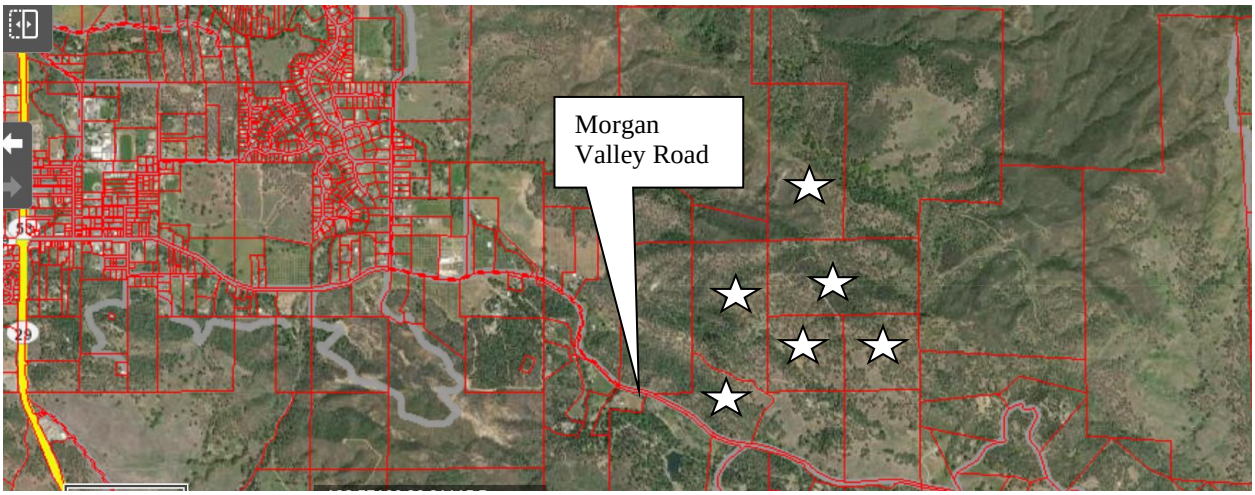
COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

Dated: March 10, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY, IS 22-34; USE PERMIT

1. Project Title:	Getaway Lake County Outpost
2. Permit Number:	Major Use Permit (UP 22-28) Initial Study (IS 22-34) Grading Permit through HCD
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):	18300 Morgan Valley Road, Lower Lake APNs: 012-008-09, 42, 43, 44, 45, 52, 53
6. Project Sponsor's Name:	Getaway House Inc. 147 Prince Street Brooklyn, N.Y., 11201
7. General Plan Designation:	Rural Lands
8. Zoning:	"RL" Rural Lands
9. Supervisor District:	District One (1)
10. Flood Zone:	D, Undetermined and X, Low Flooding Risk
11. Slope:	Flat to steep (slopes 0% to over 30%)
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 Size:	±347 acres (based on material submitted by applicant)

FIGURE 1 – VICINITY MAP



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

- North: APN 012-008-06; "RL" Rural Lands zoned, 261.78 acres. Undeveloped, moderate to steep terrain; contains a waterway.
- East: APN 012-008-33; "RL" Rural Lands zoned, 189.44 acres. Undeveloped, moderate to steep terrain.
- East: APN 122-270-01; "RR" Rural Residential zoned, 39.85 acres. Undeveloped, moderate terrain.
- South: APN 012-008-55; "RL" Rural Lands zoned, 46.21 acres. Undeveloped, moderate terrain.
- South: APN 012-008-54; "RL" Rural Lands zoned; 39.74 acres. Developed with a dwelling, barn and sheds. Hobby farm on site.
- South across Morgan Valley Road: APN 122-280-10; "RR" Rural Residential zoned; 13.87 acres, developed with a dwelling. Moderate terrain.
- South across Morgan Valley Road: APN 122-280-16; "RR" Rural Residential zoned; 9.51 acres, developed with a dwelling and horse corral; flat to moderate terrain.
- South across Morgan Valley Road: APN 012-045-34; Split-zoned "A" and "RL", Agriculture and Rural Lands zone; 86.55 acres; developed with a dwelling and above-ground pond; flat to steep terrain.
- West: APN 012-008-46; "RL" Rural Lands zoned; 71.65 acres, developed with a dwelling and greenhouses, moderate to steep terrain.
- West: APN 012-008-41; "RL" Rural Lands zoned; 30.77 acres, undeveloped, moderate to steep terrain.
- North: APN 012-008-27; "RL" Rural Lands zoned; 181.45 acres, undeveloped, moderate terrain.

FIGURE 2a – NORTHERN AREA LOTS

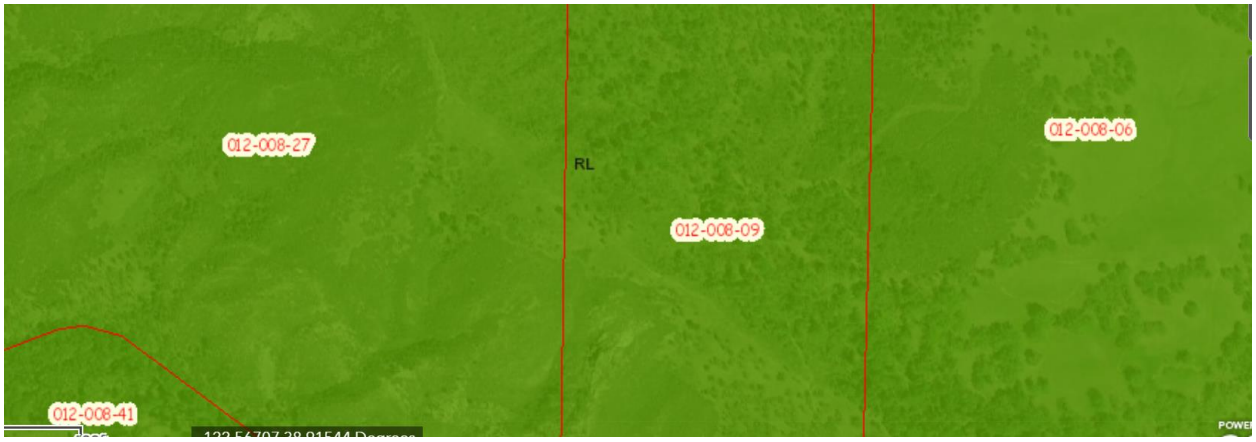


FIGURE 2b – CENTRAL AREA LOTS

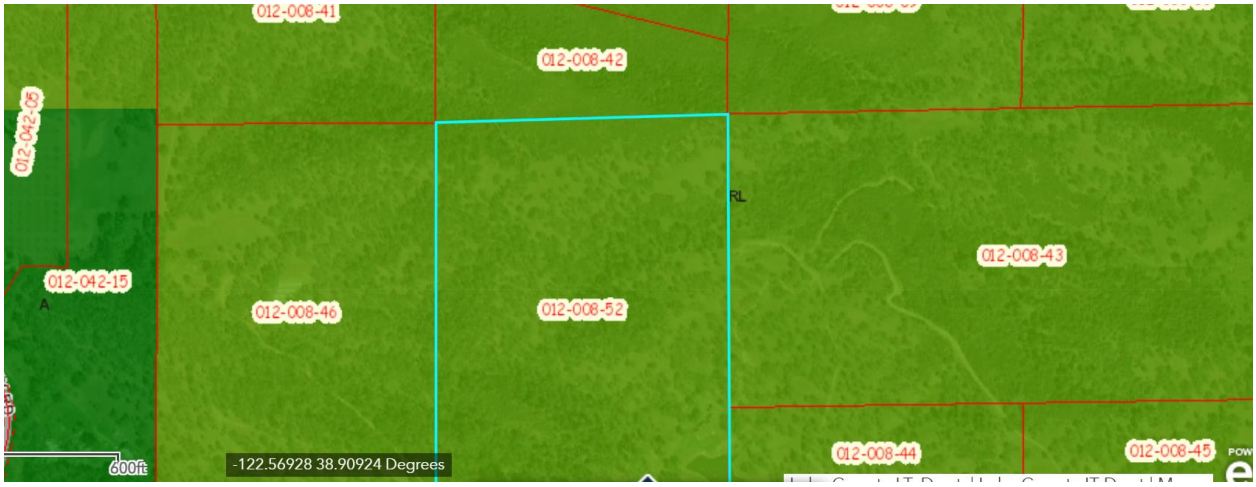
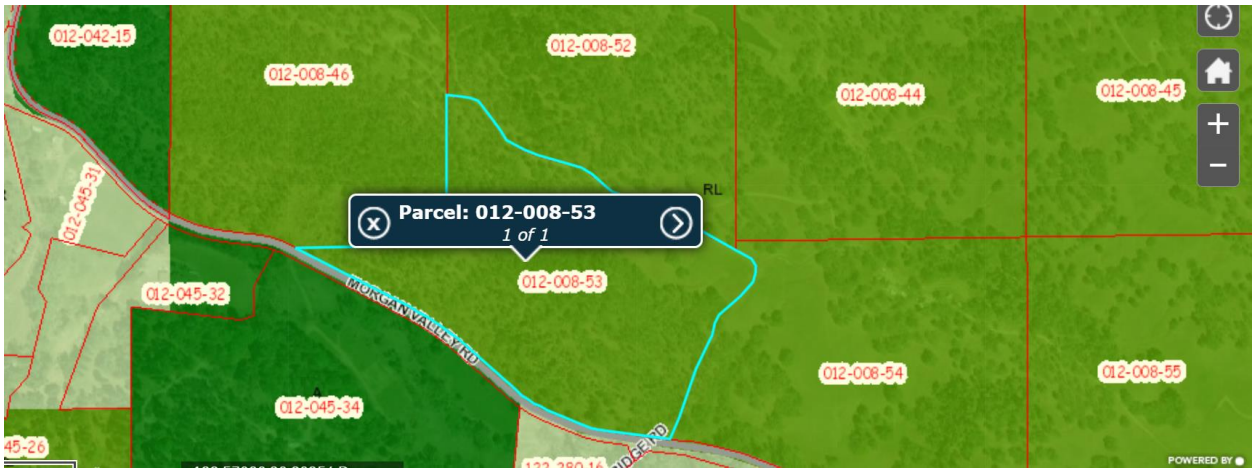


FIGURE 2c – SOUTHERN AREA LOTS



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

Lake County Community Development Department
Lake County Health Services Department - Environmental Health Division
Lake County Air Quality Management District
Lake County Public Works Department

Lake County Public Services Department
South Lake County Fire Protection District (CAL FIRE)
Central Valley Water Quality Control Board
California Department of Public Health
California Department of Housing and Community Development
California Department of Water Resources
State Water Resources Control Board
California Department of Fish and Wildlife
U.S. Army Corps of Engineers

18. Site Description: The site is located in Lower Lake, California, within Sections 6 and 7 of Township 12 North, Range 6 West of the Mount Diablo Base and Meridian, on seven parcels comprising 347 acres. The site is within the Herndon Creek watershed, which is tributary to Cache Creek and eventually the Sacramento River. Onsite drainage generally flows to the southwest and northwest into a Class II drainage that is tributary to Herndon Creek. Other Class III and Class IV ephemeral drainages are located onsite. Topography of the property is variable, from steep ridgelines (greater than 30% slope) to flatter, developable areas (less than 5% slope). Elevations onsite range from 1,420 feet to 2,050 feet above mean sea level. Vegetation onsite consists of mixed-oak forest, blue oak/gray pine woodland, chaparral, and existing development.

Existing onsite development consists of a 2,400-sq. ft. residence and associated 1,200-sq. ft. garage, two (2) existing ponds, two (2) existing wells, an on-site wastewater treatment system, a 500-amp Pacific Gas and Electric (PG&E) electrical service, and on onsite road and trail network.

19. 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).

Project Overview: The "Proposed Project" includes the application of a Major Use Permit to establish a campground. The development would consist of short-term stay nightly rental cabins containing up to 59 dispersed portable tiny cabins for guests. Although the tiny cabins are portable for repair purposes, they would be permanent features onsite and would range in size between 142 to 176 sq. ft. and will range in accommodations from 2 to 4 people. Each cabin would include a kitchen area, bathroom area, and living area, and would be placed on a gravel pad and connected to electricity, sewage, and drinking water systems. The Proposed Project has been designed to minimize land and vegetation disturbance, with cabins sited between existing trees.

The Proposed Project includes development of Back-of-House Operational Facilities, for office/meeting space, laundry facilities, employee restrooms, and storage. The Proposed Project does not include any permanent housing other than the existing residence. No convenience stores are proposed as part of the project. A total of sixteen (16) employees would operate the project, with up to eleven (11) employees onsite at any given time. Management staff would live on site within the existing residence.

Proposed development would include utilities appurtenant to the tiny cabins, including private on-site septic systems, drinking water system, electrical system, and proposed roads and trails.

Detailed Project Description: The detailed project description was developed based on the application materials submitted to the County, which include:

- Proposed Project description and Operations Plan, prepared by NorthPoint Consulting Group, September 2022
- Getaway Development Plan Set, including Grading & Erosion Control Plan, Lighting & Signage Plan, and Fire Evacuation Plan, prepared by NorthPoint Consulting Group, September 2022
- Getaway Brochure and Conceptual Details, September 2022
- Water Supply and Demand Assessment, prepared by NorthPoint Consulting Group, September 2022
- Soils Technical Memorandum, prepared by NorthPoint Consulting Group, September 2022
- Geologic and Geotechnical Memorandum, prepared by NorthPoint Consulting Group, September 2022
- Biological Report, prepared by Natural Investigations Co, July 2022
- Botanical Report, prepared by Natural Investigations Co, July 2022
- Traffic Technical Memorandum, prepared by NorthPoint Consulting Group, September 2022
- Focused Transportation Study, prepared by W-Trans, February 2023
- California Department of Housing and Community Development Construction Plan Review Booklet

Specifically, the Proposed Project would include the following:

- Development of up to 59 pre-manufactured tiny cabins on cabin pad sites. Pad sites would range in size between 1,000 and 1,200 sq. ft. Cabins range from 142 to 175 square feet to accommodate between two and four people, including accessible cabin options in conformance with the Americans with Disabilities Act (ADA) standards. Approximately 44 two-person cabins and approximately 15 four-person cabins would be located onsite for a total maximum capacity of 148 people.
    - Each cabin would include three interior areas, including a bathroom (with toilet and shower), a living area (with a kitchen, sink, cooktop, fridge, and dining area), and a sleeping area (with one or two queen-sized beds). Cabins would be equipped with connections to electricity, fresh drinking water, hot water, and heating and cooling systems. Linens from cabins would be washed onsite in the Back-of-House Operation Facility.
    - The cabins would be constructed offsite and brought to the site to be placed on their pads. Once onsite, cabins would remain portable for offsite repairs or upgrades, as necessary.
    - Each cabin would be placed on their cabin pads, which have been sited to minimize grading and vegetation disturbance. Cabins are not permanent structures and would not be affixed to the site; they would be placed on their cabin pads in accordance with Title 25 Section 2333 of the California Code of Regulations.
    - Cabin pads would range in size from 1,000 to 1,200 sq. ft., and would include a parking area, outdoor seating area, a picnic bench, and a lockable or removable fire ring.
    - Cabins would include low-wattage lighting for safety and security.
- Development of existing and proposed Back-of-House Operation Facilities, including the use of the existing residence for employee use, use of the existing 2,400-sq. ft. residence

for employee sleeping quarters, use of the existing 1,200-sq. ft. detached garage for tool and material storage, and construction of a new approximately 1,500-sq. ft. commercial building for office space, laundry facilities, employee restrooms, and additional storage/maintenance space.

- Development of sufficient parking for campground guests and employees, including at least eleven (11) parking spaces for employees (including one ADA-accessible parking space), and parking areas for guests located next to each tiny cabin (including four [4] ADA-accessible parking spaces next to the four [4] proposed ADA-accessible cabins).
- Use of the existing (2) two wells, currently used to serve the residence and site, and infrastructure to connect existing and proposed drinking water systems to the new tiny cabins and Back-of-House Operation Facilities. Development of the drinking water system would also include the addition of a minimum 15,000-gallon water tank. This tank would be kept constantly full by the onsite well, and would be used primarily for drinking water or for fire usage during an emergency.
- Construction of new onsite wastewater treatment systems, including underground pipe network, septic tanks, and leach fields to connect to the proposed new tiny cabins. Between a minimum of (8) and a maximum eighteen (18) systems are proposed, depending on the final septic design.
- Maintenance of the onsite existing trail and road network, totaling approximately 2.6 miles, maintenance of the shared driveway off of Morgan Valley Road, and the addition of approximately 0.5 miles of new gravel road.
- Continued use of the existing PG&E service, which consists of a 500-amp service, and development of new underground electrical lines to the proposed cabins.
- Development of solid waste storage facilities for wildlife-proof storage of recycling and garbage.
- Installation of informational signage, including an entry kiosk near the site entrance, and additional directional and informational signage located throughout the site.
- Development and maintenance of facilities for fire safety, including a 15,000-gallon capacity water storage tank, fire turnarounds, and a fire hydrant located near the proposed Back-of-House Operation Facility. The fire hydrant would be connected to the water storage tank and would be used in the event of an emergency.
- Development would include grading for roads, cabin pads, Back-of-House Operation Facility, development of onsite wastewater treatment systems, and utility trenching. A Preliminary Grading and Erosion Control Plan has been prepared and submitted with the project Development Plans. Approximately 7,500 cubic yards of earthwork is proposed.

Employees: The Proposed Project would employ up to sixteen (16) employees. This would include three (3) managers and up to thirteen (13) housekeeping staffers. Up to eleven (11) staffers would be onsite at any given time. A minimum of one (1) employee would remain onsite at all times and be available to guests for questions, to address violations of policy, or to provide a quick response in the event of an emergency.

Site Operation and Guest Services: The campground would operate as a short-term nightly rental stay, with a maximum of up to seven days of consecutive stay. The average guest stay length is 1.7 nights, according to Getaway data. No permanent accommodations are proposed as part of this project, other than the existing residence to be used by employees only. Guests would reserve campsite cabins in advance, and would arrive onsite after receiving detailed directions online. No tent camping, walk-in camping, RV camping, or other forms of camping would be allowed, and no facilities would be provided for mobile sleeping units.

Requirements for Guest Conduct: Getaway has standards for guest conduct that would be required of anyone staying at the Proposed Project site. These include specific requirements and prohibitions, including the following specific policies (refer to the project's Operations Plan):

- Quiet Time: Guests would not be allowed to create loud noises, including loud music or noisy devices or machinery, past 10 p.m., per Getaway policy.
- Prohibited items: Guests would not be allowed to bring or use any of the following: weapons (including firearms), fireworks or other explosive devices, tents or RVs for camping (including motorhomes, pop-up campers, airstreams, truck campers, trailers, or fifth-wheel campers), barbecues, artificial lighting (e.g., string lights), drones, or illegal substances.
- Wildlife Policies: Guests would be instructed to leave wildlife alone, and would not be allowed to bother, injure, harm, or disrupt onsite wildlife or the natural habitat.
- Litter/Pollution Policy: Guests would not be allowed to create litter or pollution of any kind. Trash and recycling containers would be provided within the cabins for guests to place any waste into.
- Campfire Policy: Campfires would be allowed within designated fire rings on gravel pads only. No campfires would be allowed outside of these designated rings. Additionally, fires would not be allowed during times of high-risk fire danger, including during burn bans or Red Flag Warnings. See Fire Safety, below, and the Operations Plan for Details.

Guests would be notified of these policies and restricted items in advance. Violations of these policies could result in a fine or the removal of these guests from the site. In the event of a criminal offense, the onsite Getaway manager could contact appropriate authorities.

Site Access/Traffic: Site access would occur off of Morgan Valley Road, a paved, County-maintained Road. A Traffic Memorandum (NorthPoint Consulting Group, Inc., 2022) and a Focused Transportation Study (W-Trans, 2023) were prepared for the Proposed Project. These documents found that the Proposed Project would generate an average of 98 daily trips, including 12 trips during the a.m. peak hour and 16 trips during the p.m. peak hour. The average 98 daily trips would be comprised of 22 trips from daily staff, 2 trips from deliveries, and 74 trips from guest based on an average occupancy rate of 83.7%. See the Traffic Memorandum and Focused Transportation Study for more details.

Energy: The Project site has an existing 500-amp electrical service through PG&E that would be the energy source for the Proposed Project. This existing service would be sufficient to provide energy for the Back-of-House Operations Facility and a portion of the electrical demand of the tiny cabins. An electrical service upgrade would be applied for. Cabins would be outfitted with energy-efficient HVAC systems and appliances to reduce energy demand. A back-up generator would be kept onsite for use during emergencies. It would be located near the Back-of-House Operation Facilities and would be kept in secondary containment.

Waste Disposal: The Proposed Project would generate solid waste and recycling, in addition to domestic wastewater from tiny cabins. Recycling would be promoted within the cabins. When guests check-out, they would leave all trash and recycling in their cabins. Cleaning staff would collect recycling and waste daily from cabins, and would place it in the centrally-located wildlife-proof waste receptacles located near the Back-of-House Operation Facility. Waste pickup or drop-off would occur weekly or as needed.

Wastewater generated from plumbing and septic systems would be treated onsite in multiple onsite wastewater treatment systems. Suitable leach field locations have been sited on Sheet D3 of the Development Plans. Locations were chosen based off of topography, slopes, onsite percolation testing, and laboratory soil samples. Preliminary results show that there are greater than 15 potential locations for onsite wastewater treatment systems with suitable slopes and soils.

Water Supply and Demand: Water for the Proposed Project would be sourced from the onsite existing wells. Two existing wells are located onsite, approximately 500 feet apart. Together, based on the Well Completion Reports, the two wells generate approximately 110 gallons per minute, or approximately 177.4 acre-feet per year. Total water demand for the Proposed Project is approximately 7.7 acre-feet per year. Refer to the detailed Water Supply and Demand Assessment (NorthPoint Consulting Group, Inc., 2022) that was conducted for the Proposed Project for details.

Water Storage: The maximum potential daily demand is approximately 7,870 gallons. Fire suppression storage demand was estimated using the Standard on Water Supplies for Suburban and Rural Fire Fighting (NFPA 1142) This method, formulated by the National Fire Protection Association (NFPA), is used to determine the minimum water supply necessary for structural fire-fighting purposes in areas where fire protection water is sourced from local storage. The minimum required fire suppression storage is based on the largest structure volume, which, is the existing residence with a minimum fire suppression storage volume of 4,114 gallons. The minimum recommended storage is 11,984 gallons. The closest typical tank size is 15,000 gallons; thus, 15,000 gallons of water storage is recommended for operational demand and fire suppression storage. Refer to the detailed Water Supply and Demand Assessment (NorthPoint Consulting Group, Inc., 2022).

Fire Safety: Each tiny cabin pad would include a lockable/removable fire ring. Fire rings would have a specific standard operating procedure for guest use, including prohibition of use during Lake County Red Flag Warnings, Burn Bans, or when weather conditions pose extreme fire danger or risk. To ensure fires would not be used during these high-fire risk times, fire rings would either be physically removed from the cabin pads or would be locked. In addition, no firewood would be sold during these times. Guests would be notified of the fire prohibition in advance of their stay. Fires outside of designated rings would be prohibited. Campfire rings would be placed so that they are surrounded with at least 3-feet of clean soil or gravel and additional vegetation clearance (refer to Operations Plan for campfire ring siting requirements).

The tiny cabins would include informational signage on proper fire safety techniques and would instruct guests on how to thoroughly extinguish fires. All cabins would be equipped with a fire extinguisher, smoke detector, and a fire blanket. Additionally, guests would not be allowed to bring or use fireworks, explosives, or other flame-producing equipment.

The site would comply with all CALFIRE requirements, and would include SRA turnarounds, required defensible space, and designated water storage for fire protection. Onsite road segments would be designed to meet Public Resource Code (PRC) 4290 and 4291 CALFIRE standards.

Stream Crossings: Existing and proposed roads associated with the Proposed Project would transect onsite watercourses. Prior to the initiation of any instream work, required permits

would be obtained from regulating resources agencies, including a Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife, 404 Permit from the US Army Corps of Engineers, and a 401 Permit Water Quality Certification from the Central Valley Water Board. Refer to the Development Plans for potential locations of stream crossings.

Construction Details and Time Frame: Construction is anticipated to take approximately five to eight months, pending issuance of required permits and sign-off from the California Department of Housing and Community Development (HCD) for the right to begin construction. The anticipated start date would be September 2023, with construction completing in the summer of 2024.

Cabin pads have been sited to maximize guest privacy and minimize land disturbance and grading. Pads would be sited and oriented to avoid oak tree drip lines and removal of oak trees greater than 6-inches diameter at breast height (DBH).

Construction activities include grading for cabin pads, development of new roads and widening of existing roads, construction of proposed new Back-of-House Operation Facility, interior improvements to the residence, placement of pre-manufactured tiny cabins on their pads, development of onsite wastewater treatment systems, and utility trenching and connection for septic, electrical, and drinking water systems. The total area proposed to be disturbed by this project is approximately 4.56 acres.

Construction materials would include typical development materials, including HDPE pipes, gravel, leach pipes, PVC conduit, septic pumps, concrete septic holding tanks, lumber, insulation, metal paneling, concrete, and paint. Construction materials and equipment would be staged at designated flat areas throughout the site as shown in the Development Plans.

Refer to the proposed Project Description, Operations Plan, and Development Plans for details.

20. **Agency Approval Process:** The Proposed Project is a Special Occupancy Park as defined in Section 18862.43 of the Health and Safety Code. The California Department of Housing and Community Development (HCD) is the enforcement and permit issuing agency for construction of Special Occupancy Parks and provides plan check review and issues both construction (building and grading) and operation permits. Prior to issuing any construction permits HCD must be assured that the project has received all required government approvals. For the Proposed Project, HCD would require that the applicant submit a Government Agency Approval Form with signatures from, at a minimum, the local agency's Planning Department, Environmental Health Department, Public Works Department, and Fire Protection Department. The purpose of the Government Agency Approval Form is to confirm that the proposed construction plan documents are consistent with local requirements prior to HCD's review. In addition, these local agencies have the option to request additional review upon completion of HCD's plan check review and prior to HCD issuing construction permits. Details regarding HCD's construction permit procedures can be found here: Mobilehome and Special Occupancy Park Construction Plan Review Booklet; form HCD MP 514 (ca.gov) (accessed 2/8/2023). The Government Agency Approval Form is on page 13 of the Booklet.

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.

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

DETERMINATION: (To be completed by the lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Eric Porter, Associate Planner

Revised March 10, 2023

_____ Date:_____
SIGNATURE

Mireya G. 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 *Would the project:*						
a) Have a substantial adverse effect on a scenic vista?			X		The proposed development is not located in a Scenic Combining overlay district. There are no mapped scenic vistas on the site. The tree coverage and terrain are significant to the point that viewing the cabins from Morgan Valley Road would be difficult. The project has been designed to blend with the natural landscape and features of the land using natural colors and materials and all proposed electrical utility improvements would be trenched underground. Since the site is not within a mapped scenic corridor, there are no mapped scenic vistas on the site, and the site would not be visible from Morgan Valley Road due to the hilly terrain, the impact would be less than significant.  **View of Site Entrance From Morgan Valley Road** **Less Than Significant Impact**	7, 16, 17, 18, 23, 26, 33, 34
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X			The Proposed Project has been designed to minimize land and vegetation disturbance, with cabins sited between existing trees and orientated to avoid oak tree drip lines and removal of trees greater than 6-inches diameter at breast height (DBH). However, CALFIRE may require the removal of some trees and vegetation to achieve defensible space around the cabins. If CALFIRE requires trees greater than 6-inches DBH to be removed, a Tree Survey and a 3:1 replacement ratio would be - this is a standard condition of approval for projects with potential tree removal, and is added as a mitigation measure **BIO-5**. There are no historic buildings on site, any existing rock outcroppings along Morgan Valley Road would not be impacted by this project, nor is it within a scenic corridor or designated state scenic highway. **Less Than Significant Impact**	7, 16, 17, 18, 23, 26, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The area is characterized by large lots with no mapped scenic corridors along Morgan Valley Road. **Less Than Significant Impact**	7, 16, 17, 18, 23, 26, 33, 34
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to contribute additional light or glare from exterior and lighting and windows on the buildings. A Preliminary Lighting Plan has been prepared for the Proposed Project. All exterior lighting would project downward and comply with the lighting recommendations found in 'darksky.org' lighting criteria, and the fixtures and explanation provided in the Project Description all appear to meet this exterior lighting regulation. All lighting shall be downcast and would shine into neighboring properties or adjacent roadways - this is a standard condition of approval for all commercial projects, and is added as a mitigation measure to ensure that light or glare is not broadcast beyond the property boundaries: **AES-1: All lighting shall be downcast, shall not be visible from outside the cabins, and shall comply with the lighting recommendations found in darksky.org. Exterior safety lighting shall be downcast to the extent possible.** **Less than significant impact with mitigation measure included**	7, 16, 17, 18, 23, 26, 33, 34
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** *Would the project:*						
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	The site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There are no agricultural uses on the site or in the immediate vicinity. **No Impact**	5, 10, 14, 16, 17, 18, 23, 26, 32, 33, 34
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The immediate vicinity does not contain properties that are actively growing crops or that are in a Williamson Act contract. **No Impact**	5, 10, 14, 16, 17, 18, 23, 26, 32, 33, 34

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 Lower Lake. 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, 34
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 would result from this project. **No Impact**	5, 10, 14, 16, 17, 18, 23, 26, 32, 33, 34
III. AIR QUALITY *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.* *Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County. Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project. The project has some potential to result in some air quality impacts (primarily dust) during site preparation for the cabin pads, interior driveway improvements, and some parking. Existing interior roads are paved and graveled, and proposed roads would be constructed from compacted gravel. A backup generator is proposed for the project for emergency use such as a power outage. There is no mapped serpentine soil on the site. The parking areas and driveway would have a gravel surface. Construction of the project would take an estimated 5 to 8 months to complete. Emissions during construction would be temporary in nature and would not result in significant air quality impacts. Long term emissions associated with the Proposed Project operations are those associated with vehicle traffic, gravel roads, and typical campground activities. **Less Than Significant with Mitigation Measures included:** **AQ-1: Diesel generators are prohibited during and after construction, except as an emergency, backup generator to be used only during power outages. Applicant shall maintain all necessary permits to house and operate an emergency backup generator.** **AQ-2: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable**	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					dust palliatives to maintain visibly-moist soil during site preparation. **AQ–3: 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.**	
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		Lake County is in attainment for all state and federal air quality Standards. The campground would be able to accommodate up to 148 guests at full capacity (100% occupancy with 4 people per cabin), and up to 11 employees according to the material submitted by the applicant. Expected average occupancy rate is 83.7%, and therefore approximately 124 persons would be onsite on average. The parking areas are located next to each camp site, and one ADA-compliant space would be available next to the house to be used by employees. 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, CO_2 and other greenhouse gasses, is very low. CO_2 resulting from car exhaust is quantifiable; one average vehicle mile traveled produces an average of 404 grams of CO2. Assuming 59 vehicles per day (guests) driving an average of ¾ mile from Morgan Valley Road to arrive at campsites, and assuming 11 employees per day arriving at campground from Morgan Valley Road, and assuming each of the campsite guests take an average of 50% day trips, the resulting vehicle miles traveled on site would be about 100 average daily miles. Each vehicle produces an average of 404 grams of CO_2 per vehicle mile traveled. This results in about 40,198 grams of CO_2 per day. Assuming that a year of accommodating guests is 270 days in duration and not accounting for the probable occupancy of 83.7 percent as projected by the applicant, this results in an annual total of CO_2 output of 10,853,460 grams of CO_2, or about 12.0 tons of CO_2 per year. Lake County does not have a particulate threshold and uses the threshold established by the Bay Area Air Quality Management District (BAAQMD). The threshold for 'significant' according to the BAAQMD is 1,100 tons of particulates *per project.* At the projected rate of on-site vehicle related particulates, it would take this project 92 years to reach this threshold. CO_2 has limited longevity; therefore the cumulative impact of this project from vehicle-related particulate release is insignificant. Particulates from campfires are also a consideration. According to the California Air Resources Board (CARB) who evaluated the air quality related to the Camp Fire that burned a significant area in 2018, the biggest risk to humans is the release of particulate matter PM 2.5, which is the smallest particulate evaluated and which can penetrate deep into lungs of human beings. The air quality from the Carr Fire, which involved destruction of about 1,600 buildings in the Shasta-Trinity national forest, caused the PM levels to be triple of the average reading for air quality in this area. There were measurable increases in the levels of lead found near these two fires. Missing however is data from the types of campfires that would be present on the subject site inside confined fire rings at the campsites. The large wildfires referred to in the CARB study were extremely large fires, whereas the campfire smoke	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					that would result from potentially 59 campfire rings is significantly less and is not a valid basis for comparison with the particulate data from the Carr or Camp Fires of 2018. *Source: www2.arb.ca.gov/resources/documents/camp-fire-air-quality-data-analysis.* The National Environmental Protection Agency (EPA) describes the potential effects of wood smoke on humans; wood smoke can have impacts to people that have serious medical conditions such as asthma, COPD, heart failure, angina and emphysema. The EPA does not however provide data on the level of increase to PM 2.5 or other particulates that related to camp fires. *Source: www.epa.gov/burnwise/wood-smoke-and-your-health.* The level of particulate matter resulting from burning wood can result in four categories of emissions according to the website wood-energy.extension.org/what-are-the-air-emissions-of-burning-wood. These categories are carbon monoxide (CO), carbon dioxide (CO2), sulfur oxides (SOx) and nitrogen oxides (NOx). Other regulated elements and compounds, such as mercury and hydrochloric acid are measurable in the emissions, but are at levels much below the accepted maximums. This data concludes that if wood is burned at a temperature of less than 1300 degrees Celsius, the NOx and SOx emissions are much lower than those of fossil fuels, coal and petroleum products, and comparable to emissions resulting from burning natural gas. The study concludes by stating that the combustion of wood does not contribute to the net increase of atmospheric levels of CO_2 as does the combustion of fossil fuels. Dust resulting from site preparation would also be limited due to the short duration of construction (5 to 8 months), and due to the improvements that are already in place on the site (primarily the existing interior driveway). Palliatives, primarily water, would be used to keep dust from migrating during ground disturbance, grading and site / pad preparation for the cabins. **Less Than Significant Impact**	
c) Expose sensitive receptors to substantial pollutant concentrations?		X			Construction activities have the potential to generate short-term fugitive dust if not properly controlled. The nearest offsite residence is located on the adjacent parcel to the southeast. There are no schools, hospitals or other sensitive receptors in the vicinity of the proposed project. The potential for dust migration can be significantly reduced with the use of water on the portions of the site that would have building pads prepared. This is a requirement within mitigations measures AQ-2 and AQ-3 incorporated. **Less Than Significant Impact with mitigation measures included**	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33, 34
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			The potential for CO_2 emissions related to vehicles is not significant; this is discussed at length under "a)" above. The use of water on the site during site preparation to hold the soil in place and surfacing primary access roads and parking areas to reduce fugitive dust generation would significantly reduce dust migration. These measures are included as mitigation measures AQ-2 and AQ-3. **Less Than Significant Impact with mitigation measures included**	1, 8, 16, 17, 18, 21, 23, 24, 26, 30, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IV. BIOLOGICAL RESOURCES *Would the project:*						
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 Biological Resource Assessment ("Biology Assessment") was prepared for this site by Natural Investigations and is dated May 29, 2022 and updated July 7, 2022. An updated Botanical Survey Report was prepared by Natural Investigations and is dated July 6, 2022. Both studies are used to evaluate potential impacts to listed specie(s) of wildlife, flora, and fauna. The Botanical Survey Report ("Botanical Report") evaluated the 347 acre site for sensitive specie habitats. The Report mentions that approximately 59 campsites, each being about 1,200 sf in size, would be created for this project, and that three new road segments would be needed to provide access to the proposed campsites. The new road segments would be 3,375, 600 and 2,950 feet in length (about 1.3 miles in total) and would be 20 feet wide to meet Public Resource Code (PRC) 4290 and 4291 CALFIRE standards. The Botanical Report states that the elevation of the sites range from 1,420 feet to 2,030 feet above sea level. Drainage runs in all directions, but eventually flows into Herndon Creek or to Cache Creek. The overall area consists of land used for rural residential, agricultural, grazing, open space, and aquatic recreation. The Botanical Report states that two on-site field surveys took place on May 4-5, 2022, and on June 29, 2022 by Tim Nosal, M.S. who co-authored the Report. The aggregate area surveyed by Mr. Nosal consisted of the 'to-be-disturbed' areas that totaled about 3.66 acres. The Botanical Report identifies four specific plant communities within the surveyed area; (1) ruderal / urbanized; (2) chapparal, (3) oak woodland, and (4) mixed oak-conifer forest. Sensitive natural communities of plants were found in small patches within the survey boundary and included Blue Oak woodland and forest, Mixed Oak forest, and Arctostaphylos manzanita (Manzanita). The Botanical Report states that approximately 2 acres of oak woodland habitat and chapparal habitat are within the footprint of the proposed project. Special-status plants have a moderate potential to occur in this habitat. The Botanical Report identified one rare plant, 'bristly leptosiphon' as being present near some of the campsites (*Leptosiphon acicularis* – California Rare Plant Rank (CRPR) 4.2). Plants identified as CRPR 4.2 are "plants of limited distribution; fairly threatened in California". Some taxa with a CRPR of 4 may meet the definitions of Rare or Endangered under CEQA guidelines if they are peripheral or disjunct populations; represent the type locality of the species; or exhibit unusual morphology and/or or occur on unusual substrates. The populations of bristly leptosiphon in the Project Area do not meet any of these criteria and therefore do not meet the definitions of Rare and Endangered under CEQA. The project has been designed to minimize the impacts to this species to less than 10% of the mapped population, approximately 0.05 acres,	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					therefore, the Report concludes that the impacts to the bristly leptosiphon are less than significant. The Botanical Report recommends an additional early-season botanical survey to survey areas associated with campsites 9, 10, 25, 26, 34, 35, 37 and 38-63. This survey, along with recommendations, has been incorporated as a mitigation measure. The Biological Assessment states that special-status bird species were reported in databases (CNDDB and USFWS) in the vicinity of the Project Area. The Project Area, and adjacent trees and utility poles, contain suitable nesting habitat for various bird species, including Osprey, Bald eagle, Cooper's hawk, Golden eagle, Prairie falcon, and Purple martin. However, no nests were observed during the field survey. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, Project construction is could potentially have a significant adverse impact to nesting birds and a pre-construction survey is recommended and has been included as a mitigation measure. According to the Biological Assessment, no special-status animal species have a moderate or high potential to occur in Project Areas. No special status animals were observed within the Project Area or the surrounding Study Area. No direct impacts to special-status animals are expected from implementation of the proposed project. However, due to suitable habitat being present for some special status species, including special status bat species, red-legged frog, western pond turtle, western bumble bee, and borax lake cuckoo wasp; these species could migrate into Project Areas between the time that the field survey was completed, and the start of construction. Therefore, a pre-construction survey is recommended and has been included as a mitigation measure. Neighboring property owners have indicated that there are occasional black bear sightings on the property, however black bears are not a listed species. **Mitigation Measures** **BIO-1: Prior to construction, an early-season botanical survey shall be conducted for special-status plant species. If special-status plant species are detected, avoidance measures shall be recommended and implemented or where avoidance is not possible, a rare plant mitigation program shall be implemented. Rare plant populations shall be demarcated with exclusion fencing and signage. If the areas containing bristly leptosiphon or other rare plants must be disturbed or habitats removed, a rare plant mitigation program shall be implemented. Project construction activities shall be delayed long enough for a qualified biologist to prepare and implement the rare plant mitigation program.** **BIO-2: If construction activities occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. **BIO-3: Prior to ground disturbance, a botanical survey of areas near campsites 9, 10, 25, 26, 34, 35, 37 and 38-63 shall be undertaken. If sensitive specie habitats are discovered, the area where the sensitive specie(s) are found shall be avoided, and the area(s) fenced off in a manner that shall prevent pedestrian and / or vehicular traffic from encroaching into the habitat.** **BIO-4: Prior to construction, a survey for the presence of special-status animal species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If special status animal species are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid "take" special status species prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing.** **BIO-5: If oak trees are to be removed, an oak mitigation plan shall be prepared, which includes planting oak trees at a ratio of 3:1 for each oak tree removed and protect these trees in a conservation or preserve area located within the property.** **Less Than Significant Impact with mitigation measures included**	
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 Botanical Report and Biological Assessment prepared for the Project state that the Project Area does not contain sensitive vegetation communities. Sensitive vegetation communities occur outside the Project Area on other portions of the Property, such as stream channels and pond fringe. The majority of sensitive natural communities of the Property were avoided in project design of cultivation compound locations, including aquatic buffers. There are two existing, man-made ponds on the site that may contain some riparian life. The Biological Assessment and the Botanical Report each concluded that the Project Area and surrounding Study Area are not within any designated listed species' critical habitat and the Project Area does not contain special-status habitats. The Study Area contains special-status habitats: intermittent channels and ponds, however, the project has been designed to maintain riparian and grading setbacks from aquatic habitats. The Biological Assessment concluded that there is no evidence that project implementation would impact any special-status habitats, and no mitigation measures regarding the pond or potential riparian areas were listed in the survey's recommendations. However, construction has the potential to impact riparian vegetation and habitat and result in erosion and sedimentation. The proposed project has been designed to maintain riparian	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					buffer and grading setbacks. No development would occur within the drainage buffers. A Technical Memorandum (TM) dated September 2022 was prepared by NorthPoint Consulting Group, Inc. to establish grading setbacks for the minor tributaries onsite. The results of the TM recommended a slight erosion hazard rating for slopes less than 5% (50-feet setback for Class II streams and 20-feet for the minor tributaries), moderate erosion hazard rating for slopes between 5% and 15% (50-feet setback for Class II streams and 35-feet for the minor tributaries), and a severe erosion hazard rating on slopes greater than 15% (100-feet setback for Class II streams and 50-feet for the minor tributaries). The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. Construction Best Management Practices (BMPs) and permanent erosion control measures would be applied to minimize erosion and sedimentation. Existing and proposed roads associated with the Proposed Project would transect onsite watercourses as shown on the Development Plans. Prior to the initiation of any instream work, required permits would be obtained from regulating resources agencies, including a Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife, 404 Permit from the US Army Corps of Engineers, and a 401 Permit Water Quality Certification from the Central Valley Water Board. Obtaining these permits has been included as a mitigation measure. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. Mitigation measures have been included to mitigate potential impacts to less than significant. Compliance with the CGP has been included as mitigation BIO-7. Several acres of oak woodland habitat and chaparral habitat are within the Project Area and surrounding Study Area. Chaparral habitat is not regulated by Lake County, but oak woodland habitat is via individual oak tree protection. The mitigation required for oak tree removal is protective of the oak woodland habitat itself. Although project implementation would disturb or remove some oak woodland and chaparral communities, the majority of oak woodland and chaparral communities on the Property would not be disturbed or involved in the project. Ground disturbance/habitat conversion would occur on only 1.9 percent of the Property (6.7 acres out of 347 acres). This leaves the vast majority of the natural habitats undisturbed on the Property. In addition, to minimize land disturbance and optimize privacy, tiny cabins and cabin pads would be carefully sited between existing oak trees.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The project implementation would have a less than significant impact upon natural communities with the implementation of Mitigation Measures BIO-5 through BIO-7. **Less Than Significant Impact with Mitigation Measures included** **BIO-6: Any work involving placement of fill or structures within waterways should obtain the necessary permits, as required, from the U.S. Army Corp of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.** **BIO-7: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and HCD Regulations, including preparation and implementation of an Erosion Control Plan approved by HCD. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.**	
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 federally protected wetlands on the site. **Less Than Significant Impact**	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33, 34
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		The Biological Assessment concluded that there were no migratory fish or 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, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The applicant's materials submitted indicate that no trees are being removed by this project. **Less Than Significant Impact**	2, 5, 6, 9, 10, 14, 16, 17, 18, 20, 21, 23, 26, 31, 32, 33, 34
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, 34
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			The applicant submitted a Cultural Assessment of the site, prepared by Natural Investigations and dated July 2022. The Assessment concluded that the likelihood of discovering sensitive relics, artifacts or remains is very low. The assessment also recommended that precautionary measures be added in the event of any discoveries. The following requirements are typically added to any project that undergoes a CEQA review and that involves any site disturbance:	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<u>CUL-1:</u> 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(s), and a 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(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. **<u>CUL-2:</u> 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(s) shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **Less than Significant with mitigation measures included**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			The site has been evaluated by a professional Archaeologist and had previously been surveyed according to data provided in the Cultural Assessment according to CHRIS records from Sonoma State University. The Assessments yielded negative results, and no further mitigation measures were recommended in the Assessment. Lake County has a rich heritage of Tribal activity. Because of this, the County typically adds protective measures to mitigate potential impacts to sensitive areas that may have not been discovered on the site. These are added as mitigation measures CUL-1 and CUL-2. **Less than Significant Impact with mitigation measures included**	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33, 34
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			According to the Cultural Assessment submitted, 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. **Less than Significant Impact with mitigation measure included**	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33, 34
VI. ENERGY *Would the project:*						
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		The applicant would use on-grid power for this project. There is an existing 500-amp residential service at the residence. A PG&E electrical service upgrade would be applied for to accommodate the power to the proposed cabins. A backup generator is proposed for emergency purposes only. Solar may be considered to offset electrical demand. There are no known power grid issues in this location. **Less Than Significant Impact**	16, 23, 26, 33, 34
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 with this project.	16, 23, 26, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact	
VII. GEOLOGY AND SOILS *Would the project:*						
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 Alquist-Priolo zones, earthquake faults, or fault zones on or adjacent to the subject site. According to the USGS fault map, the closest faults are undifferentiated Quaternary faults approximately one mile to the northwest of the Project site. Regional fault zones include the Sulfur Bank Fault Zone, the Konocti Bay Fault Zone, and the Hunting, Kennedy, and Wilson Faults. <u>Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction.</u> The site's soil is predominately type 209 – Skyhigh-Millsholm loams, 15 to 50 percent slopes. This soil type is generally stable and is not particularly prone to liquefaction. This soil complex has moderate erosion associated with it, however the project would have minimal ground disturbance and is not anticipated to greatly increase the likelihood of seismic-related ground failure including liquefaction. The site is not located on a mapped fault, nor are there any mapped faults in the immediate vicinity. Based on the California Geologic Survey earthquake fault zone map, the project is located in an area of low to moderate seismic activity. The map indicates that no known Fault Zone hazards cross the site, therefore ground rupture and fault creep are not expected to occur at the site. However, some degree of ground motion resulting from seismic activity in the region is expected. <u>Landslides</u> The site does not contain unstable soil, and the risk of landslides is remote. Some soils maybe prone to landslides if the ground becomes saturated or during a seismic event. The USDS soil survey for Lake County does not state that this soil type is prone to landslides. There are no documented cases of landslides on the site. The soil does have moderate to high shrink-swell potential, however the cabins would be placed on footings that would minimize the potential for damage caused by shrink-swell activity on the site. In addition, all construction is required to be built consistent with current State of California seismic safety construction standards. Onsite grading is proposed for cabin pads, roads, and Back-of-House building. Preliminary Grading and Erosion Control Plans have been submitted with the project application to demonstrate potential impacts due to grading. Approximately 7,500 cubic yards of earthwork is proposed. The project would prepare engineered grading plans and obtain a grading permit prior to ground disturbance. This has been added as mitigation measure GEO-1. **GEO-1: Prior to ground disturbance, the applicant shall obtain a grading permit.** **Less Than Significant Impact with mitigation measure included**	3, 4, 5, 14, 15, 16, 17, 18, 23, 25, 26, 29, 30, 32, 33, 34
b) Result in substantial soil erosion or the loss of topsoil?		X			Construction of the proposed project has the potential to result in erosion and loss of topsoil. Project grading would involve approximately 7,500 cubic yards (cy) for the roads, cabin pads, and Back-of-House building. The applicant estimates that the	3, 4, 5, 14, 15, 16, 17, 18, 23, 25, 26, 29, 30,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					volume of cut would be equivalent to the volume of fill, resulting in no need to import or export soil. However, gravel would be brought in, to surface roads and parking areas. Best management practices (BMPs) for erosion control during construction include the placement of fiber rolls, silt fences, and jute maps. Preliminary Grading and Erosion Control Plans have been submitted with the project application to demonstrate potential impacts due to grading. The project would obtain a grading permit prior to ground disturbance. This has been added as mitigation measure GEO-1. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. Compliance with the CGP has been included as mitigation BIO-7. A Grading and Drainage plan for the project site would be required by HCD for approval prior to issuance of a building permit. Compliance with the SWRCB CGP and HCD requirements for grading and drainage and implementation of Mitigation Measure BIO-8, the impacts would be Less Than Significant Impact with Mitigation Incorporated. **Less Than Significant Impact with mitigation measures included**	32, 33, 34
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 type 209 – Skyhigh – Millsholm loam, 15 to 50 percent slopes**.** This complex is relatively stable and is not prone to landslides. 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, 34
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The Uniform Building Code is a set of rules that specify standards for structures. Expansive soils possess a "shrink-swell" characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. Cultivation activities proposed in the application would occur mostly in soils classified as: Skyhigh-Millsholm loams, 15 to 50 percent slopes (Map Unit Symbol 209), according to the Soil Survey of Lake County and the USDA Web Soil Survey website.	3, 4, 5, 14, 15, 16, 17, 18, 23, 25, 26, 29, 30, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Soil Type 209 is comprised of loam, clay loam, clay, and underlain by bedrock, and would have a moderate shrink-swell potential due to the gravel in their composition. However, any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist with a site-specific study. 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**	
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 proposed project would result in the need for onsite wastewater treatment septic systems. Potential locations for these systems have been mapped on the Development Plans. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, Lake County requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. According to the USDA Soil Survey the project site, in general, has soils that are considered adequate to support septic systems, has moderately low to moderately high infiltration rates, which supports that the soils likely capable of supporting the use of septic tanks. Systems designed for less than 2,500 gallons per day (gpd) would be permitted through the county. Systems greater than 2,500 gpd would be permitted through the State Water Resources Control Board Order 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems. The proposed project onsite wastewater treatment septic systems would comply with all the requirements of the County and State relating to the use of sewage disposal systems/septic systems. This would ensure that the proposed project onsite wastewater treatment septic systems would be installed within soils capable of adequately supporting the use of the septic system. **Less than Significant Impact**	3, 4, 5, 14, 15, 16, 17, 18, 23, 25, 26, 29, 30, 32, 33, 34

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 known unique paleontological or geologic features on the site according to the Cultural Assessment submitted for this project. However, due to the potential to inadvertently discover paleontological resources, Mitigation Measure GEO-2 has been incorporated as follows: **GEO-2. If paleontological resources are encountered during implementation of the Project, ground disturbing activities shall be temporarily redirected from the vicinity of the find. A qualified paleontologist shall be retained by the developer to make an evaluation of the find. If a significant paleontological resource(s) is discovered on the property, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.** **Less Than Significant Impact with mitigation measure included**	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33, 34
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any are used). Regarding greenhouse gas emissions, the probability of any net increase in pollutants, including carbon monoxide, CO_2 and other greenhouse gasses, is very low. As previously stated, CO_2 resulting from car exhaust is quantifiable; one average vehicle mile traveled produces an average of 404 grams of CO_2. Assuming 59 vehicles per day (guests) driving an average of ¾ mile from Morgan Valley Road to arrive at campsites, and assuming 11 employees per day arriving at campground from Morgan Valley Road, and assuming each of the campsite guests take an average of 50% day trips, the resulting vehicle miles traveled on site would be about 100 average daily miles. Each vehicle produces an average of 404 grams of CO_2 per vehicle mile traveled. This results in about 40,198 grams of CO_2 per day. Assuming that a year of accommodating guests is 270 days in duration and not accounting for the probable occupancy of 83 percent as projected by the applicant, this results in an annual total of CO_2 output of 10,853,460 grams of CO_2, or about 12.0 tons of CO_2 per year. Lake County does not have a particulate threshold and uses the threshold established by the Bay Area Air Quality Management District (BAAQMD). The threshold for 'significant' according to the BAAQMD is 1,100 tons of particulates *per project.* At the projected rate of on-site vehicle related particulates, it would take this project 92 years to reach this threshold. CO_2 has limited longevity; therefore the cumulative impact of this project from vehicle-related particulate release is insignificant. Overall, greenhouse gas emissions resulting from construction would be temporary and would not result in a significant impact to the environment.	1, 18, 21, 23, 24, 26, 30, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The post-construction use of the site would involve overnight camping 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**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans, therefore, this project would 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, 34
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			Construction of the proposed project would involve the use of materials that are generally regarded as hazardous, such as gasoline, diesel fuel, hydraulic fluids, paint, and other similar materials. Regular transport of such materials to and from the project proposed project during construction could result in an incremental increase in the potential for accidents. The risks associated with the routine transport, use, and storage of these materials during construction are anticipated to be relatively small. With appropriate handling and disposal practices, there is relatively little potential for an accidental release of hazardous materials during construction, and the likelihood is small that workers and the public would be exposed to health hazards. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Storage and handling of materials during construction would employ BMPs subject to the provisions of the. BMPs would include provisions for safely refueling equipment, and spill response and containment procedures. Compliance with the CGP has been included as mitigation BIO-7. During operations, no pesticides or hazardous cleaning products would be used. There will be basic domestic cleaning supplies on site, including bleach products and other normal cleaning solutions. Section 41.7 of the Lake County Zoning Ordinance specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. With appropriate transport, use, storage, handling, and disposal	1, 5, 10, 11, 15, 16, 17, 18, 19, 23, 24, 26, 29, 30, 31, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					practices that comply with the requirements of the federal, state, and County laws and regulations, it is not anticipated that the use of these materials would pose a significant hazard. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Implementation of the following mitigation measures would reduce the impact from potential releases of hazardous materials to a less than significant level. Less Than Significant Impact with Mitigation Measure HAZ-1 and HAZ-2 Incorporated. **HAZ-1: If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.** **HAZ-2: All equipment and materials shall be stored in the staging areas away from all known waterways.**	
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 proposed project does not involve the storage of a significant volume of hazardous materials that could be released into the environment. The storage of small volumes of cleaning solvents would be stored within a self-contained shelving unit inside the technical services building. **Less Than Significant Impact with Mitigation Measures HAZ-1 and HAZ-2 incorporated**.	1, 5, 10, 11, 15, 16, 17, 18, 19, 23, 24, 26, 29, 30, 31, 33, 34
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, 34
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, 34
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, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The Project is located within Zone LOW-E159 of the Zonehaven mapping system. According to the County's Emergency Operations Plan, the project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. The Project does not conflict with the Lake County Community Wildfire Protection Plan, nor any other known local evacuation plans. During construction, Morgan Valley Road would remain open. During operation of the project, adequate access for emergency vehicles via Morgan Valley Road and connecting roadways would remain available. Additionally, the proposed project would not result in a substantial alteration to the design or capacity of any public road or impair or interfere with evacuation procedures. **Less Than Significant Impact**	4, 5, 13, 15, 16, 23, 26, 29, 33, 34
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 Moderate to Severe Fire Hazard Area (State Responsibility Area). A Fire Protection Plan is provided within the Operations Plan for the Proposed Project. The Fire Protection Plan includes methods for fire prevention, management responsibility, employee training, and housekeeping. The onsite manager or assistant manager would act as the plan administrator and would also monitor CALFIRE and Lake County Burn Bans and Red Flag Warnings. Site-specific fire prevention measures may include overall brush reduction throughout the occupied area, clearing fire prone vegetation, except trees, in a 30-ft radius of occupied areas, trim tree branches to 10-ft above ground, and reduce shrubs to isolated plants to avoid continuous chaparral. All main buildings will have detectors for smoke/carbon monoxide, per HCD requirements and California Building Code. The project site is in a CALFIRE wildland-urban interface (WUI), under the sphere of influence of the Lake County Fire Protection District, Lower Lake Station 65. Lower Lake Station 65 will respond to fire and medical emergencies in the project area and its vicinity; response time for the Lake County FPD ranges between three (3) and fifteen (15) minutes (Lake County CWPP). The subject property is located within the Lake County Fire Protection District and is also located within a State Responsibility Area (SRA) for fire protection, under CALFIRE Jurisdiction. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All permanent structures on the property are proposed to meet the 30-foot SRA setback requirement from property lines. Fire water storage will be provided in a 15,000 gallon tank designed to meet SRA specifications for firefighting purposes. The access road to the project site, Morgan Valley Road, is the existing evacuation route set by the Lake County CWPP in the Lower Lake area. In the event of a fire, this road will evacuate north towards Clearlake or south towards Hidden Lake. The applicant will designate an evacuation meeting area, which will be indicated on a map placed in each main building and cabin.	2, 6, 9, 13, 16, 17, 18, 23, 26, 29, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Campfire use would be strictly monitored and regulated to minimize the potential for wildfires. Campfire rings would be placed with a minimum of 3-feet of clean gravel surrounding the ring on all sides. There would be no overhanging branches or trees less than 10-feet above the campfire ring and there would be no stumps or wood piles within 10-feet of the outer perimeter of the campfire ring. The campfire ring would consist of at least three (3) sides not less than 10-inches high. The campfire ring would be constructed of non-combustible materials which are fastened or mortared together and in good condition. Campfire use would be prohibited during a Red Flag Warning or Burn Ban. Red Flag Warning guidelines from Lake County specifically recommend avoiding the use of any heat or open flame outdoors, including not using outdoor fire pits (specifically wood, but also gas or propane). Per the Lake County Performance Standards, campfire rings/pits would comply with all applicable local, state, and federal safety standards. Guests using campfire rings/pits would be provided with adequate safety devices against the hazard of fire, including fire extinguishers, smoke detectors, and fire blankets. As described above, all tiny cabins are equipped with fire-safety information, a fire-extinguisher, and a smoke detector. No fires or open flames of any kind would be allowed at the Getaway Lake County Outpost during a CALFIRE Burn Ban, Lake County Burn Ban, or a Lake County Red Flag Warning. During a burn ban, firewood would not be sold to guests, firewood storage boxes would be locked, and campfire rings/pits would be firmly padlocked or removed. Burn ban status signs would be posted for guests to view on entry. In addition, guests would be notified of this policy in advance and agree to adhere to this policy when booking with Getaway. Getaway notifies guests the day of each burn ban. In the case of Lake County, a burn ban may last the entire summer season, restricting guest use of the campfire rings/pits for many months at a time. The applicant is proposing to install a 15,000-gallon capacity metal water storage tank, which would be used for fire suppression if needed. The tank would be connected to a fire riser. There is also an existing pond on site that can be used for fire suppression if needed. Between the pond and the tank, adequate water supply and infrastructure would be located onsite to address firefighting within the project site, if necessary. The interior driveways would be designed to be compliant with CALFIRE PRC 4290 and 4291 standards. The project site is surrounded by open space, agricultural uses, trees, and residential development. Construction and operation of the proposed project could present a risk of fire that could spread to adjacent vegetation. The potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be less than significant with mitigation measures added. **HAZ-3: During construction, staging areas or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Any**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles and heavy equipment. **HAZ-4: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention.** **HAZ-5: Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.** **Less Than Significant with Mitigation Measures included**	
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			Herndon Creek is a tributary to Cache Creek. Cache Creek is listed on the California Clean Water Act Section 303(d) List for mercury, boron, and toxicity. The proposed project is not likely to generate these constituents and would not impact Cache Creek. Construction of the proposed project would include clearing and grubbing, grading, storage and use of construction materials, and operation of heavy equipment. Until construction at the site is complete, soil and pavement particulate may become entrained in stormwater resulting in sediment being discharged from the site. In addition, stormwater discharge may include debris, particulate, and petroleum hydrocarbons as a result of improper storage of construction materials, improper disposal of construction wastes, discharges resulting from construction dewatering activities, and spilled petroleum products. The proposed project has been designed to maintain riparian buffer and grading setbacks. No development would occur within the drainage buffers. The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. Permanent erosion control measures and BMPs, such as bioswales, are proposed to treat and control runoff from parking areas. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. Compliance with the CGP has been	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					included as mitigation measure BIO-7. The proposed project includes multiple onsite wastewater treatment systems (OWTSs). Septic systems with leachfields are proposed for the OWTSs; proposed locations are shown in on the Development Site Plans. The wastewater collection system would include piping from all accommodations. All OWTSs would meet the County and Central Valley Regional Water Quality Control Board (CVRWQCB) standards for development and operations, including setbacks from wells, streams, and drainages. All OWTSs would obtain approval from the County and/or CVRWQCB and comply with Order WQ 2014-0153-DWQ, General Waste Discharge Requirements for Small Domestic Water Treatment Systems. Mitigation Measure BIO-8 requires compliance with Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. Compliance with HAZ-1 would mitigate impacts to water quality as a result of hazardous material use and storage. **Less Than Significant with Mitigation included**	
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 private well. The applicant has submitted an engineered Water Supply and Demand Assessment dated September 2022. There are two existing wells on site located about 500 feet apart. The two wells generate 110 gallons per minute (GPM), and the applicant is proposing to install a 15,000 gallon water storage tank on site. The estimated water demand is 15 gallons of water per day per person; the total projected demand, including the eastern neighbor who is sharing one of the wells with the applicant's property, is 8.7 acre-feet per year, or about 2,834,460 gallons per year. The applicant submitted a Water Supply and Demand Assessment (Report), written by Annje Dodd, P.E. and PhD, regarding project impacts and use demands. The Report indicates that 8.7 acre-feet per year would be needed; this includes a neighboring property that is allowed 500 gallons per day from the on-site well. The existing on-site wells have water at a depth of 235 feet below ground surface (bgs) for Well #1, and 85 feet bgs for Well #2. The Memo indicates that the nearest mapped water basin is the Lower Lake Valley Groundwater Basin, and that it is unlikely that the two wells use water from that basin due to separation distance. The Report states that the land recharge area on the surface of the subject site is 124.8 acres in total area. The Report projects the annual recharge rate to be 21 acre-feet during a normal rain year, and 16 acre-feet during a drought year. The Report then uses a 'worst case' of 6.2 acre-feet of recharge during a severe drought year. The Memo states that there are nine (9) wells within the area most likely to compete for the same water supply. The tests run on Well 1 and 2 show that the rapid recovery in this vicinity is indicative of a strong water table in this location. The Memo does not estimate the total storage capacity of the aquifer in this location, but states that the rapid recovery rate and minimal drawdown of the well suggest a strong water table. The groundwater basin nearest to the site is the Lower Lake Valley Groundwater Basin (LLVGB) located approximately	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					0.5 miles east, it is unlikely that these wells are drawing water from the LLVGB. The closest neighboring wells are approximately 0.4 miles to the south and 0.5 miles to the southeast. Based on drawdown and recovery estimates, drawdown impacts to neighboring wells would be minimal. The Water Supply and Demand Assessment concluded, "Since the recorded yields of Well #1 and Well #2 are much greater than the project's demand; the project proposes at least two (2) days of water storage; the 5-year average annual recharge exceeds the project's annual demand; the project is required to comply with the requirements of the State's Domestic Water Supply Permit and conduct capacity testing demonstrating there is sufficient capacity to meet the project's demand; the project would be required to conduct monthly monitoring and reporting demonstrating the State's Domestic Water Supply permit requirements are being met; and the potential drawdown impact to nearby wells (over 2,000 feet away) will not be significantly impacted due to the minimal drawdown; the project would have sufficient water and would not have a significant impact on the surrounding area." **Less Than Significant Impact**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner 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; 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?		X			As discussed in Section IV(b), Biological Resources, the proposed project has been designed to maintain riparian buffer and grading setbacks. No development would occur within the drainage buffers. A Technical Memorandum dated September 2022 was prepared by NorthPoint Consulting Group, Inc. to establish grading setbacks for the onsite tributaries to Herndon Creek. The results of the TM recommended a slight erosion hazard rating for slopes less than 5% (50-feet setback for Class II streams and 20-feet for the minor tributaries), moderate erosion hazard rating for slopes between 5% and 15% (50-feet setback for Class II streams and 35-feet for the minor tributaries), and a severe erosion hazard rating on slopes greater than 15% (100-feet setback for Class II streams and 50-feet for the minor tributaries). The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. Construction Best Management Practices (BMPs) and permanent erosion control measures would be applied to minimize erosion and sedimentation. No development would occur within the drainage buffers and setbacks, except where roads and trails already exist. The majority of the grading would be within areas with slight to moderate erosion hazard and/or within areas where there are existing trails and roads. The proposed project has been designed to maintain existing flow paths. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river. (i) As discussed in Section (a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with implementation of mitigation measure BIO-6, BIO-7, and GEO-1, which requires compliance with state and Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit, the impact would be less than significant.	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					(ii) The increase in impervious area due to the project is approximately 0.27 acres. The drainage area contributing to the site is approximately 44.7 acres. The increase in impervious area represents only 0.6% of the drainage area, which is minor. Thus, the proposed project would have a negligible effect on the rate and amount of surface runoff, and would not result in on- or off-site flooding. (iii) As discussed in (ii) above, the increase in impervious area would have a negligible effect on the rate and amount of surface runoff. As discussed in (i) above, the project would not provide substantial additional sources of polluted runoff with the implementation of mitigation measures BIO-6, BIO-7, and GEO-1, which requires compliance with state and Lake County Grading Regulations, HCD Regulations, and coverage under the Construction General Permit. Compliance with HAZ-1 would mitigate impacts to water quality as a result of hazardous material use and storage. (iv) The project site is not in a mapped FEMA floodplain. **Less Than Significant Impact with Mitigation Measures included**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The subject parcel is not located within a flood hazard zone. Therefore, there is no risk of release of pollutants due to inundation. **No Impact**	4, 6, 10, 16, 17, 18, 19, 20, 21, 23, 26, 30, 31, 33, 34
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, 34
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	The project site is located in a rural area of unincorporated Lake County outside of an established community. The proposed project would not physically divide an established community. **No Impact**	8, 16, 23, 26, 33, 34
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 Lower Lake Area Plan and the applicable portions of the Lake County Zoning Ordinance. The site is zoned "RL", which allows public or private campgrounds, resorts and retreats subject to a major use permit being granted. This proposed project is consistent with the Lake County General Plan, Lower Lake Area Plan, and Lake County Zoning Ordinance. The RL General Plan designation is intended to provide rural development in areas that are primarily in their natural state. However, large lot residential development with small-scale agricultural activities is appropriate. In addition, recreational facilities are listed as an appropriate use for this designation. The project is consistent with General Plan Land Use Element Goal LU-6 which contains policies relating to recreation facilities, tourism and economic development. In addition, the Open Space, Conservation and Recreation Element of the General Plan contains many goals and policies relating to the development of recreation facilities, specifically	8, 16, 23, 26, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					campgrounds, parks and trails (Goal OSC-6 and subsequent policies). Pursuant to Section 21-7.5 and 21-43.2 of the Zoning Ordinance, private and public campgrounds are allowed uses in the Rural Lands zoning district subject to approval of a major use permit. The proposed project falls under the jurisdiction of the State of California Department of Housing and Community Development (HCD) and is regulated by the Special Occupancy Park Act, Health and Safety Code, Division 13, Part 2.3. The Special Occupancy Parks Act establishes requirements of park operators and enforcement agencies, including HCD, and requires HCD to develop and enforce both the regulations and the laws. The Special Occupancy Park regulations and requirements are contained in Title 25, Division 1, Chapter 2.2 of the California Code of Regulations. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lighting, roadways, grading, electrical, plumbing, fire protection, plans, permits, and accessory structures and buildings. Details are available at https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml Given that the proposed project falls under HCD's jurisdiction, project building and grading permits will be obtained through the HCD Application to Construct or Reconstruct Parks and/or Park Building Facilities. Although HCD is the enforcement and permit issuing agency for construction permits, HCD must be assured that the project has received all required government approvals, including comments and conditions of approval. HCD requires approval signatures from the Planning Division of the Lake County Community Development Department, Lake County Public Works Department, Lake County Environmental Health Department, and the Lake County Fire Protection District. HCD also gives each of these departments the option, upon completion, to review the project/site prior to HCD finalizing the permit(s). **Less Than Significant Impact**	
XII. MINERAL RESOURCES *Would the project:*						
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, 34
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 Lower Lake 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, 34
XIII. NOISE *Would the project result in:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during site preparation and construction. Construction-related noise may involve the use of heavy equipment, employee and delivery traffic, and human	16, 17, 23, 26, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					voices. For construction activities, General Plan Policy N-1.7 states, "*The County shall require contractors to implement noise-reducing mitigation measures during construction when residential uses or other sensitive receptors are located within 500 feet.*" Mitigation measures would decrease these noise levels to an acceptable level. Noise levels following construction would be limited to ambient noises associated with camping activities. Operation of the proposed project would result in minor increases in ambient noise levels in the project vicinity due to activities such camper conversations and light vehicle traffic. During regular hours, all guests and staff are urged to avoid noises and discussions that may be disturbing to other campers. Operation would not include activities producing amplified sound or other significant noise producing sources. In addition, the camp would impose quite hours after 10:00 P.M.. County noise standards require noise levels at the property line adjacent to residential and agricultural uses not to exceed 55dBA between the hours of 7:00 a.m. and 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. and 7:00 a.m. Where adjacent uses are commercial (north and east) noise levels must not exceed 60dBA during daytime hours and 55dBA during nighttime hours. Compliance with NOI-1 and NOI-2 would ensure that the proposed project activities would not exceed County noise standards. **Less Than Significant with Mitigation included** **<u>Mitigation Measures:</u>** **<u>NOI-1:</u> All construction activities including engine warm-up shall be limited to 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. Contractors shall implement noise-reducing measures during construction when occupied residences or other sensitive receptors are located within 500 feet.** **<u>NOI -2:</u> The proposed project shall comply with the noise standards identified in Section 41.11 of the Zoning Ordinance, including, but not limited to: maximum non-construction project-related noise levels shall not exceed: (a) 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. adjacent to residential districts; and (b) 60 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 55 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to commercial districts at the property lines as outlined in Table 11.1. Should the proposed project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed project is compliant with noise standards.**	
b) Generation of excessive groundborne vibration or groundborne noise levels?		X			Refer to discussion in Section XII (a). Groundborne noise or vibration may occur during site development or operation; however, levels are not expected to be excessive. Implementation of NOI-1 and NOI-2 would mitigate groundborne noise to a less than significant level. **Less Than Significant With Mitigation included**	16, 17, 23, 26, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The site is not located within the vicinity of a public or private air strip. **No Impact**	
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. Persons visiting the facility are short-stay guests and are not considered as permanent residents that would otherwise be regarded as being an increase in population. **Less than Significant Impact**	16, 23, 26, 33, 34
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project. **No Impact**	16, 23, 26, 33, 34
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose any new housing or other uses that would necessitate the need for new or altered government facilities. The site would require an upgrade in power, predicted to be up to 500 additional on-grid amps. There are no grid capacity issues at this location. The site is served by the Lake County Sheriff's Department, the South Lake Fire District; and Lake County Public Works (Morgan Valley Road). These agencies were notified of this project, and no adverse comments were received. CALFIRE submitted comments on October 17, 2022 via email; a portion of comments received are as follows, the project would be designed to incorporate these comments, as approprite: • Road standards in the plans is 20 feet wide which meets standard. The dead-end cul-de-sac radius needs to be identified to meet standard. The road standard shall be applied from the County Road to the Project site as the access. • Structures require 100 feet of defensible space to be established and maintained. • Structures require water supply on site per NFPA 1142. The structure square footage total needs to be quantified to the amount of water storage on site for fire suppression. • This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al. Additionally, prior to any ground disturbance, HCD would require sign-off from the Lake County Department of Environmental Health, the Lake County Public Works for Morgan Valley Road, and the Fire Marshal/Fire Chief. This would occur during the construction design document review	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**
					and plan-check process. **Less Than Significant Impact**	
XVI. RECREATION *Would the project:*						
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 would not have any impacts on existing parks or other recreational facilities**.** One commenter indicated that persons using the campground would use area recreation facilities; this is difficult to quantify however. There would be on-site trails (passive recreational activity) that would be used by guests. Clear Lake is the largest recreational center in the County; the lake is located about 4 miles (22,000 feet) from the southern edge of the property. It is possible that visitors would also visit Clear Lake and other County parks, however it is improbable that use of area parks would create demand for additional park services that are not related to this project. **Less Than Significant Impact**	16, 23, 26, 33, 34
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 would not necessitate the construction or expansion of any recreational facilities. **No Impact**	16, 23, 26, 33, 34
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?		X			The project site is accessible off of Morgan Valley Road, approximately 2.6 miles from SR 29, the principal east-west commercial route through Lake County. There are no transit stops within 0.25 miles of the project site and no bicycle or pedestrian facilities in the vicinity of the project site. Morgan Valley Road is a paved County Road at this location. This project was routed to Public Works and CALTRANS. No adverse comments were received by either agency regarding impacts to Morgan Valley Road or SR 29. A Focused Transportation Study (Study) for the project was conducted by W-Trans in February 2023. The study reported that the proposed project would generate an average of 98 vehicle trips per day, including 12 trips during the weekday a.m. peak hour and 16 trips during the p.m. peak hour; that Morgan Valley Road has adequate sight lines to accommodate the project access is adequate to accommodate the proposed project; a left-turn lane on Morgan Valley Road at the proposed access point is not warranted; the site is expected to function acceptable for emergency response vehicles and traffic from the proposed development; and the project is expected to have a less than significant impact on emergency response times. The design of interior roadways would be designed to comply with CALFIRE road standards, Public Resource Code (PRC) 4290 and 4291 regulation for a commercial private driveway. A hammerhead turn-around is needed at the end of the driveway, and a mitigation measure is therefore added requiring this turnaround as follows: **TRANS-1: Prior to occupancy and operation, a turn-around shall be installed at the end of all interior driveways that is large enough and deep enough to accommodate a 30' long 75,000 pound emergency response vehicle. The**	7, 8, 13, 16, 18, 23, 26, 29, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					turnaround and interior driveways shall be surfaced with enough gravel necessary to support this sized vehicle. **Less Than Significant Impact with mitigation measure included**	
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 overnight lodging. In addition, like many other jurisdictions in California, Lake County has not yet formally adopted a policy or threshold of significance regarding Vehicle Miles Traveled (VMT), so the Project-related VMT impacts were assessed based on guidance provided by the California Governor's Office of Planning and Research (OPR) in the Publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to "small projects," which are defined as generating fewer than 110 new vehicle trips per day. According to the application materials for the proposed project, the project would generate 98 vehicle trips per day. Thus, the project qualifies as a small project would not have a significant impact on VMT. **Less Than Significant Impact**	7, 8, 13, 16, 18, 23, 26, 29, 33, 34
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		A Focused Transportation Study (Study) for the project was conducted by W-Trans in February 2023. The study that Morgan Valley Road has adequate sight lines to accommodate the project access is adequate to accommodate the proposed project; a left-turn lane on Morgan Valley Road at the proposed access point is not warranted; the site is expected to function acceptable for emergency response vehicles and traffic from the proposed development; and the project is expected to have a less than significant impact on emergency response times. No improvements to Morgan Valley Road were recommended by the Study. **Less than Significant Impact**	7, 8, 13, 16, 18, 23, 26, 29, 33, 34
d) Result in inadequate emergency access?			X		As proposed, this project would not impact any existing emergency accesses. Approval of this project would increase the on-site accessibility by emergency vehicles based on improvements to the interior driveways, and the requirement for on-site emergency service vehicle turn-arounds that would be installed and the end of each driveway. **Less Than Significant Impact**	7, 8, 13, 16, 18, 23, 26, 29, 33, 34
XVIII. TRIBAL CULTURAL RESOURCES *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*						
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		The site does not contain resources that would be eligible to be listed in the California Register of Historical Resources or are locally significant. **Less than Significant Impact**	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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			A Request for Review was mailed to the area tribes. A response was received from the Middletown Rancheria Tribal Historic Preservation Department, stating that the project falls within their area of concern and requested consultation on the project. 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. **Implementation of CUL-1 and CUL-2 would reduce potential impacts to Less than Significant**	5, 14, 16, 17, 18, 23, 26, 27, 28, 32, 33, 34
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		Potable water and water for fire protection would be provided by an on-site water system, supplied by a proposed groundwater well, that would meet the requirements of the State Water Resource Control Board Division of Drinking Water. The water would be pumped from the well to storage tanks on the project site and distributed via small diameter distribution lines. Wastewater would be treated via new, onsite septic systems. Potential locations for these systems have been mapped in the Development Plans. The sanitary sewer system would include an underground gravity pipe network, septic tanks, and leach fields. There are no public storm water drainage facilities serving the project site. As discussed in Section IV(b), Biological Resources and Section X(c), Hydrology and Water Quality, no development would occur within the drainage buffers and setbacks, except where roads and trails already exist. The proposed project has been designed to maintain existing flow paths. The increase in impervious area from the proposed project would have a negligible effect on the rate and amount of surface runoff. In addition, the project would utilize and maintain existing driveway drainage. Ditch relief culverts needed for roads would be sized sufficiently to prevent on- or off-site flooding. Electrical service is currently provided by PG&E, which would provide sufficient power to the proposed project. Development of water and wastewater infrastructure would result in impacts to the project site. However, these impacts are considered as part of the project's construction and operation and are evaluated throughout this Initial Study. In instances where significant impacts have been identified, mitigation measures are required to reduce impacts to less than significant levels. Therefore, all services would be provided on-site and would not require the relocation of new or expanded water, wastewater, storm drainage, power, natural gas, or telecommunication facilities that would cause significant environmental effects. **Less Than Significant Impact**	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**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		A Water Supply and Demand Assessment was prepared for the proposed project in September 2022 by NorthPoint Consulting Group, Inc. The study estimated that the total annual operational water demand associated with the proposed project is approximately 7.7 acre-feet per year. The average available annual well production is approximately 177.5 acre-feet per year. The demand associated with the proposed project is approximately 4-percent of the estimated available supply. Therefore, there is sufficient groundwater supply to meet the projected water demand for the project. The groundwater recharge was estimated based on the assumption that recharge is primarily from precipitation percolating or infiltrating down from the ground surface within the recharge area, however, confined aquifers are generally recharged where the aquifer materials are exposed at the surface (e.g., rock outcrop areas). The recharge area and recharge rate over exposed outcrop areas is more difficult to identify and estimate. The project well screens are separated by more than 100-feet, indicated two potential water bearing formations, potentially doubling the potential surface area for recharge. Another method for estimating recharge is based on estimates determined by the USGS (USGS Fact Sheet 2007-3007). Although determined for humid basins in the east, the USGS estimated long-term average groundwater recharge to be between 10 and 66 percent of precipitation. This would equate to 6.2 – 41.2 acre-feet annual recharge during a dry year and 30.8 – 203.2 acre-feet during an average year, over the 124.8-acre potential recharge area. To be conservative, using a recharge value of 6.2 acre-feet to represent a drought year and 21 acre-feet to represent an average year, and assuming a drought year occurs on average every 5-years, the 5-year average annual recharge would be 18.0 acre-feet over a 124.8-acre recharge area. Assuming a reduced recharge area of 50%, and the conservative estimates of recharge, the 5-year average annual recharge would be 9.0 acre-feet over a 62.4-acre recharge area (3.1 acre-feet during a dry year and 10.5 acre-feet during an average year). Therefore, there is sufficient recharge to meet the demand during average and drought years. In addition, the proposed onsite water system would require a Domestic Water Supply Permit from the State Water Resources Control Board Division of Drinking Water and would need to demonstrate sufficient capacity in accordance with Section 64554 of Title 22 of the California Code of Regulations. For source wells whose primary production is from bedrock formation, such that water produced is yielded by secondary permeability features (e.g., fractures or cracks), the CFR (as outlined in the California Waterworks Standards) require that the capacity of the well be determined using either a 72-hour well capacity test or a 10-day capacity test during the driest months of the year. The capacity of the well is assigned 25% of the pumping rate using a 72-hour test and 50% of the pumping rate for a 10-day test. **Less Than Significant Impact**	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**
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 would be served by on-site septic systems. **Less Than Significant Impact**	7, 16, 18, 19, 23, 26, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		Construction related waste typically consists of non-hazardous building material or debris generated during the construction of buildings, gravel access roads, and other associated infrastructure (e.g., water and sewer lines). Construction solid waste would be picked up by Southlake Refuse and Recycling where it would be sorted and deposited in the Eastlake Sanitary Landfill (Landfill). The Landfill is well below its maximum permitted capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. Construction waste generated by the project is not anticipated to cause the disposal site to exceed its maximum permitted disposal volume as no structures would be demolished as part of the proposed project. The Landfill is not expected to reach its total maximum permitted capacity during the project's construction period. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity to accept construction solid waste generated by the project. A wildlife proof trash enclosure, including recycling bins, would be located near the Back-of-House building. Guests would be encouraged to recycle. Getaway staff are responsible for collecting garbage and recycling and disposing of it in this trash enclosure. The amount of waste generated by the operation of the proposed project was estimated using CalRecycle generation factors of 2.0 pounds per room per day for cabins (up to 59 cabins) and 5.0 pounds per unit per day for the manager's residence. The amount of waste generated would be about 123 pounds per day or 0.06 tons per day. The Landfill is currently permitted for 200 tons per day. The current disposal rate for Lake County is 130 tons per day. The waste generated by operation of the proposed project represents less than 0.1% of the permitted disposal rate of the Landfill. In addition, correspondence with Lars Ewing, Special Services Director, Mr. Ewing stated that the County has the ability to expand the landfill when needed, and that ongoing capacity is not a problem for the foreseeable future. **Less Than Significant Impact.**	7, 16, 18, 19, 23, 26, 33, 34
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste would apply to this project. Solid waste disposal is not projected to be excessive. **Less Than Significant Impact**	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**
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X			The site is located in a mapped Moderate and High Fire area. Morgan Valley Road is the designated existing evacuation route set by the Lake County Wildfire Protection Plan in the Lower Lake Area. The site is positioned in such a way that access into and out of the site is generally direct from Morgan Valley Road. The number of overnight guests would likely average about 124 at 83.7% capacity. The greatest number of guests at 100% capacity would be 148 (assumes four people per cabin), plus 11 employees for a total of 159 potential on-site people. A Fire Protection Plan is provided within the Operations Plan for the Proposed Project. The Fire Protection Plan includes methods for fire prevention, management responsibility, employee training, and housekeeping. The onsite manager or assistant manager would act as the plan administrator and would also monitor CALFIRE and Lake County Burn Bans and Red Flag Warnings. Site-specific fire prevention measures may include overall brush reduction throughout the occupied area, clearing fire prone vegetation, except trees, in a 30-ft radius of occupied areas, trim tree branches to 10-ft above ground, and reduce shrubs to isolated plants to avoid continuous chaparral. All main buildings will have detectors for smoke/carbon monoxide, per HCD requirements and California Building Code. Campfires would be strictly prohibited during times of high-fire hazard, including during burn bans or during Red Flag Warnings. Guests would be notified of this in advance of their arrival onsite, and would not be permitted to have campfires during these times. Fire rings would either be removable or lockable, preventing guest use during these times. Campfire use would be strictly monitored and regulated to minimize the potential for wildfires. Campfire rings shall be placed with a minimum of 3-feet of clean gravel surrounding the ring on all sides. There shall be no overhanging branches or trees less than 10-feet above the campfire ring and there shall be no stumps or wood piles within 10-feet of the outer perimeter of the campfire ring. The campfire ring shall consist of at least three (3) sides not less than 10-inches high. The campfire ring shall be constructed of non-combustible materials which are fastened or mortared together and in good condition. Campfire use shall be prohibited during a Red Flag Warning or Burn Ban. Red Flag Warning guidelines from Lake County specifically recommend avoiding the use of any heat or open flame outdoors, including not using outdoor fire pits (specifically wood, but also gas or propane). The applicant is proposing one 15,000 gallon water tank for fire suppression use if needed. There is an existing on-site pond that can also be used for fire suppression if needed. The interior driveways are shown to be less than 16% grade and 20’ wide, thereby meeting PRC 4290 and 4291 commercial driveway standards. The onsite road network has been designed as a one-way loop to promote swift evacuation if necessary, and the Evacuation Plan includes signage to direct guests to safety. The onsite road network would be designed to meet CALFIRE PRC 4290 and 4291 requirements. Additionally, prior to any ground disturbance, HCD would require sign-off from the Lake County Department of Environmental Health, the Lake	2, 6, 9, 13, 16, 17, 23, 26, 29, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					County Public Works for Morgan Valley Road, and the Fire Marshal/Fire Chief. This would occur during the building and grading permit approval process. The applicant has prepared an emergency Evacuation Plan, which is included with the materials submitted. In the event that an evacuation is needed. The evacuation route would be Morgan Valley Road. The nearest fire station is located in Lower Lake, about 2 miles from the subject site. Additionally, the Focused Transportation Study conducted for the project by W-Trans found that the project site is expected to function acceptably for emergency vehicles and that traffic from the proposed development would have a less-than-significant impact on emergency response times (W-Trans, 2023). Although compliance with PRC 4290 and 4291 for the interior driveway are shown on the plans submitted, the following mitigation measures are added: **WILD-1: Prior to occupancy, the interior driveway shall be brought up to PRC 4290 and 4291 standards. Turn-arounds capable of supporting a 75,000 pound vehicle shall be installed at the termination of each interior driveway.** **WILD-2: Prior to occupancy, a 15,000 gallon water tank shall be installed on site and designed to meet SRA specifications for firefighting purposes. The amount of on-site water storage may increase at the discretion of the Fire Marshal for Lake County.** **WILD-3: Prior to occupancy, each building shall have 100 feet of defensible space around all sides of each building. The Fire Marshal may at his discretion allow the retention of trees within this space, but may require trees to be limbed up to a height of eight (8) feet above grade. Grass and shrubs would need to be removed as part of the defensible space.** **Less Than Significant Impact with mitigation measures included**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 located in a mapped Moderate to High Fire Area. The site is served by the South Lake Fire District (CalFire), and is next to Morgan Valley Road, which would be the path of travel for fire trucks. As previously stated, the applicant is proposing to add one (1) 15,000 gallon water tank and existing pond on the site that could be used for emergency fire protection if necessary. A Fire Protection Plan is provided within the Operations Plan for the Proposed Project. The Fire Protection Plan includes methods for fire prevention, management responsibility, employee training, and housekeeping. The onsite manager or assistant manager would act as the plan administrator and would also monitor CALFIRE and Lake County Burn Bans and Red Flag Warnings. The subject property is located within the Lake County Fire Protection District and is also located within a State Responsibility Area (SRA) for fire protection, under CALFIRE Jurisdiction. Several improvements are proposed in order to meet SRA requirements, including designating a fire turn-around and pull-out area for emergency vehicles and management of trees and vegetation around existing structures to maintain the required 100-foot defensible space. All permanent structures on the property are proposed to meet the 30-foot SRA setback requirement from property lines. Fire water storage will be provided in a 15,000 gallon tank designed to meet SRA specifications for firefighting purposes. The project site is surrounded by open space, agricultural uses, trees, and residential development. Construction and operation of the proposed project could present a risk of fire that could spread to adjacent vegetation. The potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires would be **Less Than Significant Impact with Mitigation Measures HAZ-3 through HAZ-5, TRANS-1, and WILD-1 through WILD-3 included**	2, 6, 9, 13, 16, 17, 23, 26, 29, 33, 34
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 two wells capable of producing 110 gallons per minute combined. The road connecting the private on-site driveway to the site is Morgan Valley Road, a fully paved County Road; no further improvements to this road are needed. The interior driveway would be design to meet CALFIRE driveway standards. **Less Than Significant Impact**	2, 6, 9, 13, 16, 17, 23, 26, 29, 33, 34
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 some potential for downslope or downstream flooding due to the slope of the site. The applicant is not moving significant amounts of earth, and no trees would be removed by this project, which would enable soils to be anchored in place by existing vegetation. The majority of the proposed development would be in areas of flat slopes with low erosion potential. However, steep slopes exist within the project site. Therefore, the proposed cabins, tents, employee housing, and other facilities could be at increased risk due to downslope landslides as a result of runoff, post-fire slope instability, or drainage changes. However, the impact would be **Less than Significant with Implementation of Mitigation Measure WILD-4 and WILD-5**.	2, 6, 9, 13, 16, 17, 23, 26, 29, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					WILD-4: If a wildfire occurs at the project site, the site is to be inspected post-fire to evaluate downslope landslide hazards. Areas where hazards are identified to exist shall be closed until slopes have been stabilized. **WILD-5: At the discretion of the Fire Marshal and prior to public use, the applicant shall post 'Evacuation Route' signage along the interior driveway at intervals determined to be adequate by the Fire Marshal.**	
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a campground with 59 small cabins for use as overnight lodging. 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 with Mitigation Measures included**	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 / Tribal Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Wildfire Resources. 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. **Less Than Significant with Mitigation Measures included**	All
c) Does the project have environmental effects which would 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 / Tribal Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Wildfire Resources 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 reduced to less than significant**.** **Less Than Significant with Mitigation Measures included**	All

* Impact Categories defined by CEQA

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