



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

Dated: October 31, 2022

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY, IS 21-49**

1. **Project Title:** J Lodge
2. **Permit Number:** Major Use Permit (UP 21-46)
Specific Plan of Development (GPD 21-01)
Initial Study (IS 21-49)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner (707) 263-2221
5. **Project Location(s):** 12395 State Highway 175, Loch Lomond
APN: 011-067-48
6. **Project Sponsor's Name:** Dan Zamberlin
12395 State Highway 175
Loch Lomond, CA 95461
7. **General Plan Designation:** Cs; Service Commercial
8. **Zoning:** "PDC-DR-W"; Planned Development Commercial,
Design Review, Wetland
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** D, Undetermined
11. **Slope:** Generally flat (less than 10%)
12. **Fire Hazard Severity Zone:** SRA High Fire Area
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Sizes:** 2.23 Acres (Lake County GIS mapping)

16. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The applicant is proposing construction of a 2,100 sq. ft. lodge, 18 regular parking spaces; two ADA parking spaces, and two dwellings for use as overnight lodging.

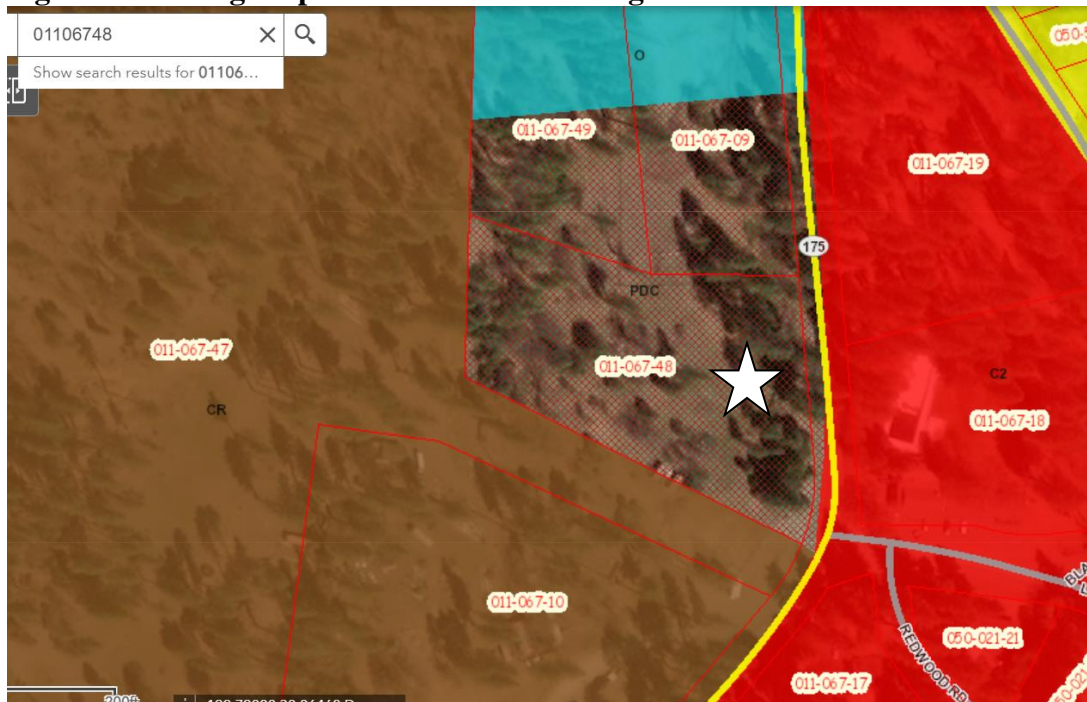
17. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

North: Split-zoned "PDC" Planned Development Commercial and "O" Open Space-zoned lots, undeveloped and containing a vernal pond; 1.8 and 5.7 acres in size.

East: "C2-DR" zoned lots; APN 18 is developed with a small resort and store. APN 19 is split zoned "RR-SC" Rural Residential, Scenic Combining, and "C2-DR" Community Commercial – Design Review; is 2.18 acres in size and is undeveloped.

South and West: "CR" Resort Commercial zoned lots; the adjacent lot is an undeveloped flag lot about 10 acres in size.

Figure 1 – Zoning Map of Site and Surrounding Area



Source: Lake County GIS Mapping

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Department of Public Services
 South Lake County Fire Protection District (CalFire)
 Central Valley Water Resource Control Board
 California Department of Public Health

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Eric Porter, Associate Planner



September 15, 2022

Date: _____


SIGNATURE


Mireya Turner, Director; Community Development Department

SECTION 1 – EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>There are no scenic vistas visible from the Highway, therefore this project's impacts will be less than significant to this criterion.</p> <p>The project site is located in an area that is heavily forested (see photo, next page). The site is flat and somewhat visible from Highway 175, a scenic highway. Commercial uses are exempt from the regulations of the Scenic Combining overlay zone, and the tree coverage from the frontage along Highway 175 will mostly screen the interior uses from view.</p>  <p style="text-align: center;">View of Site From Highway 175</p> <p>The lodge building is the tallest of the three proposed buildings, and is shown to be 24 feet tall.</p> <p>Less Than Significant Impact</p>	7, 16, 17, 18, 23, 26, 33
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>No trees are proposed to be removed. There are no rock outcroppings on or adjacent to the site, and there are no historic buildings present on the site.</p> <p>The site was developed with a resort that burned down in 1969 and has not been rebuilt. The site is flat, and minimal site preparation is needed because of the topography and prior development.</p> <p>The site is adjacent to Highway 175, a scenic highway, however none of the elements listed in b) are found on the site.</p> <p>Less Than Significant Impact</p>	7, 16, 17, 18, 23, 26, 33, 34
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The area is characterized by similar resort and community retail uses. As stated, the site had been developed with a resort that was destroyed by fire in 1969. The public view of the site from the highway is limited due to the significant tree coverage along the highway at this location.</p> <p>Less Than Significant Impact</p>	7, 16, 17, 18, 23, 26, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The project has some potential to contribute additional light or glare from exterior lighting and windows on the buildings.</p> <p>The applicant shall submit a Lighting Plan that shows fixture details for all exterior lighting. The standard for exterior lighting in Lake County is to meet the lighting recommendations found in 'darksky.org' lighting criteria. All lighting shall be downcast and cannot shine into neighboring properties or onto the state highway - this is a standard condition of approval for all commercial projects, and further addressed through a mitigation measure.</p> <p>Mitigation measure AES-1: All exterior lighting shall comply with the recommendations found within the darksky.org lighting criteria, and a lighting plan, including cut sheets of fixtures, shall be submitted before the use permit becomes active.</p> <p>Less Than Significant Impact with mitigation measures added.</p>	7, 16, 17, 18, 23, 26, 33
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	<p>The site is located in a forested part of Lake County. There are no agricultural uses on the site or in the immediate vicinity.</p>  <p>No Impact</p>	5, 10, 14, 16, 17, 18, 23, 26, 32, 33
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	<p>The immediate vicinity does not contain properties that are actively growing crops or that are in a Williamson Act contract.</p> <p>No Impact</p>	5, 10, 14, 16, 17, 18, 23, 26, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The property is in a non-urbanized area in Loch Lomond / Middletown. There are no timber-producing properties in the vicinity, and no land zoned Timber Preserve in proximity to the subject site. No Impact	5, 10, 14, 16, 17, 18, 23, 26, 32, 33
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use, and no trees are being removed by this project according to the material submitted by the applicant. No Impact	5, 10, 14, 16, 17, 18, 23, 26, 32, 33, 34
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	No adverse impacts to farmland or forest land will result from this project. No Impact	5, 10, 14, 16, 17, 18, 23, 26, 32, 33, 34
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has some potential to result in some air quality impacts (primarily dust) during site preparation for the three structures, interior driveway improvements, and 20 parking spaces. There is no mapped serpentine soil on the site. The parking lot will have a gravel surface.</p> <p>Construction of the project would take an estimated 2 to 4 months to complete.</p> <p>Less Than Significant with Mitigation Measures added:</p> <p><u>AQ-1:</u> Diesel generators are prohibited during and after construction.</p> <p><u>AQ-2:</u> Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain visibly-moist soil during site preparation.</p> <p><u>AQ-3:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing including gravel to reduce fugitive dust generation.</p> <p>Less than significant with mitigation measures added.</p>	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33
b)) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X		<p>The lodge will contain between 20 and 40 guests according to the material submitted by the applicant. The parking lot will have 18 regular parking spaces and two (2) ADA-compliant spaces. Assuming two people per vehicle, the site will likely have up to 40 guests during events such as weddings.</p> <p>Visitors to the site are unlikely to sit in their vehicles with the engines running, and the probability of any net increase in pollutants, including carbon monoxide and other greenhouse</p>	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					gasses, is very low. Dust resulting from site preparation will also be limited; the site had been developed up until 1969, and the topography of the site, which is flat, will minimize the amount of dirt movement necessary to prepare the building pads. Less Than Significant Impact	
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The potential for dust migration can be significantly reduced with the use of water on the portions of the site that will have building pads prepared. This is a requirement within mitigation measure AQ-2. Less Than Significant Impact with mitigation measure added	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X X X			The use of water on the site during site preparation to hold the soil in place will significantly reduce dust migration. Less Than Significant Impact with mitigation measure added	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			A Preliminary Biological Resource Assessment was prepared for this site by Northwest Bio Survey and is dated October 13, 2022. The Assessment concluded that the site is unlikely to contain sensitive flora and fauna, and that the biosurvey was done 'out of season', and that a Spring site assessment is necessary to confirm that there are no sensitive plants or animals on the site. The study indicated that the CNDDDB database listed purple martin, pallid bat and Western red bat as being the most likely fauna to be in the vicinity, although no evidence of these three species was discovered. The Assessment concluded that if any trees were to be removed, that a nesting study, done 'in season' be undertaken, and provided certain mitigation measures that are incorporated into this report as follows. Mitigation Measures BIO-1: In order to avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following recommendation is made: Removal of trees during the nesting season (February 1 to August 31) must be <i>Preliminary Assessment-APN 011-067-48; October 2022</i> preceded by a survey for nesting birds conducted by a qualified biologist. In the event that nesting birds are identified, a suitable construction buffer will be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. It is recommended that trees approved for removal be felled outside of the nesting season. BIO-2: Any proposed grading should be conducted in a manner that prevents erosion and subsequent sedimentation into the vernal pool habitat. Any stockpiles or sources of loose soil should be removed prior to the rainy season.	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact with mitigation measures added	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			The Biological Assessment concluded that there was a low probability that this project would have any impact to riparian habitat or other sensitive flora or fauna habitat on the site. The Assessment also recommended that if any trees were removed, an 'in season' nesting study needs to be undertaken so no nesting sites are disturbed. Less Than Significant Impact with mitigation measures added.	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		There are no mapped wetlands on the site. Less Than Significant Impact	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		There are no waterways or mapped / known wildlife corridors on the site. Less Than Significant Impact	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		There are no local policies that pertain to this property. Less Than Significant Impact	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		No special conservation plans have been adopted for this site and no impacts are expected. Less Than Significant Impact	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			Lake County sent out an AB 52 notice for this project on March 11, 2022. Of the notified tribes, the Upper Lake Habematolel Pomo and the Yocha Dehe Tribe deferred to the Middletown Rancheria Tribe. The County sent a request for information to Sonoma State's Cultural data base and received a written response dated March 21, 2022. This response stated that no cultural surveys of the site were on file with Sonoma State, and recommended that the County contact the local ancestrally- affiliated tribe, which occurred via AB 52 notice on March 11, 2022. Lake County is rich in tribal heritage, and as a matter of course, requires the following mitigation measures on all projects that are reviewed for a use permit: CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>Potential impacts can be mitigated to 'Less than Significant' with CUL-1 and CUL-2</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>The site has been previously disturbed with a resort and other associated buildings. No traces of historic tribal use of the site were discovered during the on-site evaluation undertaken by the Tribal Historic Preservation Officer for the Middletown Rancheria Tribe (Michael Rivera).</p> <p>The County places mitigation measures on any project that involves earth disturbance that is subject to a discretionary review. The amount of earth disturbance associated with this project is minimal, but there is some potential for discovery of culturally sensitive artifacts or relics.</p> <p>Mitigation measures CUL-1 and CUL-2 will help to minimize the impacts of discovery (in the event of discovery) and requires the developer to involve the tribe during any future discovery of potentially sensitive items.</p> <p>Less than Significant Impact with mitigation measures added</p>	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>According to the prior site development and the site evaluation undertaken by the Tribal Historic Preservation Officer, it is highly unlikely that any human remains are present on the site. If any are found, they are to be addressed through the requirements of CUL-1 stated above.</p> <p>Can be mitigated to 'Less than Significant' with CUL-1 and CUL-2.</p>	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33
VI. ENERGY <i>Would the project:</i>						
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?			X		<p>The applicant will use on-grid power for this project. Power demands for the three buildings is anticipated to be 200 amp panels for each building; 600 total amp services for the project.</p> <p>There are no known power grid issues in this location, and PG&E received a notice requesting comments on March 11, 2022 and provided a response on September 13, 2022 indicating that they had no issues with this project.</p> <p>Less Than Significant Impact</p>	16, 23, 26, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandates for renewable energy within the Lake County Zoning Ordinance associated this project. Less Than Significant Impact	16, 23, 26, 33
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The site's soil is mapped to be type 127- Collayomi-Aiken-Whispering complex, 5 to 30 percent slopes. This soil type is generally stable and is not particularly prone to liquefaction. This soil complex has moderate to high erosion associated with it, however the flat terrain of the site will minimize the potential for soil migration during significant rain events. <u>Landslides</u> The site is flat, the likelihood of a landslide is remote. Less Than Significant Impact	3, 4, 5, 14, 15., 16, 17, 18, 23, 25, 26, 29, 30, 32, 33
b) Result in substantial soil erosion or the loss of topsoil?			X		Grading activities associated with this project are limited to the preparation of three building pads and 20 parking spaces on a site that is mostly flat and will require minimal dirt movement. The type 127 soil has moderate to high erosive potential, however the flat terrain of the site will make erosion and loss of topsoil minimal. Less Than Significant Impact	3, 4, 5, 14, 15., 16, 17, 18, 23, 25, 26, 29, 30, 32, 33
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is mapped as 127- Collayomi-Aiken-Whispering complex, 5 to 30 percent slopes. This complex is relatively stable and is not prone to landslides, particularly given the flat terrain of the site. The vegetation associated with this soil type is primarily oak woodlands. Less Than Significant Impact	3, 4, 5, 14, 15., 16, 17, 18, 23, 25, 26, 29, 30, 32, 33
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		There is no significant risk to life or property based on the type of development proposed and based on the soil categorization and characteristics. Less Than Significant Impact	3, 4, 5, 14, 15., 16, 17, 18, 23, 25, 26, 29, 30, 32, 33
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served through a public sewer line. No Impact	3, 4, 5, 14, 15., 16, 17, 18, 23, 25, 26, 29, 30, 32, 33


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		There are no unique paleontological or geologic features on the site according to past site development, and the on-site inspection undertaken by the Middletown Rancheria Historic Preservation Officer. Less Than Significant Impact	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any are used). Given that the project site area is flat and will require very minimal grading, greenhouse gas emissions resulting from construction would be negligible and would not result in a significant impact to the environment. The post-construction use of the site will involve occasional special events (weddings, community group meetings), with a very low likelihood of cars idling on site. Further, the use of generators is prohibited except during emergency situations such as power outages. Less than Significant Impact	1, 18, 21, 23, 24, 26, 30, 33
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. No Impact	1, 18, 21, 23, 24, 26, 30, 33
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The resort will not be storing hazardous materials on site. There may be some fuel brought onto the site for construction activities, however no gasoline or other hazardous materials will be stored on site during and after construction occurs. There will be basic domestic cleaning supplies on site, including bleach products and other normal cleaning solutions. Less Than Significant Impact	1, 5, 10, 11, 15, 16, 17, 18, 19, 23, 24, 26, 29, 30, 31, 33
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		The project does not need any chemicals that might be regarded as hazardous other than standard cleaning supplies. Cleaning supplies will be kept in the lodge building in a locked and secure custodial closet. Less Than Significant Impact	1, 5, 10, 11, 15, 16, 17, 18, 19, 23, 24, 26, 29, 30, 31, 33
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 5, 10, 11, 15, 16, 17, 18, 19, 23, 24, 26, 29, 30, 31, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA). No Impact	1, 5, 10, 11, 15, 16, 17, 18, 19, 23, 24, 26, 29, 30, 31, 33
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	8, 16, 18, 22, 23, 26, 33
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. Less Than Significant Impact	4, 5, 13, 15, 16, 23, 26, 29, 33
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is located in a Severe Fire Hazard Area (State Responsibility Area). The applicant has the ability to connect to public water, so no on-site water storage tanks are needed. The applicant will need to comply with CalFire PRC 4290 and 4291 clear areas. Less Than Significant Impact	2, 6, 9, 13, 16, 17, 18, 23, 26, 29, 33
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The property will connect to a public water system. The waste discharge resulting from storm water on the site will be able to percolate into the soil based on the small (4,500 sq. ft. ±) footprint of the proposed structures on the 2.23 acre site. Less Than Significant Impact	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The site is served by a public water system. There are no capacity issues associated with this water source in the Loch Lomond area. Less Than Significant Impact	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33
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: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X		The waste discharge resulting from storm water on the site will be able to percolate into the soil based on the small (4,500 sq. ft. ±) footprint of the construction proposed on the 2.23 acre site. The site is flat, and the likelihood of storm-related runoff migrating from the site to neighboring sites is extremely limited given the small footprint of the project. Less Than Significant Impact	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The site is not located in a mapped flood plain. No Impact	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		There are no water quality control plans adopted that involve this property. Less Than Significant Impact	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. No Impact	8, 16, 23, 26, 33
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, the Cobb Mountain Area Plan and the applicable portions of the Lake County Zoning Ordinance. The site is zoned "PDC", which allows community meeting halls and overnight lodging, and the scale of the project is appropriate for the 2.23 acre site and the overall area, which is characterized by single-story buildings. Less Than Significant Impact	8, 16, 23, 26, 33
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this site as having an important source of aggregate. No Impact	5, 14, 15, 16, 25, 26, 33
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	Neither the County of Lake's General Plan, the Cobb Mountain Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact	5, 14, 15, 16, 25, 26, 33
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance,		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction. Mitigation measures will decrease these noise levels to an acceptable level. Noise levels following construction will be confined as no outdoor gathering areas are proposed.	16, 17, 23, 26, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
or applicable standards of other agencies?					<p>Less Than Significant with the following mitigation measures incorporated:</p> <p><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p><u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for occasional post-construction deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact</p>	16, 17, 23, 26, 33
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	<p>The site is not located within the vicinity of a public or private air strip.</p> <p>No Impact</p>	
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		<p>The project is not anticipated to induce population growth.</p> <p>Less than Significant Impact</p>	16, 23, 26, 33
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project.</p> <p>No Impact</p>	16, 23, 26, 33
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain			X		<p>The project does not propose any new housing or other uses that would necessitate the need for new or altered government facilities. The site is served by the Lake County Sheriff's Department, the South Lake Fire District; CalTrans (Highway 175), PG&E, and Special Districts (water connection). These agencies were notified of this project, and no adverse comments were received.</p> <p>Less Than Significant Impact</p>	7, 16, 18, 19, 23, 26, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?						
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact	16, 23, 26, 33
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact	16, 23, 26, 33
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is served by Highway 175, a paved State Highway. This project was routed to CalTrans, who had some minor concerns about the secondary driveway to the property that is shown on the site plan, and who indicated that the project required a \$20,000 performance bond. There was no indication of whether an Encroachment Permit was required by CalTrans, although the site had been previously developed with a resort use. Less Than Significant Impact	7, 8, 13, 16, 18, 23, 26, 29, 33
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The proposed operation would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) subdivision (b) as Lake County is a Rural County and trip lengths can frequently exceed 20 miles per trip to access community event venues (community meeting rooms), as well as overnight lodging. Less Than Significant Impact	7, 8, 13, 16, 18, 23, 26, 29, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		<p>No changes to Highway 175 are proposed, nor do any appear to be needed. The letter received by CalTrans indicated that driveway spacing could be an issue and the secondary driveway may need to be modified. The letter also stated that the line of sight at this location was not well defined on the plans submitted, and needs to be clarified. The applicant will be required to trim back all vegetation to increase the line of site from the driveway to the Highway.</p>  <p>View of Highway 175 looking West at the Driveway Entrance to the Subject Site.</p> <p>Less than Significant Impact</p>	7, 8, 13, 16, 18, 23, 26, 29, 33
d) Result in inadequate emergency access?				X	<p>As proposed, this project will not impact any existing emergency accesses.</p> <p>No Impact</p>	7, 8, 13, 16, 18, 23, 26, 29, 33
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		<p>The site does not contain resources that would be eligible for being listed in the California Register of Historical Resources or are locally significant.</p> <p>Less than Significant Impact</p>	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			<p>The County has provided mitigation measures CUL-1 and CUL-2 that are prescriptive if any potentially significant artifacts, items or any human remains are discovered during the process of site disturbance.</p> <p>Implementation of CUL-1 and CUL-2 would reduce potential impacts to Less than Significant.</p>	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water			X		<p>The site is served by the Cobb Water District public water system. Power is available to the site via overhead power lines that exist along Highway 175.</p>	7, 16, 18, 19, 23, 26, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?					Storm water drainage can be maintained on site given the flat terrain of the site and the small footprint of the new non-permeable structures (4,500 sq. ft. ±). Less Than Significant Impact	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		There are no capacity issues associated with the water supply system that serves this area. Less Than Significant Impact	7, 16, 18, 19, 23, 26, 33
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The site is served by an existing septic system. New septic systems are likely needed to serve all three buildings. Less Than Significant Impact	7, 16, 18, 19, 23, 26, 33
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs for at least the next 4 years according to the Director of the Landfill. Less Than Significant Impact.	7, 16, 18, 19, 23, 26, 33
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste will apply to this project. Solid waste disposal is not projected to be excessive. Less Than Significant Impact	7, 16, 18, 19, 23, 26, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The site is located in a mapped High Fire area. The site is positioned in such a way that access into and out of the site is generally direct from Highway 175. The number of overnight guests will at most be 8 (assuming 2 per room); trips generated in the event of an emergency evacuation would likely not exceed 4 trips, assuming one car for each two guests. Less Than Significant Impact	2, 6, 9, 13, 16, 17, 23, 26, 29, 33
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X			The site is flat but has some fuel load, and is located in a mapped High Fire Area. The site is served by the South Lake Fire District (CalFire), and is next to Highway 175, which would be the path of travel for fire trucks. The applicant is required to provide two (2) 2,500 or larger water tanks on the site for emergency fire protection, and will be required to maintain at least 30' of clear space around all structures. These are required as mitigation measures for this project as follows: Mitigation measures: FIRE-1: Prior to occupancy, the applicant shall clear 30' around each structure of fuel (trees, shrubs, grasses). The site shall have the 30' clear space maintained over the life of the project. Less Than Significant Impact with mitigation measures added	2, 6, 9, 13, 16, 17, 23, 26, 29, 33
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X			The site is already connected to public water. The road leading to the site is a fully paved State Highway; no further improvements to this Highway are needed. Less Than Significant Impact with mitigation measures added	2, 6, 9, 13, 16, 17, 23, 26, 29, 33
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is little chance of risks associated with post-fire slope runoff, instability or drainage changes given the flat terrain of the site and its surroundings. Less Than Significant Impact	2, 6, 9, 13, 16, 17, 23, 26, 29, 33
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		The project proposes a lodge to be used as a community meeting room and for special events, and for two overnight lodging units. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures as described above. Less Than Significant Impact	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise and Wildfire. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise and Wildfire have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	All

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