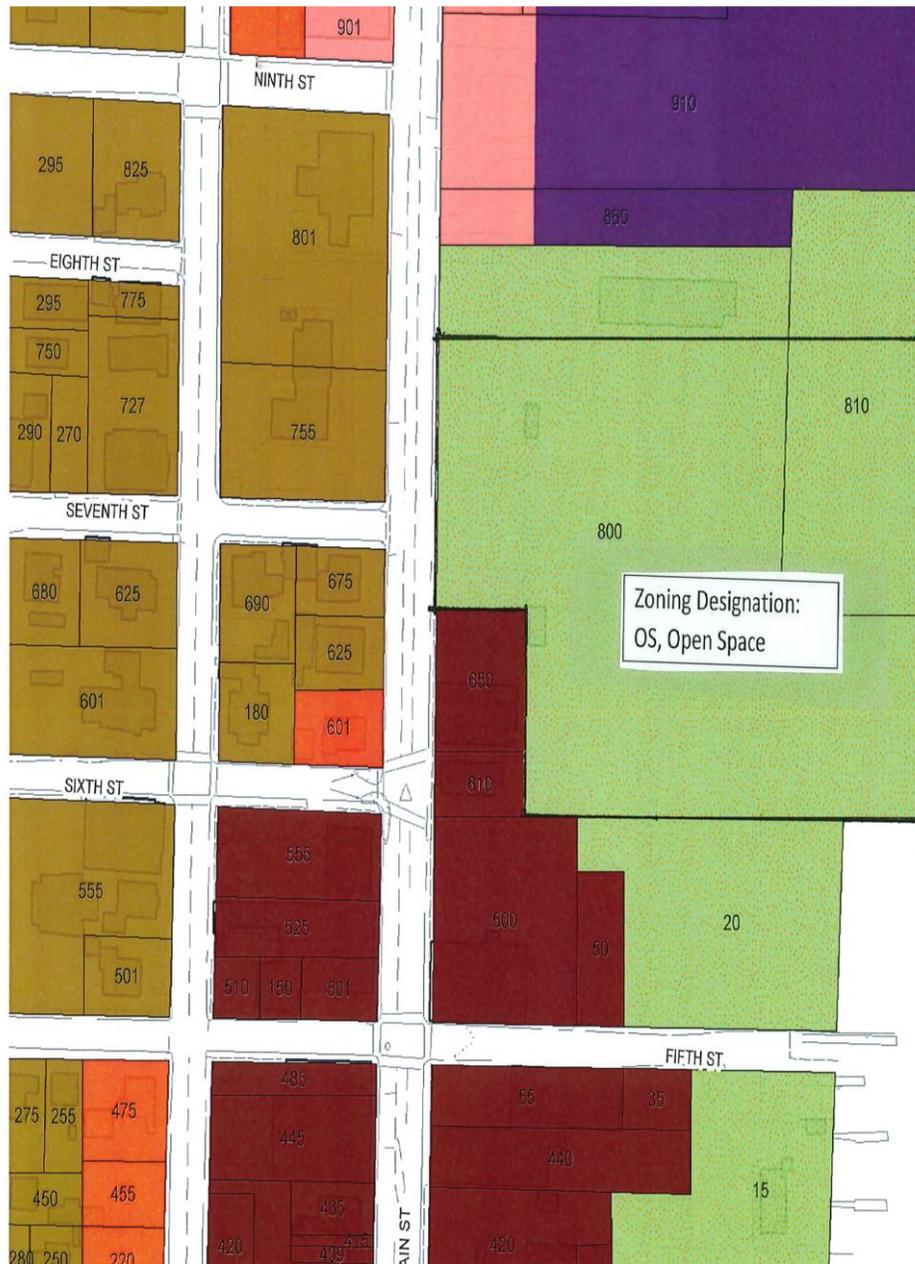


Lakeport Lakefront Location Map

# Figure 1 Location Map



**Figure 2**  
**City of Lakeport**  
**Land Use Designations**



**Figure 3**  
**City of Lakeport**  
**Zoning Designations**

## APPENDIX A

### **Mitigation and Monitoring Reporting Program (MMRP)**

## APPENDIX B

### **Cultural Resources Correspondence**