Shade Canyon School Project

Initial Study/Mitigated Negative Declaration

Shade Canyon School

8 March 2023

Initial Study/ Mitigated Negative Declaration
Shade Canyon School Project

This document has been prepared by:

Shade Canyon School
PO Box 1233
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In collaboration with:

GHD
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March 8, 2023

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1. Project Information

Project Title	Shade Canyon School Project
Lead Agency Name & Address	Shade Canyon School PO Box 1233 Kelseyville, CA 95451
Contact Person & Phone Number	Morgan Vogel Chinnock (707) 320-2409
Project Location	4335 Sylar Lane, Kelseyville, CA 95451 APN: 024-171-23
General Plan Land Use Designation and Zoning	General Plan: Low Density Residential Zoning: "R1", Low Density Residential

1.1 CEQA Requirements

Shade Canyon School is a proposed authorized tuition-free public charter school within the Kelseyville Unified School District that will serve students from Lake County. Shade Canyon School, serving as the California Environmental Quality Act (CEQA) Lead Agency, has prepared this Initial Study to provide the public, responsible agencies, and trustee agencies with information about the potential environmental effects of the proposed Shade Canyon School Project (hereafter referred to as the "Project").

The purpose of this Initial Study is to provide a basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration or a Negative Declaration. This Initial Study is intended to satisfy the requirements of CEQA (Public Resources Code, Div 13, Sec 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sec 15000-15387). Section 15063(d) of the State CEQA Guidelines summarizes the content requirements of an Initial Study as follows:

1. A description of the project including the location of the project;
2. An identification of the environmental setting;
3. An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
4. A discussion of the ways to mitigate the significant effects identified, if any;
5. An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls;
6. The name of the person or persons who prepared or participated in the Initial Study.

1.2 Project Background

Shade Canyon School is a proposed authorized public charter school with a curriculum based on the principles of Public Waldorf education, weaving together experiential learning, integrated subjects, and a deep awareness of child development. On April 28, 2022, Shade Canyon School and the Board of Directors of the Kelseyville Lions Club entered into a Lease Agreement for Shade Canyon School to use the Kelseyville Lions Club property at 4335 Sylar Lane (Project site) in the community of Kelseyville. The

Lease Agreement is now in the process of being finalized. The Lease would begin in April of 2023 and have a term of 15 years with three five (5) year options to renew, with Shade Canyon School having the sole option to end the lease at the end of 15 years or each auto-renewal thereafter.

As part of the proposed Project, Shade Canyon School would utilize the existing site buildings at the Project site and install modular classrooms to expand to the full capacity represented by the Project over seven years. In the first year, Shade Canyon School would serve between 80 and 96 students in grades TK-2 with ten full-time employees. Shade Canyon School would then add one grade per year until it becomes a full TK-8 program. Over a seven-year period, the school would grow to serve a maximum of 264 students with 16 FTE employees by year seven of operation, the 2029-2030 school year.

The Kelseyville Lions Club would continue to use the site in conjunction with Shade Canyon School. It is anticipated that the Kelseyville Lions Club would use the clubhouse building for approximately three board meetings a month (typically on Thursdays), for an annual Crab Feed (typically in late January on a Saturday), and for monthly pancake feeds (typically the 2nd Sunday of each month). Specific dates for Lions Club and Shade Canyon School events would be coordinated at the beginning of each school year through mutual consent. The clubhouse building would no longer be rented to members of the community for other events.

Please see Section 1.4 of this Initial Study for a detailed description of the Project.

1.3 Project Location and Environmental Setting

The Project site is located at 4335 Sylar Lane within the community of Kelseyville, Lake County, California (see Figure 1, Regional Location Map). The Project site is currently developed as the Kelseyville Lions Club and includes a clubhouse building, a support building noted as the “Sweeney” building, parking areas, and landscaping. The existing structures at the Project site were built in the late 1960's and 1970’s to serve the Kelseyville Lions organization.

The Project site is 1.2 acres in size, fully developed, and situated in a residential area of existing single-family houses to the west, east, and north, and Kelseyville County Park to the south. Existing commercial development is present along State Street and Main Street to the west and higher density multifamily residential is present to the northwest. Kelseyville Unified School District schools and athletic facilities are located to the southeast of the Project site.

The site is an L-shaped parcel with frontage on the south side of Sylar Lane. The parcel is developed with an existing 3,551 square foot single story building in the northerly center of the site, a 1,200 square foot storage building located in the southwest corner, along with parking areas and related hardscape improvements. The existing Lions Clubhouse is set back approximately 80 feet from Sylar Lane, and there is an existing covered building entryway that is set back about 60 feet from the street.

The primary access route to the Project site is State Highway 29 to Main Street to State Street and then to Sylar Lane. Sidewalks and crosswalks are existing in the vicinity of the school site. Sidewalks are present along State Street and Main Street that extend to Kelseyville County Park, through which students and parents would be able to access the School via a gate that would be unlocked at pickup and dropoff times. There is an existing striped crosswalk just south of the intersection of State Street and Sylar Lane. Existing bicycle lanes (Class II bikeways) are striped on both sides of State Street from Main Street north to Gaddy Lane. An existing Lake County Transit System bus stop is in place on Main Street approximately 450 feet southeast of the intersection of Main and State Streets.

1.4 Project Description

The proposed Project would involve the adaptive reuse of the Kelseyville Lions Club site at 4335 Sylar Lane into a new transitional kindergarten through 8th grade public charter school that would serve students from Lake County. Shade Canyon School would utilize the existing site buildings and progressively install additional modular classrooms and restrooms to expand to the desired full capacity over seven years.

The progression of renovation, construction, and expansion are summarized in Table 1.1, Adaptive Reuse Phasing.

Table 1.1 Adaptive Reuse Phasing

Year	Proposed Building Improvements
Year 1	– Make interior changes to the existing Lions Clubhouse needed to permit the existing structure to hold temporary offices for the school administrator and administrative assistant, as well as serve as a rainy-day lunchroom and multi-purpose room for the school. – Install four 24’ x 40’ modular classrooms and one 12’ x 40’ modular bathroom building, all complete with ADA-compliant access ramps and walkways, as depicted on the Site Plan (Figure 2). – Install fencing between the existing Lions Club Main Building and the back portion of the property to separate the main schoolyard from parking areas. The fence would include a footpath gate and an emergency gate for fire access. – Reach an agreement with Lake County to move the location of the gate in the fence along the south boundary of the property and add slats to the entire length of the fence for privacy. Security cameras and lighting would be installed, as well as gates to the back parking area at the northwest and northeast corners of the Main Building. – Extend water and sewer lines on-site to the new modular bathroom and classrooms. – Extend power to the new modulars. – Install diagonal parking spaces along the western property line and to the south of the main building, as depicted on the site plan. Plant a garden and begin adding swings and a large play sand pit in the areas labeled “Playground,” and “Play Yard.” – Convert the area of property to the north of the existing clubhouse into a parking lot (retaining the existing live tree near the building).
Year 2	– Renovate the existing Sweeney Building in the southwest corner of the property to contain two 20’ x 45’ classroom spaces, each containing a 7’ x’ 8’ bathroom. These would serve as TK/K (“Grade 0”) classrooms. – Construct a 20’ x 8’ Resource Building to the south of the Main Building.
Year 3	– Build a covered student drop-off structure between the Main Building and the back campus.
Year 4	– Install one 24’ x 60’ modular building containing two classrooms. – Install storage sheds as depicted on the Site Plan (Figure 2).
Year 5	– Renovate existing kitchen in the Lions Clubhouse to be used as commercial kitchen for the school lunch program.
Year 6	– Install one 24’ x 60’ modular classroom (labeled “Grades 7-8” on attached Site Plan) – Install deck connecting the classrooms and restroom building for Grades 1-8. – Potential installation of a rainwater catchment system.
Year 7	– Shade Canyon School reaches full grade span. No building additions or improvements anticipated.

Vehicular Circulation Patterns and Parking

During the first year of construction, a new one-way on-site vehicular circulation pattern would be implemented at the Project site for the proposed school. Two existing driveway culverts along the property frontage adjacent to Sylar Lane would be replaced. The replacement culverts would be of the same

dimension and would be located in the same location as the existing culverts to be replaced. Maintenance of an existing drainage may also be performed along the Sylar Lane property frontage.

The ingress driveway would extend south from Sylar Lane to provide access into the angled parking lot area adjacent to the street frontage. Two van accessible ADA parking spaces would be provided along with a covered pick-up and drop-off area near the building front entry. A total of twenty-six (26) car parking spaces would be provided on site, which would be anticipated to cover the school's daily use needs at full capacity. A one-way vehicular circulation pattern around the south side of the existing building is proposed, as depicted on the site plan (Figure 2).

A covered pick-up and drop-off area would be available adjacent to the north of the existing building/administration building. A second pick-up and drop-off area (covered with a canopy) may be available adjacent to the south of the existing/administration building. Parking spaces would be developed in a one-way pattern around the west, south and east sides of the existing building as depicted on the Site Plan.

The Parking area would be chip sealed and feature both 90 degree and angled parking spaces, be gated, and would include pole-mounted lighting and a security camera. A trash enclosure is proposed on the east side of the parking area.

Use of Recreational Facilities at Kelseyville County Park

The Project site is located adjacent to Kelseyville County Park. Shade Canyon School and the Lake County Public Works Department intend to enter into an agreement and use permit that includes an ongoing use permit for the School's use of the Kelseyville County Park for school recesses and lunches. The agreement would include a description of how fence maintenance costs would be shared between the County and the School. The agreement would also detail a minor improvement to the park grounds that will support Shade Canyon's ongoing access to the park via the gate between the school and park. The proposed minor improvement would consist of a minimal stretch of cement to mitigate undue erosion to the grass near the School's proposed access gate. The cement and the gate would be installed at Shade Canyon School's cost. Shade Canyon School would have control measures in place for park usage to ensure the public would not have access to the school grounds from the park. The gate between the park and Lions Club property would be unlocked only during pick-up time, drop-off time, recesses, special school events, or emergencies. While unlocked, gate would be attended by designated staff or volunteer. The gate would remain locked at all other times.

Emergency Vehicle Access

The Project would be designed with proper emergency access and would improve the existing access points for emergency vehicles. The Kelseyville Fire District would serve the Project site. The Project must comply with applicable Fire standards, including school driveways.

Project Construction

For the purposes of this Initial Study, it is assumed that construction of the Project would begin in 2023 and would occur in phases over a 7-year timeframe. Construction hours are anticipated to be between 8:00 am and 5:00 pm Monday through Friday. Nighttime construction would not be required. Following the first year of construction, subsequent phases of construction would be scheduled to occur in summer months when Shade Canyon School was not in session.

Prior to construction, the contractor would mobilize resources to a staging area that would be located on the Project site within the existing paved on-site parking area. The staging area would house construction vehicles and equipment as well as construction materials.

The deepest excavation anticipated for the Project would be approximately five feet below ground surface for installation of utility lines. Site preparation would include the removal of approximately 12 existing trees from the Project site. A variety of construction equipment would be used to build the Project. This would include, but not necessarily be limited to, a small excavator, track loader, concrete saw, jackhammer, generator sets, and pneumatic tools. A variety of trucks including haul trucks, water trucks, and pickup trucks would also be required. An estimated five to ten workers are anticipated for school construction per shift, with an estimated 10 haul truck and material delivery trips per day during construction.

1.5 Operation and Maintenance

In the first year of operation, Shade Canyon School would serve between 80 and 96 students in grades TK-2 with ten full-time employees. Shade Canyon School would then add one grade per year until it becomes a full TK-8 program. Over a seven-year period, the school would grow to serve a maximum of 264 students with approximately 16 FTE employees by year seven of operation, the 2029-30 school year.

The school would be in session five days a week for a total of 175 days a year. Monday through Thursday, Grades 1-8 would be in session from 8:20 a.m. to 3:00 p.m. Monday through Thursday, TK and K would be in session from 8:20 a.m. to 12:40 p.m. On Fridays, all grades would have a short day, in session from 8:20 a.m. to 12:40 p.m. Shade Canyon School would also likely have an afterschool childcare program attended by approximately 10% of the student population which would extend up to 6:00 p.m. Monday through Friday. Up to 200 pick-ups and drop-offs would be anticipated to occur daily when the school is fully operational.

Under agreement with the Kelseyville Unified School District, Shade Canyon School would periodically use the District parking lot at 4410 Konocti Road for event overflow parking needs, which would include potentially two school festivals per year and approximately eight class plays. Shade Canyon School would notify the Kelseyville Unified School District of said events and their time and date at least one month prior to each event. As needed, the School would arrange a shuttle for any people who are unable to walk the short distance to the campus. Events would be scheduled so that the shared use of the parking in these agreements would not conflict with existing uses. Special events may also be conducted at a location other than the school site, such as a local farm, or church, or the County Fairgrounds. If held off-site, events would be infrequent and comply with the existing Use Permits for those facilities.

As summarized in Section 1.2, the Kelseyville Lions Club would continue to use the site in conjunction with Shade Canyon School. Specific dates for Lions Club and Shade Canyon School events would be coordinated at the beginning of each school year. It is anticipated that the Kelseyville Lions Club would continue to use the clubhouse building for approximately three board meetings a month, for an annual Crab Feed, and for monthly pancake feeds. The clubhouse building would no longer be rented to members of the community for other events.

1.6 Compliance with Existing Regulations and Standard BMPS

The Project will abide by the following regulations and industry-accepted Best Management Practices (BMPs) to reduce or avoid potential adverse effects that could result from construction or operation of the Project. In addition to these BMPs, mitigation measures are presented in the analysis sections in Chapter 3, Environmental Analysis, to reduce potentially significant environmental impacts below a level of

significance. The Project's Mitigation Monitoring and Reporting Program will include these actions to ensure implementation.

Title 24 Outdoor Lighting Standards

Outdoor lighting at the Project site would include exterior building light fixtures and pole mounted fixtures. Outdoor lighting would comply with the Title 24 outdoor lighting standards, which regulate lighting characteristics such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. Lighting fixtures would be shielded or recessed to reduce light spillage onto adjoining properties and would be directed downward and away from adjoining properties and public rights-of-way so that no on-site fixture directly illuminates an area off-site.

Construction Traffic Control Plan

Prior to any work potentially occurring in the public right of way, an Encroachment Permit is required. The Project's construction contractor will be required to implement traffic controls to reduce traffic conflicts during construction. A traffic control plan will be required for Lake County review and approval prior to construction.

Implementation of LCAQMD Air Toxics Control Measure (ATCM) for Asbestos Emissions during Construction

Building renovation may potentially involve removal of asbestos-containing materials. If present, asbestos-containing materials must be handled according to applicable federal, state, and local requirements to protect against the inadvertent release of asbestos fibers or lead dust into the air. Demolition and renovation activities are subject to National Emission Standards for Hazardous Air Pollutants (NESHAP). NESHAP are a series of pollutant-specific regulations which are designed to minimize the public's exposure to hazardous chemicals through the use of specific types of control equipment and the implementation of various control methods or procedures. The Asbestos NESHAP requires owners and operators to provide written notification of regulated demolition and renovation activities. If regulated asbestos-containing material (RACM) is present, a licensed abatement contractor would be engaged to conduct abatement work in accordance with specifications.

The Lake County Air Quality Management District (LCAQMD) has been delegated by the EPA to enforce NESHAP for the Project area and administers all of the NESHAP regulations including the sections applicable to all demolition activities and renovation of structures where RACM is present. Lake County Air Quality Management District Rule 4.467 controls emissions of asbestos to the atmosphere and provides appropriate waste handling and disposal procedures. An asbestos survey and notification to the LCAQMD is required for all projects that would include demolition or would include certain renovation activities subject to Rule 4.467.

Implementation of Air Quality Control Measures during Construction

To limit dust, criteria pollutants, and precursor emissions associated with the construction activity, Shade Canyon School will include the following Basic Construction Measures in construction contract specifications for the Project:

– Exposed surfaces shall be watered two times per day;
– Haul trucks transporting soil, sand, or other loose material off-site shall be covered or shall have at least two feet of freeboard;

- Visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping shall be prohibited;
- Vehicle speeds on unpaved areas shall be limited to 15 miles per hour;
- Paving shall be completed as soon as possible after trenching work is finished;
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points;
- Construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. Equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and
- A publicly visible sign shall be posted with the telephone number and person to contact at the School regarding dust complaints. This person shall respond and take corrective action within 48 hours. The local Air District's phone number shall also be visible to ensure compliance with applicable regulations.

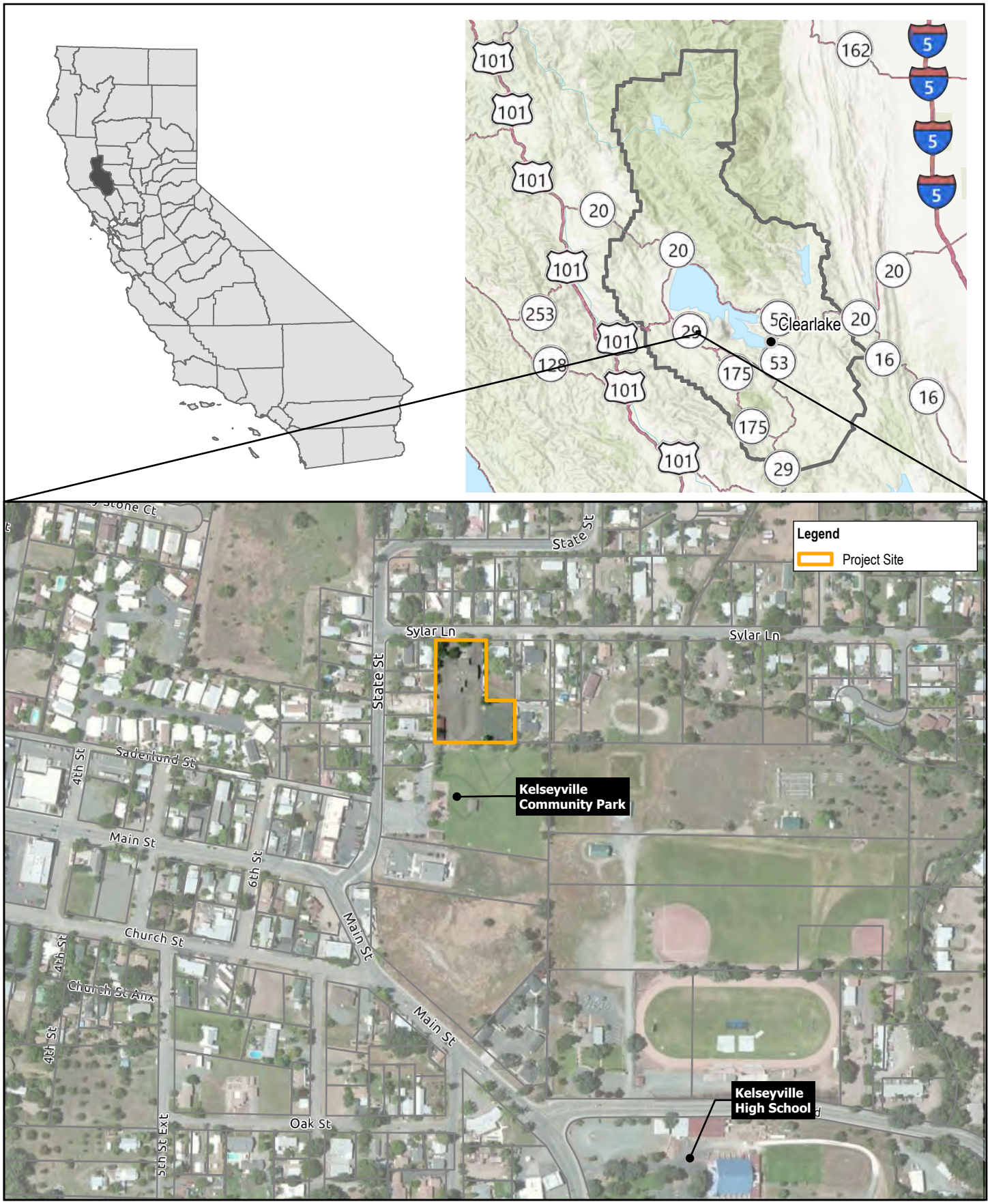
1.7 Required Agency Approvals

As CEQA Lead Agency, the Shade Canyon School Board would approve the Project. In addition, the following agencies may be Responsible Agencies or Trustee Agencies under CEQA and may need to issue approvals for the Project and, thus, may need to rely upon this Initial Study.

- County of Lake Building Permit and Encroachment Permit
- County of Lake Use Permit to utilize Kelseyville County Park for recess and lunchtime use
- Lake County Special Districts for water and sewer service

1.8 Tribal Consultation

Shade Canyon School has no record of receiving requests for notification of proposed projects from California Native American tribes pursuant to Public Resources Code Section 21080.3.1. Shade Canyon School nevertheless initiated contact with Native American tribes as part of preparing this Initial Study. Please refer to Section 3.5, Cultural Resources and Section 3.18, Tribal Cultural Resources, for additional information.



Paper Size ANSI A

0 100 200 300 400

Feet

Map Projection: Mercator Auxiliary Sphere
Horizontal Datum: WGS 1984
Grid: NAD 1983 StatePlane California II FIPS 0402 Feet

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Shade Canyon School

Project No. **12602423**
Revision No. **-**
Date **Feb 2023**

Regional Location Map

FIGURE 1

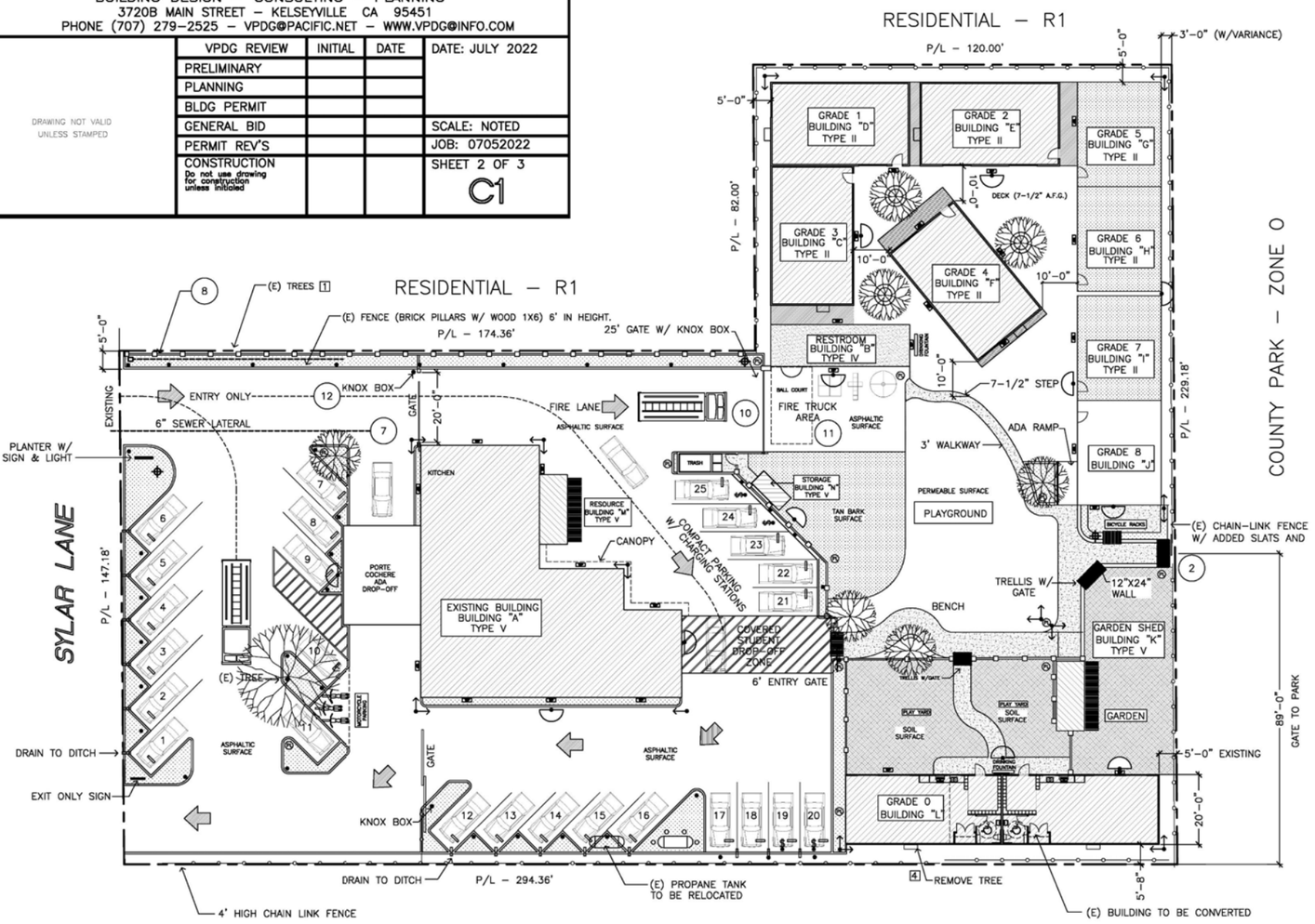
SITE PLAN

SHADE CANYON SCHOOL

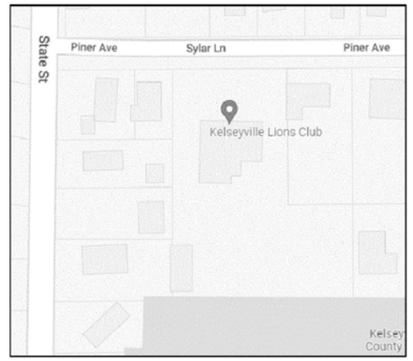
VINCENT PRICE DESIGN GROUP
BUILDING DESIGN – CONSULTING – PLANNING
3720B MAIN STREET – KELSEYVILLE CA 95451
PHONE (707) 279-2525 – VPDG@PACIFIC.NET – WWW.VPDG@INFO.COM

VPDG REVIEW	INITIAL	DATE	DATE: JULY 2022
PRELIMINARY			
PLANNING			
BLDG PERMIT			
GENERAL BID			SCALE: NOTED
PERMIT REV'S			JOB: 07052022
CONSTRUCTION Do not use drawing for construction unless initialed			SHEET 2 OF 3 C1

DRAWING NOT VALID UNLESS STAMPED



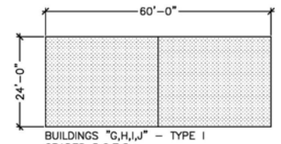
VICINITY MAP



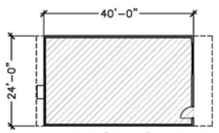
GENERAL NOTES

1. THE SWEENEY BUILDING TO BE CONVERTED TO CLASSROOMS 0
2. GATE TO BE UNLOCKED ONLY DURING PICK–UP TIME, DROP–OFF TIME, RECESSES, SPECIAL SCHOOL EVENTS, OR EMERGENCIES. WHILE UNLOCKED, GATE WILL BE ATTENDED BY DESIGNATED STAFF OR VOLUNTEER. GATE TO REMAIN LOCKED AT ALL OTHER TIMES.
3. DECK HEIGHT TO MATCH CLASSROOM F.F.
4. TOPOGRAPHY IS FLAT
5. FACILITIES TO BE SERVED BY MUNICIPAL SEWER & WATER
6. SITE MAP IS NOT A RECORD OF SURVEY. PROPERTY LINES/DIMENSIONS OBTAINED FROM PUBLIC RECORDS.
7. PROVIDE 6" SEWER LATERAL LINE.
8. UPGRADE WATER MAIN TO 2" WITH BACK FLOW PREVENTER.
9. UPGRADE EXISTING GREASE TRAP PER ENVIRONMENTAL HEALTH.
10. FIRE GATE FOR EMERGENCY ONLY.
11. FOR CCURT GAMES ONLY (4 SQUARE, ETC.)
12. CAR STACKING LANE 200'–0" FROM SIDEWALK WITH 20' PER CAR.

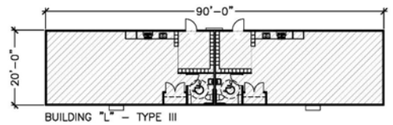
CLASSROOM DIMENSIONS – TYPES I THRU IV – 10,800 S.F. TOTAL



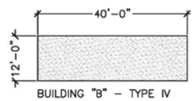
BUILDINGS "G,H,I,J" – TYPE I
GRADES 5,6,7,8
BUILDINGS TO BE ACQUIRED
1440 S.F.



BUILDINGS "C,D,E,F" – TYPE II
GRADES 1,2,3,4
AQUIRED BUILDINGS
960 S.F.

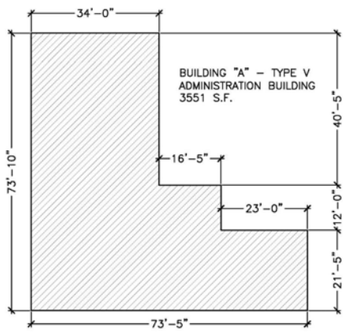


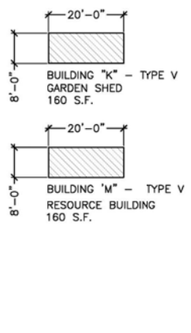
BUILDING "L" – TYPE III
GRADE 0
EXISTING BUILDING
1800 S.F.



BUILDING "B" – TYPE IV
RESTROOM
480 S.F.

NON–CLASSROOM BUILDINGS – TYPE V – 3926 S.F. TOTAL





BUILDING "N" – TYPE V
STORAGE
55 S.F.

PLAYGROUND AREAS	PARKING – 25 TOTAL	SURVEILLANCE CAMERAS	FIRE SYMBOLS	LANDSCAPE SYMBOLS	SYMBOLS
GRADE 0 = 1682 S.F. GRADES 1–8 = 4100 S.F.	(2) ADA 14 STANDARD 9 COMPACT	50' (13 SHOWN) 80' (12 SHOWN)	FIRE HYDRANT (2 SHOWN) STAND PIPE (1 SHOWN) (MIN. 2.5" INLET) 30' FIRE TRUCK EXTERIOR LIGHTS PL COBRA–HEAD POLE LED LAMP WP WALL–PACK BOLLARDS	XXX SHREDDED BARK EARTHEN SOIL	A3 DETAIL 1 GENERAL NOTES TREE WITH SEATING 50 AMP CHARGING STATION

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Shade Canyon School

Project No. **12602423**
Revision No. **-**
Date **Mar 2023**

Site Plan

FIGURE 2

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Print date: 03 Mar 2023 - 09:27

Data source: . Created by: ethompson3

Photo 1: Existing Lions Clubhouse to be used for offices, multipurpose room, and lunchroom.

Photo 2: Existing Sweeney building on property to be renovated to classroom space in Year 2.

Photo 3: Existing property frontage along Sylar Lane.

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Shade Canyon School

Site Photos

Project No. **12602423**
Revision No. **-**
Date **Feb 2023**

FIGURE 3

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2. Environmental Factors Potentially Affected

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agricultural & Forestry Resources	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology & Water Quality	☐ Transportation
☐ Energy	☐ Land Use & Planning	☐ Tribal Cultural Resources
☐ Biological Resources	☐ Mineral Resources	☐ Utilities & Service Systems
☐ Cultural Resources	☐ Noise	☐ Wildfire
☐ Geology & Soils	☐ Population & Housing	☐ 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 would be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there would 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 would be prepared.

☐ I find that the proposed 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 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 avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

3/3/2023

Date

3. Environmental Analysis

3.1 Aesthetics

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? (Public Views are those that are experienced from a 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?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

a) Have a substantial adverse effect on a scenic vista? (No Impact)

The Lake County General Plan does not explicitly identify scenic vistas but includes policies to protect and enhance scenic viewpoints of Clear Lake, Mt. Konocti and panoramic views of the countryside. The Lake County municipal code designates Highway 20 from the Mendocino County line to the intersection of Sulphur Bank Mine Road as a scenic corridor. The Project site is 1.2 acres in size, is developed as the Kelseyville Lions Club, and is surrounded by residential and recreational land uses. The Project proposes adaptive reuse of the Project site, including use of the existing Lions Club building and the additional of single-story modular classroom and restroom buildings. The proposed improvements would not block viewpoints of Clear Lake, Mt. Konocti or views of the countryside. The Project site is not located adjacent to Highway 20, nor along a ridgeline or hilltop. No impact would result.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (No Impact)

No officially designated State scenic highways are located in the Project area (Caltrans 2023). Highway 29, located approximately 0.5-mile west of the Project site, is identified as an eligible State scenic highway. No portion of the Project site is within the Highway 29 corridor and no scenic resources along Highway 29 would be impacted. No impact would result.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? (Public Views are those that are experienced from a publicly accessible vantage point). (Less than Significant)

As discussed in Impact “a”, the Project site is not located within a designated scenic vista, within a scenic viewpoint, along a scenic corridor, or along a ridgeline or hilltop. The proposed new structures would be modular one-story buildings, approximately 24’ x 40’ in size at a height of 14 feet. The improvements would not block views of ridgelines from public roadways or other vantage points. Several existing ornamental trees would be removed from the Project site to provide space for proposed modular buildings, however, new trees and landscaping would also be planted at the Project site. As noted in Section 1.4, Project Description, in year 1 of operations, privacy slats would be installed within the fencing on the north and west sides of the Project in between the nearest dwellings and the proposed school campus. The Project effect on the existing visual character or quality of the site and its surroundings would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less than Significant)

No night-time lighting would be required during construction that would create a new source of light or glare, and no impact would result. Following construction, the Project would include exterior lighting on the façades of proposed new modular buildings and within parking lots. As noted in Section 1.4, Project Description, proposed exterior lighting would meet the requirements of Title 24 of the California Code of Regulations and would be placed and shielded to direct light downward so as not to spill over onto structures, adjacent properties, or the night sky. The impact would be less than significant.

3.2 Agriculture and Forest Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
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))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
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?				✓

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? (No Impact)

The Lake County Important Farmland Map designates the Project site as "Urban and Built-Up Land" (DOC 2021). No lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are located within the immediate Project area. No impact would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)

The Project site is not zoned for agricultural use and is not subject to a Williamson Act contract. No impact would result.

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)? (No Impact)

The Project site is not zoned for forest land, timberland, or Timberland Production and there are no timber-producing properties in the vicinity. No impact would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use? (No Impact)

No forest land is located within the Project area. No impact would result.

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? (No Impact)

The Project site is developed as the Kelseyville Lions Club and is surrounded by residential and recreational land uses. The Project proposes adaptive reuse of the Project site, including use of the existing Lions Club building and installation of additional single-story modular classroom and restroom buildings. The Project would not involve conversion of land to non-agricultural use or involve changes in the existing environment which would result in conversion of farmland or timberland in the Project area. No impact would result.

3.3 Air Quality

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				✓
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

a) Conflict with or obstruct implementation of the applicable air quality plan? (No Impact)

This impact relates to consistency with an adopted air quality attainment plan. The Project site is located within the Lake County Air Basin (LCAB) and is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). Lake County is currently designated as attainment or unclassified for all federal and state ambient air quality standards and does not have an applicable air quality attainment plan. As there is no applicable air quality plan, the Project would have no conflict. No impact would result.

b) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (No Impact)

This impact relates to increasing emissions of nonattainment criteria pollutants. As discussed in impact “a” above, Lake County is currently designated as attainment or unclassified for all federal and state ambient air quality standards. As the Project area is not designated as non-attainment for any criteria air pollutant, the Project would have no cumulatively considerable impact. No impact would result.

c) Expose sensitive receptors to substantial pollutant concentrations? (Less than Significant)

Sensitive receptors are defined by the California Air Resources Board (CARB) as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. The closest sensitive receptors to the Project site are adjacent residential dwellings.

The LCAQMD has not established health risk thresholds, however, potential impacts are typically related to emissions of fugitive dust and diesel particulate matter (DPM). Construction equipment and heavy-duty truck traffic generate DPM exhaust. Construction is anticipated to occur intermittently over 7 years. As shown in Table 1.1, Adaptive Reuse Phasing, the amount of annual construction is limited in scope, from installing modular classrooms, fencing, and playgrounds, to renovating and converting existing structures to

educational support facilities. The majority of heavy-duty off-road construction equipment activity would be during trenching for the underground power installation and for pad preparation of the modular buildings. As required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), construction contractors would be required to minimize idling times for trucks and equipment to five minutes, as well as to ensure that construction equipment is maintained in accordance with manufacturer's specifications. Given the short duration of construction activity and limited daily activity, and because emissions would dissipate rapidly from the source with an increase in distance, prolonged exposure of sensitive receptors to substantial pollutant concentrations would not occur.

Demolition or renovation of structures may result in asbestos material becoming airborne. Project demolition or renovation could result in exposure of construction workers to Asbestos Containing Material (ACM) that may be present in the existing facilities. The Project is subject to survey and notification requirements as provided in Section 1.6, Compliance with Existing Regulations and Standard BMPs. Consistent with LCAQMD requirements, asbestos abatement would be conducted, as necessary, to remove existing ACM from existing structures during Project construction. Appropriate notifications would be made to the LCAQMD in accordance with the NESHAP requirements for ACM prior to the commencement of asbestos abatement and/or construction work at the Project site. Therefore, implementation of regulatory requirements would ensure that potential impacts from exposure to asbestos during demolition and renovation would be less than significant.

The Project could temporarily increase levels of fugitive dust (primarily PM10) downwind of construction activity during site preparation for the new classrooms and restroom building. These are temporary emissions that vary considerably from day-to-day and by the type of equipment and weather. Shade Canyon School has estimated that a total of 30 to 40 cubic yards of earth would be moved for utility trenching and pad preparation for the proposed new modular buildings. The Project is subject to standard basic air quality control measures as provided in Section 1.6, Compliance with Existing Regulations and Standard BMPs. With implementation of such measures, the Project’s potential to generate a significant construction-period fugitive dust impact is reduced to less than significant.

Following construction, operation of the proposed Shade Canyon School is not anticipated to generate substantive amounts of fugitive dust or DPM as the site would not contain substantive areas of disturbed earth or materials storage that could generate fugitive dust emissions. Additionally, operation of the Project is not anticipated to result in new or increased emissions of DPM or other toxic air contaminants from a new stationary source. The impact of Project operation on sensitive receptors would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Less than Significant)

Implementation of the Project would not result in major sources of odor. The Project type is not one of the common types of facilities known to produce odors (i.e., landfill, coffee roaster, wastewater treatment facility, etc.). Minor odors from the use of equipment during construction activities would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. In addition, operation of the Project would not result in locating sensitive receptors near an existing odor source. Thus, the Project would not create objectionable odors affecting a substantial number of people. The impact would be less than significant.

3.4 Biological Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
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?				✓
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?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

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? (Less than Significant with Mitigation)

Special-status species are those that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). Birds and raptors are protected under the federal Migratory Bird Treaty Act (50 CFR 10.13), and their nest, eggs, and young are also protected under the California Fish and Wildlife Code (§3503, §3503.5, and §3513). In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates, are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under CEQA. Plant species on the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants with California Rare Plant Ranks (Rank) of 1, 2 and 4 are also considered special-status plant species and must be considered under CEQA. Bat species designated as “High Priority” by the Western Bat Working Group

(WBWG) qualify for legal protection under Section 15380(d) of the CEQA Guidelines. Species designated "High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats."

Information on the potential for special-status species to occur in the Project area was compiled through a review of literature and databases, including the following:

– USFWS quadrangle species lists
– USFWS Information for Planning and Consultation (IPaC)
– California Natural Diversity Database records (CNDDB)
– California Native Plant Society (CNPS) Rare Plant Inventory (RPI)
– California Department of Fish and Wildlife's (CDFW) Special Animals List
– State and Federally Listed Endangered and Threatened Animals of California

Special-Status Plants

A review of literature and databases indicates the following three special status plant species have recorded occurrences overlapping the general Project area:

– Colusa tidytips (*Layia septentrionalis*) – This small annual herb is found in grassland, foothill, and chaparral plant communities, usually on serpentine soils. It is endemic to California and occurs in Lake, Glenn, Colusa, Mendocino, Sonoma, and Napa counties. The specific location of the previously recorded occurrence is reported as "unknown" and noted has having been mapped as a 1-mile radius of Kelseyville with the main source of information dated to the year 1923.
– Bentflower fiddleneck (*Amsinckia lunaris*) – This annual herb is found in grassland and foothill plant communities. It is endemic to California and occurs generally from Lake and Colusa counties south to Santa Cruz and Santa Clara counties. The specific location of the recorded occurrence is reported as "unknown" and noted has having been mapped in the general vicinity of Kelseyville.
– Boggs Lake hedge hyssop (*Gratiola heterosepala*) – This small annual plant is found in wetlands and vernal pools. It occurs in scattered sites in California and Oregon. The specific location of the recorded occurrence is reported as "unknown" and noted as having been mapped in the general vicinity of Kelseyville with the main source of information dated to the years 1923 and 1929.

The 1.2-acre Project site is developed as the Kelseyville Lions Club with asphalt surfaces, buildings, gravel, and landscaping. Surrounding land uses are residential and recreational and include exotic and ornamental plant species. A reconnaissance level survey of the Project area was completed by a qualified biologist in July 2022. No special status plant species were identified and based on the developed nature of the Project site, little natural habitat structure is present for special-status species. Based on habitat requirements of the above referenced special status plant species compared to the existing habitat, the Project site is unlikely to support special-status plants. Based on the literature review and lack of habitat, no impact to special-status plants would result from implementation of the Project.

Special-Status Wildlife

A review of literature and databases indicates the following two special-status wildlife species have recorded occurrences overlapping the general Project area:

– *Calasellus californicus* – This species is a troglobitic freshwater isopod found exclusively in aquifers in Lake, Napa, and Santa Clara counties. The recorded occurrence was noted as having been identified in samples collected from a renovated freshwater well near Kelseyville.

– *Western Pond Turtle (Emys marmorata)* – This species is a CDFW-designated species of special concern that occurs in a variety of permanent and semi-permanent freshwater aquatic habitats including lakes, rivers, ponds, creeks, and marshes. Nesting occurs on land in areas of loose to hard-packed soils on south or west facing slopes, and the species is frequently observed basking on exposed banks, logs, and rocks. The recorded occurrence was noted as being related to an upland vernal lake.

No habitat for *Calasellus californicus* or Western pond turtle is present at the Project site. The site is not located within designated critical habitat for special-status species and no groundwater penetrations or artesian flows are present or proposed at the site. No suitable stream or aquatic habitat is present on or immediately adjacent to the Project site that would support western pond turtle. In addition, the majority of the site is paved or compacted gravel not suitable for nesting. No impact to *Calasellus californicus* or Western pond turtle would result.

Birds and raptors are protected under the federal Migratory Bird Treaty Act (50 CFR 10.13), and their nest, eggs, and young are also protected under the California Fish and Wildlife Code (§3503, §3503.5, and §3513). If planned tree removals occur during the nesting season, such removals may result in potentially adverse effects to nesting birds if present. Therefore, the potential impact to nesting birds during construction is considered significant. With implementation of Mitigation Measure BIO-1 (Prevent Disturbance to Nesting Birds), the potential impact would be reduced to a less-than-significant level.

The Project site does not overlap critical habitat for any ESA listed species identified on the species list obtained from the USFWS IPaC database including the Northern spotted owl (*Strix occidentalis caurina*), Delta smelt (*Hypomesus transpacificus*), Monarch Butterfly (*Danaus plexippus*), and Conservancy fairy shrimp (*Branchinecta conservation*), and suitable habitat for these species is not present at the site. Based on the literature review and lack of suitable habitat, no impact to special-status wildlife would result from implementation of the Project.

b, c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, including state or federally protected wetlands? (No Impact)

No riparian habitat or sensitive natural communities are located within or adjacent to the Project site. The closest watercourse is Cole Creek, approximately 680 feet east of the Project site. A barren gravel lined stormwater drainage ditch is located along the frontage of the Project site on Sylar Lane. The drainage ditch is regularly maintained, drains upland areas, and does not exhibit hydrophytic vegetation, hydric soils, or wetland hydrology. The USFWS National Wetlands Inventory shows no wetlands or waters mapped within or adjacent to the Project site. Given that no riparian habitat, wetlands, or sensitive natural communities are located within the Project site, no impact to such habitat or communities would result.

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? (No Impact)

No established wildlife corridors or native wildlife nursery sites are known to be present within the Project site and no continuous barriers to terrestrial wildlife movement are anticipated. No migration routes would

be impacted. No impacts to aquatic habitat connectivity and migration for fish species would result. No impact would result.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)

The proposed Shade Canyon School is exempt from local land use zoning and General Plan policies based on a Government Code Section 53094 zoning exemption executed for the Project on October 18, 2022 by the Kelseyville Unified School District. The Project is exempt from local policies and ordinances. No impact would result.

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? (No Impact)

The Project site does not overlap designated critical habitat for listed species and is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As such, the Project would not conflict with the provisions of an adopted habitat conservation plan. No impact would result.

Biological Resources Mitigation Measures

Implementation of Mitigation Measures BIO-1 would reduce Project impacts to nesting birds to a less-than-significant level through identification of nesting birds prior to construction and establishment of buffers and other avoidance measures if a nest is found.

Mitigation Measure BIO-1: Protect Special Status Migratory and Nesting Birds

If tree removals must be performed during the avian nesting season (between February 1 and September 1), a pre-construction nesting bird survey shall be performed in areas within 250 feet of project-related activities no more than 7 days prior to removal. If nests are found, an appropriately sized no-disturbance buffer shall be placed around the nest at the direction of a qualified biologist conducting the survey. Buffers shall remain in place until all young have fledged or the biologist has confirmed that the nesting activity has ceased.

3.5 Cultural Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✓		
c) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (No Impact)

The CEQA Guidelines define a historical resource as: (1) a resource listed in the California Register of Historical Resources; (2) a resource included in a local register of historical resources, as defined in the California Public Resources Code (PRC) Section 5020.1(k), or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (3) any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

As part of a Cultural Resources Evaluation that was prepared for the Project site in 2022 (Parker 2022), the California Register of Historical Resources and the National Register of Historic Places were reviewed to determine if any known historic resources are present within the Project area. The records search identified no previously recorded built environment cultural resources within the Project site. The existing concrete block structure building at the Project site was built in the late 1960's and 1970's to serve the Kelseyville Lions Club. The existing structures at the Project site are non-unique and would not be eligible for listing in the national, state or local historic inventories, as they do not meet the context types required for establishment of historic significance. Additionally, no historic artifacts or features were located during a field inspection of the Project site completed during the Cultural Resources Evaluation. No impact to historic resources would result.

The potential for historic-period archaeological resources is evaluated in impact "b" below.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Less than Significant with Mitigation)

The Cultural Resources Evaluation that was prepared for the Project (Parker 2022) considered the potential for surficial and buried archaeological and historical resources in the Project area.

A records and literature search was completed at the Northwest Information Center along with further literature review of publications, files, and maps for ethnographic, historic-era, and prehistoric resources. Communication with the Native American Heritage Commission (NAHC) was completed for review of the Sacred Lands File, however, no response has been received as of the date of this Initial Study. A

representative from Shade Canyon School contacted Native American representatives at the Big Valley Band of Pomo Indians via email on October 20, 2022 and January 31, 2023, as well as the Habematolel Pomo of Upper Lake via email on January 31, 2023. On February 16, 2023, a representative of Shade Canyon School called Native American representatives and spoke with a representative at the Big Valley Band of Pomo Indians, who expressed an interest in meeting with the construction contractor prior to the start of construction and having a Native American monitor present during initial ground disturbance.

An archaeological survey of the Project area was completed by a qualified archaeologist on August 24, 2022. The field inspection involved a complete on-foot inspection for historic and prehistoric cultural materials and features at the Project site using a transect sweep method with transects spaced 5 to 8 meters apart. During the field inspection, no prehistoric or historic artifacts or features were located, however, the natural ground surface at the Project site is covered with gravel fill, asphalt, and structures preventing an examination of underlying mineral soil.

Based on the review and given the density of known cultural sites in the region, the possibility of encountering previously unknown archaeological resources during construction cannot be completely discounted. In the event that such resources were encountered during construction, a potential significant impact could result. With implementation of Mitigation Measure CUL-1 (Protect Archaeological Resources if Encountered during Construction), the potential impact to archaeological resources during construction would be reduced to a less-than-significant level.

c) Disturb any human remains, including those interred outside of formal cemeteries? (Less than Significant with Mitigation)

No information has been identified suggesting the presence of human remains within the Project site. However, the possibility of encountering human remains during construction cannot be completely discounted, and if such resources were encountered, a potential significant impact could result. With implementation of Mitigation Measure CUL-2 (Protect Human Remains if Encountered during Construction), the potential impact to human remains during construction would be reduced to a less-than-significant level.

Cultural Resources Mitigation Measures

Implementation of Mitigation Measure CUL-1 and CUL-2 would reduce the potential impact to previously undiscovered archaeological resources and/or human remains to a less-than-significant level by outlining procedures to be taken in the event of inadvertent discovery of unrecorded resources consistent with appropriate laws and requirements.

Mitigation Measure CUL-1: Protect Cultural and Tribal Cultural Resources if Encountered during Construction

Shade Canyon School shall ensure that archaeological monitoring is performed during initial grading and/or trenching that extends into native soil at the Project site. Monitoring shall be performed by a qualified archaeologist and may also include a Native American monitor and shall consist of directly watching the excavation process. Monitoring shall continue until the depth of excavation has been reached at which resources could not be present, as determined by a qualified archaeologist and Native American monitor. Based on coordination with the archaeologist and Native American monitor, the need for additional archaeological monitoring during subsequent years of construction shall be conducted, if deemed necessary due to site sensitivity. If subsurface archaeological features or deposits, including locally darkened midden

soil, are discovered during construction-related earth-moving activities, ground-disturbing activity in the vicinity of the resource shall be halted, a qualified professional archaeologist shall evaluate the find, and the appropriate tribal representative(s) shall be notified. If the find qualifies as a historical resource, unique archaeological resource, or tribal cultural resource as defined by CEQA, the archaeologist shall develop appropriate measures to protect the integrity of the resource and ensure that no additional resources are affected.

Mitigation Measure CUL-2: Protect Human Remains if Encountered during Construction

If human remains, associated grave goods, or items of cultural patrimony are encountered during construction, work shall halt within 25 feet of the discovery and the County Coroner shall be notified immediately. The following procedures shall be followed as required by Public Resources Code § 5097.9 and Health and Safety Code § 7050.5. If the human remains are determined to be of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of the determination. The Native American Heritage Commission shall then notify the Most Likely Descendant (MLD), who has 48 hours to make recommendations to the landowner for the disposition of the remains. A qualified archaeologist, the School and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects. The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects.

3.6 Energy Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Less than Significant)

Project-related construction activity would require the temporary use of fossil fuels (gas, diesel, and motor oil) for use of construction vehicles. Construction of the Project would not require a comparatively large amount of fuel or energy usage because of the limited extent and nature of the proposed improvements at the Project site. Project construction would not encourage activities that would result in the use of large amounts of fuel and energy in a wasteful manner. The construction-related impact would be less than significant.

Operation of the proposed Shade Canyon School would consume energy for building heating and cooling, lighting, appliances, and electronics. In addition, vehicle trips associated with operation of the school would consume gasoline and/or diesel fuel. The Shade Canyon School would rely on grid power with the potential use of solar power in the future. Power is currently provided to the Project site by PG&E, which has indicated that there are no grid capacity issues in the Project location. The Project would be required to comply with Title 24 energy efficiency requirements where applicable. The increase in energy demand resulting from operation of the proposed school would not be expected to require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity, and the Project would not conflict with applicable energy policies or standards. Operation of the Project would not use large amounts of energy nor use it in a wasteful manner. The operational impact would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (No Impact)

In 2003, the California Energy Commission (CEC), the California Power Authority (CPA), and the California Public Utilities Commission (CPUC) jointly adopted an Energy Action Plan (EAP) that listed goals for California's energy future and set forth a commitment to achieve the goals through specific actions. In 2005, the CEC and CPUC approved the EAP II, which identified further actions to meet California's future energy needs, mainly focused on the energy and natural gas sectors. Additionally, the CEC prepared the State Alternative Fuels Plan in partnership with the California Air Resources Board and in consultation with the other state, federal, and local agencies. The Alternative Fuels Plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production. Construction and operation of the proposed Shade Canyon School would not conflict with or obstruct implementation of the EAP, EAP II, the

State Alternative Fuels Plan, or local goals. Project construction activity would not require a large amount of fuel or energy usage because of the limited extent and nature of the proposed improvements and the minimal number of construction vehicles that would be required for the Project. Similarly, Project operation would not result in a substantial increase in energy use and the Project would be required to comply with Title 24 energy efficiency requirements where applicable. No conflicts with a state or local plan for renewable energy or energy efficiency have been identified. No impact would result.

3.7 Geology and Soils

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
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?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	

a.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. (No Impact)

The Project site is not located within a designated Alquist-Priolo Earthquake Zone Earthquake Fault Zone and no other active or potentially active faults have been mapped as passing through the site (CGS 2023). The nearest mapped fault zone is the Big Valley Fault located approximately 1.25 miles southeast of the Project site. The Project would not change the exposure of people or structures to risk of loss, injury, or death from fault rupture. No impact would result.

a.ii) Strong seismic ground shaking? (Less than Significant)

Moderate to severe earthquakes generated on regional fault systems can be expected to cause strong to violent ground shaking in the Project area. The Project would be constructed in accordance with the

California Building Code or the Field Act, which take into account soil properties, seismic shaking and foundation type. By applying geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity and ground shaking would be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The potential impact related to strong seismic ground shaking would be less than significant.

a.iii) Seismic related ground failure, including liquefaction? (Less than Significant)

The Project site is developed and underlain by fills near the ground surface. Soils beneath the Project site have been mapped as Cole variant clay loams. The Project would be constructed in accordance with the California Building Code or the Field Act, which take into account soil properties, including liquefaction susceptibility. By applying geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from liquefaction would be diminished. The potential impact related to seismic related ground failure including liquefaction would be less than significant.

a.iv, c, d) Landslides or unstable soils? (Less than Significant)

The Project site and surrounding sites are flat (less than 10% slope). The Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, identifies the Project site as “stable” and not located within and/or adjacent to an existing known “landslide area”. According to the soil survey of Lake County, the soil at the site is considered “stable” and there is little potential for landslide, subsidence, debris flows, liquefaction or collapse because of the lack of slope on the site. There is no substantial risk to life or property based on the type of development proposed and based on the soil and topographic characteristics. The impact would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil? (Less than Significant)

Areas to be disturbed during construction of the Project would consist predominantly of previously disturbed and underlying soils that have been highly altered from their original, natural state. Based on the adaptive reuse nature of the Project on an existing developed site, minimal grading activities would result with little disturbance to native soils. Following construction, areas of exposed soil vulnerable to erosion would not be present. The overall impact related to soil erosion or loss of topsoil would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No Impact)

The Project would not involve the use of septic tanks or alternative wastewater disposal systems. No impact would result.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than Significant)

The proposed improvements would not require modification of any unique geologic features. Excavation and earthmoving activities would occur within previously disturbed areas that are primarily underlain by engineered soils and/or fill. Because Project excavations would be relatively shallow and would occur in

previously disturbed soils, the sensitivity of the Project area for buried paleontological resources is considered to be low. Excavation depths are not expected to occur to depths where paleontological resources would be likely encountered, and the Project would be required to follow procedures outlined in Public Resources Code § 5097.5 in the event of inadvertent discovery of paleontological resources. The impact would be less than significant. Following construction, no earthwork would occur and no operational impact would result.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?				✓

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Less than Significant)

The Project site is located within the Lake County Air Basin (LCAB) and is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD refers to the BAAQMD's recommended CEQA Guidelines to evaluate a project's potential greenhouse gas (GHG) impact. On April 20, 2022, the BAAQMD adopted new thresholds of significance for climate impacts and substantiated the new thresholds in the *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans* (Justification Report) (BAAQMD 2022). The BAAQMD analyzed what would be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045 and identified specific measures for new land use development to address its "fair share" of implementing the goal of carbon neutrality by 2045.

The BAAQMD provides that a lead agency should not use the 2022 BAAQMD-adopted threshold when the agency is, "faced with a unique or unusual project for which the analysis supporting the thresholds as described in this report do not squarely apply." The BAAQMD recommends that in such cases, the lead agency should develop an alternative approach that is more appropriate to the particular project before it, considering all the facts and circumstances of the project on a case-by-case basis. The proposed Shade Canyon School Project is unique as an adaptive re-use infill educational project and is not suitable for thresholds that would apply to a standard land use project or typical commercial/residential development. The Project does not fit the activity, use, or emissions inventory profiles of typical commercial or residential land uses. The proposed Project is a school, which would support trips associated with student transport during the school year and other education-related activities.

For this Project, Shade Canyon School proposes the use of a 1,100 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year threshold. This threshold is consistent with BAAQMD's prior threshold as well as Sacramento Metropolitan Air Quality Management District's (SMAQMD) current recommended GHG thresholds. This threshold is applied to both construction and operational emissions.

Construction

The first phase of proposed Project construction represents the most intensive annual portion of construction activity and would include pavement work, minor grading, foundation work, installation of modular classrooms, and renovation activity. As such, the first phase of construction would have the greatest potential for construction-related GHG emissions, which were estimated using CalEEMod 2022.1. The Project's maximum annual construction-generated greenhouse gas emissions are estimated to be

approximately 204.4 $MTCO_2e$, which is substantially lower than the threshold of 1,100 $MTCO_2e$ per year. Therefore, the impact from Project construction would be less than significant.

Operation

GHG emissions from Project operations were estimated using CalEEMod 2022.1. Emissions were estimated at first year of operations and at full buildout. Model inputs included 96 students during the first year, and 264 students at full buildout. Model defaults for on-road trip generation, energy and water consumption, waste generation, and other operational parameters were applied. The Project is estimated to generate approximately 164 $MTCO_2e$/year during the first year of operation, and approximately 408 $MTCO_2e$/year at full buildout. Project operational emissions would be less than the 1,100 $MTCO_2e$/year threshold applied. Therefore, the Project's impact would be less than significant.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses? (No Impact)

The California Air Resource Board (CARB) 2022 Scoping Plan includes measures to move to a zero-emissions (decarbonized) transportation sector and to phase out the use of natural gas in residential and commercial buildings. The 2022 Scoping Plan also aims to reduce emissions of short-lived climate pollutants (SLCPs) and includes mechanical CO2 removal and carbon capture and sequestration actions, as well as natural working lands management and nature-based strategies. The Scoping Plan measures are statewide and programmatic in nature and largely advisory, as CARB does not directly regulate many of the sectors identified by the Plan's measures. The measures would be implemented at the State level and do not relate to the construction and operation of individual projects such as the proposed Shade Canyon School. Although Project construction and operation may be affected by State level regulations and policies that would be implemented, such as the Phase 2 heavy-duty truck greenhouse gas standards proposed to be implemented within the transportation sector, the Project would not impede the State from developing or implementing the GHG reduction measures identified in the 2022 Scoping Plan. Therefore, the Project would not conflict with SB32 or the 2022 Scoping Plan.

The Project would comply with Title 24 energy efficiency requirements where applicable. Neither the School, the Kelseyville Unified School District, nor Lake County has a qualified Climate Action Plan that would be applicable to the Project. The Project would not conflict with a local plan or policies for the reduction of greenhouse gas emissions. No impact would result.

3.9 Hazards and Hazardous Materials

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

a, b) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Less than Significant)

Small amounts of hazardous materials such as fuel, solvents, lubricants, paint and cleaning materials would be used during construction of the Shade Canyon School. During construction, on-site hazardous materials that may be used, stored, or transported would be required to follow standard protocols as determined by the U.S. EPA, California Department of Health and Safety, and Lake County for maintaining health and safety. Proper use of materials in accordance with local, State, and federal requirements, and as required in construction documents, would minimize the potential for accidental releases or emissions from hazardous materials.

Project operation would include the use of an existing propane tank on the property. Operation and maintenance of the propane tank would be subject to Lake County's Certified Unified Program Agency (CUPA) requirements, including implementation of a Hazardous Materials Business Plan to be approved by the County, and compliance with the California Fire Code. Operation of the Project would not result in the

need for new hazardous materials that would need to be transported, used, or disposed. The operational impact would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Less than Significant)

The Project would involve adaptive reuse of the Kelseyville Lions Club into a transitional kindergarten through 8th grade public charter school that would serve students from Lake County. The nearest existing school to the Project site is Kelseyville High School, located approximately 0.25 miles to the south.

Construction activities would include the use of hazardous materials such as fuels, lubricants, degreasers, paints, and solvents. These materials are commonly used during construction, are not acutely hazardous, and would be used in small quantities. Existing laws and regulations ensure the safe transportation, use, storage, and disposal of hazardous materials (see Impact “a” and “b” above). Although construction activities could result in the inadvertent release of small quantities of hazardous construction chemicals, a spill or release at the Project site is not expected to endanger individuals at the site or at Kelseyville High School given the nature of the materials that would be used and the small quantities that would be used. Because the School and its contractors would be required to comply with existing and future hazardous materials laws and regulations covering transport, use, and disposal of hazardous materials, and because of the nature and quantity of the hazardous materials to be potentially used by the Project, the impact related to the use of such materials during construction within one-quarter mile of a school would be less than significant.

Project operation would include the use of an existing propane tank that would be installed on the property, which would be subject to Lake County’s CUPA requirements (see Impact “a” and “b” above). Operation of the Project would not result in the need for new hazardous materials that would need to be transported, used, or disposed. The operational impact would be less than significant.

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? (No Impact)

The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List." A search of the Cortese List was completed to determine if any known hazardous waste sites have been recorded on or adjacent to the Project site, including review of:

– Department of Toxic Substances Control EnviroStor database;
– List of Leaking Underground Storage Tank Sites from the Water Board GeoTracker database;
– List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels;
– List of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the Water Board; and
– List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.

Based on the review, the Project site is not identified on or adjacent to any parcels on lists compiled pursuant to Government Code Section 65962.5. No impact would result.

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? (No Impact)

The Project is not located within two (2) miles of an airport and/or within an area covered by an Airport Land Use Plan. The nearest airport to the Project site is Lampson Field, located approximately four miles to the west. No impact would result.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (No Impact)

Lake County's Evacuation Map (Lake County 2009) designates Highway 29 as an existing evacuation route. The Project would not alter the normal functionality of Highway 29 or other roadways in the Project area nor require temporary lane closures to accommodate construction activities. The Project would not change circulation patterns or effect emergency response routes. The Project development includes multiple access points in compliance with the California Fire Code, ensuring adequate emergency access is provided to the site. The Project would not impair implementation of or physically interfere with evacuation travel routes. No impact would result.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Less than Significant)

The Project site is located in a Local Responsibility Area (LRA), which is an area where a local agency has primary responsibility for fire and emergency response. Based on current LRA mapping (CALFIRE 2009), the Project site is not located within a designated fire hazard severity zone and no portions of the Project site are located within or adjacent to lands classified as a very high fire hazard severity zone. The Project site is flat, lacks significant vegetation (fuel load), and no obvious factors that would increase the risk of the site from a wildfire would result. The impact would be less than significant.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		✓		
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
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 runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
iv. Impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Less than Significant with Mitigation)

Temporary construction activities have the potential to degrade water quality that could be discharged to the local storm drain system as a result of erosion caused by ground disturbance or the accidental release of hazardous construction chemicals. If not properly managed, construction activities could result in erosion as well as the discharge of chemicals and materials. In such an instance, applicable water quality standards and waste discharge requirements could be violated and polluted runoff could substantially degrade water quality in the local storm drain system. The impact is considered significant. With implementation of Mitigation Measure HYD-1, provided below, the impact would be reduced to a less-than-significant level.

Following construction, drainage patterns at the Project site would remain essentially the same as they currently exist. The Project site is currently developed with buildings and gravel and asphalted areas and the Project would result in only a minor increase in impermeable surfaces, if any. Because the Project

would not substantially increase runoff or utilize groundwater, the operational impact would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Less than Significant)

The Project site is located within the Big Valley Groundwater Basin (Groundwater Basin 5-015), which is designated as a medium priority basin by the California Department of Water Resources. The Project is not anticipated to require temporary groundwater dewatering during construction, however, if needed, such dewatering would be short-term and would not result in prolonged lowering of groundwater levels or a substantial decrease in water supplies. The construction-related impact on groundwater levels would be less than significant.

Following construction, Shade Canyon School would utilize potable water that would be provided by the Kelseyville County Waterworks District No. 3. Shade Canyon School has coordinated with the Lake County Special Districts regarding anticipated water demands for the Project and adequate water supplies would be available to serve the proposed Project. Based on discussions with Lake County Special Districts, there are no capacity issues associated with the water supply system that serves this area and no new regional water supply entitlements or facilities would be required. As an infill project on a site that is currently developed, the Project would not interfere substantially with groundwater recharge in a manner that would impact groundwater resources. The impact would be less than significant.

c.i) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site? (Less than Significant with Mitigation)

As described under Impact ‘a’ above, temporary construction activities have the potential to degrade water quality that could be discharged to the local storm drain system as a result of erosion caused by earthmoving activities or the accidental release of hazardous construction chemicals. The impact is considered significant. With implementation of Mitigation Measure HYD-1, provided below, the impact would be reduced to a less-than-significant level.

Following construction, drainage patterns at the Project site would remain the same as they currently exist. The Project site is currently developed with buildings as well as gravel and asphalted areas. The site is flat and the Project would result in only a minor increase in impermeable surfaces, if any. The likelihood of storm-related runoff migrating from the site to neighboring sites is extremely limited given the flat terrain and the small footprint and infill nature of the Project. The operational impact related to erosion or siltation would be less than significant.

c.ii-iii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less than Significant)

The drainage patterns at the Project site would remain essentially the same as they currently exist. The Project site is currently developed with buildings as well as gravel and asphalted areas. The Project would

not result in a substantial increase in the amount of impervious surface at the site compared to existing conditions. The Project would not result in a new point of discharge for storm water runoff or a substantial increase in the rate or amount of surface runoff. The Project would not result in flooding on- or off-site or exceed the capacity of stormwater drainage systems. The impact would be less than significant.

c, iv) Impede or redirect flood flows? (No Impact)

The Project site is not located within a designated 100-year floodplain or other flood hazard zone. No impact would result.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (No Impact)

The Project site is not located within a designated floodplain or within a tsunami or seiche zone. No impact would result.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (No Impact)

The North Coast Regional Water Quality Control Board Basin Plan establishes thresholds for key water resource protection objectives for both surface waters and groundwater. The Project is not located contiguous to a stream or river and would not alter water quality parameters established in the Basin Plan. Erosion control best management practices would be required to be implemented during construction to prevent erosion and to protect overall water quality.

The Project site is located within the Big Valley Groundwater Basin (Groundwater Basin 5-015), which is designated as a medium priority basin. The Project would not conflict with a sustainable groundwater management plan. As described in impact “b” above, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge or impede sustainable groundwater management.

No conflicts with a water quality control plan or sustainable groundwater management plan have been identified. Therefore, no impact would result.

Hydrology and Water Quality Mitigation Measures

Implementation of Mitigation Measure HWQ-1 would reduce the potential impacts relative to water quality standards and waste discharge requirements from construction activities to a less-than-significant level by requiring implementation of best management practices and compliance with applicable State and local requirements.

Mitigation Measure HWQ-1: Implement Storm Water Control Measures during Construction

Shade Canyon School and its contractor shall implement appropriate Best Management Practices to prevent the discharge of construction waste, debris or contaminants. Best Management Practices may include, but would not be limited to, the following:

- Erosion control devices shall be installed in coordination with clearing, grubbing, and grading. Such devices shall include perimeter sediment controls (perimeter silt fence, fiber rolls),

stabilized construction exits, stockpile management, wind erosion control, and sediment basins if needed to retain sediment on site.

- BMPs shall be implemented to prevent the release of hazardous construction chemicals during construction. Such BMPs shall include material handling and waste management, material stockpile management, management of any washout areas, control of vehicle/equipment fueling to contractor's staging area, vehicle and equipment cleaning performed off site, and spill prevention and control.
- If more than one acre of land would be disturbed, Shade Canyon School shall obtain coverage under State Water Resources Control Board Order No. 2009-0009-DWQ, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities, as amended by Order No. 2012-0006. The MUSD shall comply with all provisions of the permit, including development and implementation of a Storm Water Pollution Prevention Plan.

3.11 Land Use and Planning

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				✓
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?				✓

a) Physically divide an established community? (No Impact)

Division of an established community typically occurs when a new physical feature, in the form of a highway or railroad, physically transects an area, thereby removing mobility and access within an established community. The proposed Shade Canyon School would be located on a 1.2-acre parcel in the community of Kelseyville that is currently developed and operated as a Lions Club property. Given the infill nature of the Project, there are new features that would physically divide an established community. No impact would result.

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? (No Impact)

On October 18, 2022, the Governing Board of the Kelseyville Unified School District exercised its rights under Government Code Section 53094 to extend its zoning exemption applicable to County zoning and land use ordinances to the proposed Shade Canyon School site. The Kelseyville Unified School District gave written notice to the County of Lake as required by Government Code section 53094 within ten (10) days of the action. The proposed Shade Canyon School project is intended directly for educational purposes as defined by Government Code Section 53094 and relevant case law. Shade Canyon School is coordinating with Lake County for a Building Permit. No conflict with applicable land use plans, policies, or regulation(s) would result.

3.12 Mineral Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?				✓
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?				✓

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? (No Impact)

California Department of Conservation Mineral Land Classification studies do not designate the Project site as having a known mineral resource. No impact to mineral resources would result.

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? (No Impact)

The Lake County General Plan, Kelseyville Area Plan, and Lake County Aggregate Resource Management Plan do not designate the Project site as being a locally important mineral resource recovery site. No impact would result.

3.13 Noise

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) Result in generation of excessive groundborne vibration or noise levels?			✓	
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?				✓

a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Less than Significant with Mitigation)

Temporary Construction Noise

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas near noise-sensitive land uses, or when construction lasts over extended periods of time.

Residences exist on three sides of the Project site, with Sylar Road separating the Project site from those residences to the north. To the south, the Project site abuts Kelseyville Park. Project construction activities would temporarily increase noise levels at adjacent residential properties and at Kelseyville Park. Construction noise levels would vary on a day-to-day basis and would be sporadic rather than continuous in nature, as different types of construction equipment would be used during the construction process. Instantaneous noise levels (in dBA Lmax) generated by individual pieces of construction equipment typically range from approximately 80 dBA to 85 dBA Lmax at 50 feet (FTA 2006). Typical operating cycles may involve 2 minutes of full power, followed by 3 or 4 minutes at lower settings. Hourly average noise levels typically range from about 70 to 80 dBA Leq 100 feet from active construction areas. Noise levels decline at a rate of approximately 6 dBA per doubling of distance between the noise source and receptor.

Actual grading and ground disturbance on the Project site is not anticipated to last more than several weeks for each stage of development. Typically, significant noise impacts do not result when standard construction noise control measures are enforced at a site and when the duration of the noise generating construction period is limited to one construction season (typically one year) or less. Given the phased nature of the Project with different construction activities occurring over a period of seven years, the impact

of construction noise is considered significant. Implementation of Mitigation Measure NOI-1, presented below, would reduce the temporary construction-phase noise impact to a less-than-significant level.

Permanent Operational Noise

The proposed Project would involve adaptive reuse of the existing Lions Club property as a public elementary charter school. Residences exist on three sides of the Project site with Sylar Road separating the Project site from residences to the north. To the south, the Project site abuts Kelseyville Park.

Operation of Shade Canyon School would be predominantly limited to daytime hours. As noted in the Project Description, the proposed school would be in session five days a week for a total of 175 days a year. Monday through Thursday, Grades 1-8 would be in session from 8:20 a.m. to 3:00 p.m. Monday through Thursday, TK and K would be in session from 8:20 a.m. to 12:40 p.m. On Fridays, all grades would have a short day, in session from 8:20 a.m. to 12:40 p.m. Shade Canyon School would also likely have an afterschool childcare program attended by approximately 10% of the student population which would extend up to 6:00 p.m. Monday through Friday. Additional school-related events would potentially include two school festivals per year and approximately eight class plays held outside of classroom hours. The Kelseyville Lions Club would continue to use the site in conjunction with Shade Canyon School for its existing board meetings, annual Crab Feed, and pancake feeds. However, the clubhouse building would no longer be rented out for outside community events, which would result in a reduction in weekend and evening noise.

Normal school-related noise levels range from 45 to 65 decibels for group work in an ordinary classroom and 68 to 73 decibels for music class with students talking.

As noted in the Project Description, the Project site is located adjacent to Kelseyville County Park. Shade Canyon School and the Lake County Public Works Department intend to enter into an agreement that includes an ongoing use permit for the School's use of the Kelseyville Park for school recesses and lunches. Outdoor noise including playground noise would be typical of a normal small elementary school. Based on measurement data obtained from similar uses, noise levels associated with small playgrounds field use can generate noise levels of approximately 55 to 60 dBA L50/Leq at 50 feet.

The Project would utilize modular classroom buildings that would include wall mounted energy efficient heating and cooling systems. Modular building mechanical equipment (e.g., air conditioning units) would be anticipated to generate noise levels up to approximately 65 dBA L50/Leq at 10 feet.

The proposed Project would include the use of surface parking lots, including approximately 26 on-site parking spaces. Predicted operational noise levels commonly associated with parking areas typically average approximately 44 dBA L50/Leq, or less.

The Project would increase vehicular traffic along State Street and Sylar Lane associated with student drop-off and pick-ups before and after school. In the first year, Shade Canyon School would serve between 80 and 96 students in grades TK-2 with ten full-time employees. Shade Canyon School would then add one grade per year until it becomes a full TK-8 program. Over a seven-year period, the school would grow to serve up to 264 students with 16 employees by year seven of operation, the 2029-30 school year. Up to 200 pick-ups and drop-offs would be anticipated to occur daily when the school is fully operational. The permanent noise level increase due to the project-generated traffic would be less than 3 dBA DNL at noise-sensitive receptors along Sylar Lane and State Street.

The proposed Shade Canyon School is exempt from the Lake County Zoning Code. Predicted operational noise levels at nearby residential land uses from normal use, mechanical equipment, and parking areas would be typical for a small elementary school and comparable to existing noise levels at Kelseyville

County Park. However, given that noise levels would be increased beyond existing ambient noise levels, the impact is conservatively considered significant. Implementation of Mitigation Measure NOI-1, presented below, would reduce operational noise impacts to a less-than-significant level.

b) Result in generation of excessive groundborne vibration or noise levels? (Less than Significant)

The California Department of Transportation recommends a vibration limit of 0.50 in/sec PPV for buildings structurally sound and designed to modern engineering standards, 0.30 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern, and a conservative limit of 0.25 in/sec PPV for historic and some old buildings. For the purposes of this review, groundborne vibration levels exceeding the conservative 0.25 in/sec PPV limit at the existing adjacent buildings is used to evaluate the potential for a significant vibration impact.

The construction of the Project may generate perceptible vibration when heavy equipment or impact tools are used close to sensitive receptors. Vibration levels vary depending on soil conditions, construction methods, and equipment used. Vibration levels are highest close to the source, and then attenuate with increasing distance. The highest construction-related vibration level during Project construction is anticipated to be 0.05 in/sec PPV at 100 feet, which would not exceed the 0.25 in/sec PPV threshold. Following the phased construction, the Project is not expected to create unusual groundborne vibration due to site maintenance or facility operation. The impact from groundborne vibration or noise levels would be less than significant.

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? (No Impact)

The Project site is not located within two miles of a public or private airport. The closest airport to the Project site is Lampson Field, located approximately 4 miles to the west. The Project would not expose people to excessive aircraft noise. No impact would result.

Noise Mitigation Measures

Implementation of Mitigation Measure NOI-1 would reduce potential construction and operational noise impacts relative to a less-than-significant level.

Mitigation Measure NOI-1: Reduce Construction and Operational Noise Levels

Shade Canyon School shall designate a coordinator who will be responsible for responding to any complaints about construction and operational noise. The disturbance coordinator shall determine the cause of a noise complaint and shall require that reasonable measures be implemented to correct the problem. Best management practices may include, but would not be limited to, the following:

- Limit construction hours to between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 9:00 AM to 5:00 PM on Saturdays.
- Adjust back-up beepers to the lowest allowable levels.
- Prohibit unnecessary idling of internal combustion engines.

- Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate noise-generating construction equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible.
- Located building mechanical systems, such air conditioning units, in a manner that reduces noise levels to adjacent residences.
- Select equipment that emits low noise levels.
- Notify tenants of adjacent residences of annual special events such as school festivals and class plays including their time and date at least one month prior to each event.

3.14 Population and Housing

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

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)? (Less than Significant)

The Project would involve adaptive reuse of the Kelseyville Lions Club on Sylar Lane into a new kindergarten through 8th grade public charter school that would serve students from Lake County. The Project would not provide new housing or expand infrastructure or directly or indirectly induce population growth in the Project area. No impact would result.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (No Impact)

The Project would not displace people, remove housing, or necessitate construction of replacement housing. No impact would result.

3.15 Public Services

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) 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?				✓

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 public services? (Less than Significant)

Parks

As summarized in the Project Description of this Initial Study, Shade Canyon School and the Lake County Public Works Department intend to enter into an agreement that would include an ongoing use permit for Shade Canyon School to use the Kelseyville County Park for school recesses and lunches. The agreement would include a description of how fence maintenance costs would be shared between the County and the School. The agreement would also detail a minor improvement to the park grounds that would consist of a small stretch of cement to mitigate undue erosion to the grass near the School's proposed access gate. Project construction and operational activities would not substantially disturb Kelseyville County Park or prevent public access to the park. The park would remain accessible for public recreational use during Project construction and operation. While the Project would result in additional weekday use within the park, associated substantial deterioration would not be anticipated as a result of the Project. The impact would be less than significant.

Other Public Services

The proposed Project would involve the adaptive reuse of the Kelseyville Lions Club site at 4335 Sylar Lane into a new elementary charter school. Shade Canyon School would utilize the existing site buildings and install additional modular classrooms and restrooms to expand to the desired full capacity over seven years. The Project would not directly or indirectly induce substantial population growth nor create substantial new demand for services. The Project would be served by the Lake County Sheriff's Department, the Kelseyville Fire District, and the Lake County Department of Public Works and Special

Districts (for sewer and water connections). Given the adaptive reuse and infill nature of the Project, it is not anticipated to substantially impact service ratios, response times, or other performance objectives of schools, parks, and other public facilities that are based on population growth. The Project would not require a new or physically altered government facilities to serve the Project site. No impact would result.

3.16 Recreation

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?			✓	
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

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? (Less than Significant)

The Project site is located adjacent to Kelseyville County Park, a 3-acre park owned and maintained by the County of Lake which features a children's playground, sport field, basketball court, picnic area, skatepark, and restroom.

As summarized in the Project Description of this Initial Study, Shade Canyon School and the Lake County Public Works Department intend to enter into an agreement that would include an ongoing use permit for Shade Canyon School to use the Kelseyville County Park for school recesses and lunches. The agreement would include a description of how fence maintenance costs would be shared between the County and the School. The agreement would also detail a minor improvement to the park grounds that would support access to the park via a gate between the school and the northern end of the park. The proposed minor improvement would consist of a small stretch of cement to mitigate undue erosion to the grass near the School's proposed access gate. The cement and the gate would be installed at Shade Canyon School's cost.

Project construction and operational activities would not substantially disturb Kelseyville County Park or prevent public access to the park. The park would remain accessible for public recreational use during Project construction and operation. Shade Canyon School would have control measures in place for park usage and the gate between the park and the Project site would be unlocked only during pick-up time, drop-off time, recesses, special school events, or emergencies. While unlocked, the gate would be attended by designated staff or volunteer. The gate would remain locked at all other times.

While the Project would result in additional weekday use within the park, associated substantial deterioration would not be anticipated as a result of the Project. Construction and operational activities would not be expected to divert park visitors to a different park such that a substantial increase in visitation causes physical damage or requires additional levels of maintenance. The impact would be less than significant.

b) Include or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (No Impact)

Implementation of the Project would not result in the need for new or expanded recreational facilities. Please see impact “a” above for a discussion of use related to Kelseyville County Park. No impact would result.

3.17 Transportation

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
d) Result in inadequate emergency access?			✓	

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (No Impact)

The Project site is served by Sylar Lane, a paved County-maintained road. The proposed Shade Canyon School is exempt from local land use zoning and General Plan policies based on a Government Code Section 53094 zoning exemption executed for the Project on October 18, 2022. Additionally, based on review of local and regional plans, including the Kelseyville Area Plan, Lake County Regional Transportation Plan, and the Lake County Regional Bikeway Plan, the Project would not conflict with planned transportation improvements or programs, and would not impede the County from developing or implementing transportation improvements identified in the plans. No impact would result.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Less than Significant)

As of July 1, 2020, in accordance with Senate Bill (SB) 743, agencies considering the transportation impacts of new projects must analyze vehicle miles traveled (VMT) instead of Level of Service (LOS), which measures the level of congestion at intersections and roadways. Automobile delay, as described solely by LOS or similar measure of traffic congestion, is no longer considered a significant impact under CEQA. VMT measures how much actual auto travel (additional miles driven) a proposed project would create on area roadways. The intent of SB 743 is to align CEQA transportation study methodology to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

CEQA Guidelines Section 15064.3, subdivision (b) establishes the criteria for analyzing transportation impacts. The section determines that, for land use projects, *"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. […] A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any*

revisions to model outputs should be documented and explained in the environmental document prepared for the project."

For this Project, Shade Canyon School proposes to compare the average trip distance of anticipated school attendees with the trip lengths of rural Lake County. Shade Canyon School conducted a survey of parents who have expressed interest in the school and evaluated the average trip distance of anticipated school attendees. Results of the survey and the trip distances are summarized in Table 3.17-1.

Table 3.17-1 Average Trip Distance of Anticipated School Attendees

Location	Number of Survey Respondents	Distance to Project Site (miles)	Weighted Trip Distance (miles)
Clearlake	15	18.8	282
Clearlake Oaks	9	25.7	231.3
Clearlake Riviera	11	9.6	105.6
Cobb	11	14.4	158.4
Finley	3	3.7	11.1
Glenhaven	1	28.6	28.6
Hidden Valley Lake	11	26.1	287.1
Kelseyville	70	1.0	70
Lakeport	41	7.9	323.9
Loch Lomond	2	12.3	24.6
Lower Lake	12	15	180
Lucerne	5	20.9	104.5
Middletown	6	22.1	132.6
Nice	5	17.2	86
Soda Bay	1	5.4	5.4
Spring Valley	1	30.4	30.4
Upper Lake	6	17.4	104.4
Total	**210**		**2,165.9**
		Average Trip Distance (miles):	**10.3**

As summarized in Table 3.17-1, based on the survey responses and the average distance of respondents to the Project site, the Shade Canyon School is anticipated to result in an average trip length of 10.3 miles. In comparison, Lake County is a rural County, and trip lengths can frequently exceed 20 miles per trip to access retail outlets, restaurants, gas stations, schools, et cetera (Lake County 2022). Because the Project is anticipated to result in an average trip length that is less than the average trip length currently experienced by similar trips countywide, the VMT impact would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Less than Significant with Mitigation)

During construction, the normal functionality of Sylar Lane in the Project area would be altered due to the presence of vehicle trips by construction workers, supply trucks, and haul trucks travelling to and from the Project site. The increased construction traffic, in combination with normal traffic, would temporarily decrease the normal performance and safety of the roadways. As summarized in Section 1.6, the Project's construction contractor would be required to implement traffic controls to reduce traffic conflicts during construction. A traffic control plan would be required prior to construction. Because the Project would be constructed in accordance with traffic controls and an encroachment permit for any work in roadways, including restriping of a school zone crosswalk, the potential impact related to construction traffic would be less than significant.

Following construction, vehicle access would be via Sylar Lane, which is currently a residential street and does not present an incompatible use.

State Street, nearby to the site and connecting to Sylar Lane, would be the main intersection for vehicles entering and exiting the area. State Street has a marked crosswalk just south of Sylar Lane. Schoolchildren potentially accessing the Project site across State Street could result in increased use of this crosswalk, which is not currently striped as a "school zone" crossing with advance signage. The potentially hazardous condition is considered a significant impact. Implementation of Mitigation Measure TR-1, presented at the end of this section, would reduce the impact to a less-than-significant level by requiring the existing crosswalk to be upgraded to a yellow "school zone" marked crossing with advanced pavement markings and advance signage.

d) Result in inadequate emergency access? (Less than Significant)

Based on the Site Plan shown in Figure 2, Shade Canyon School proposes emergency access via Sylar Lane with the entry driveway being 20 feet wide and a designated fire truck area located on the east side of the site between the playground and the parking lot, next to most of the classrooms. Fire trucks would be able to park on the asphalt area marked "fire access", and firefighters would be able to utilize hoses for proposed buildings throughout the Project site. The Kelseyville Fire District Chief has reviewed the site plan and approved it as having adequate access. The impact would be less than significant.

Transportation Mitigation Measure

Mitigation Measure TR-1: Reduce Hazardous Conditions Crosswalk

Prior to operation, Shade Canyon School shall coordinate with Lake County to upgrade the crosswalk on State Street south of Sylar Lane to a yellow marked crosswalk with "school zone" roadway markings and signs.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k)?		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.		✓		

a.i, a.ii) Cause a substantial adverse change in the significance of a tribal cultural resource? (Less than Significant with Mitigation)

CEQA requires lead agencies to determine if a project would have a significant effect on tribal cultural resources. The CEQA Guidelines define tribal cultural resources as: (1) a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code Section 5024.1(c), and considering the significance of the resource to a California Native American tribe.

A records and literature search was completed at the Northwest Information Center along with further literature review of publications, files, and maps for ethnographic, historic-era, and prehistoric resources. Communication with the Native American Heritage Commission (NAHC) was completed for review of the Sacred Lands File, however, no response has been received as of the date of this Initial Study.

A representative from Shade Canyon School contacted Native American representatives at the Big Valley Band of Pomo Indians via email on October 20, 2022 and January 31, 2023, as well as the Habematolel Pomo of Upper Lake via email on January 31, 2023. On February 16, 2023, a representative of Shade Canyon School followed up with calls to the Native American representatives and spoke with a representative at the Big Valley Band of Pomo Indians, who expressed an interest in meeting with the construction contractor prior to the start of construction and having a Native American monitor present during initial ground disturbance.

An archaeological survey of the Project area was completed by a qualified archaeologist on August 24, 2022. The field inspection involved a complete on-foot inspection for historic and prehistoric cultural materials and features at the Project site using a transect sweep method with transects spaced 5 to 8 meters apart. During the field inspection, no cultural or tribal cultural resources were located, however, the natural ground surface at the Project site is covered with gravel fill, asphalt, and structures preventing an examination of underlying mineral soil.

Based on the review and coordination with a Native American representative from the Big Valley Band of Pomo Indians, the possibility of encountering tribal cultural resources during construction cannot be completely discounted. In the event that such resources were encountered during construction, a potential significant impact could result.

Tribal Cultural Resources Mitigation Measures

Implementation of Mitigation Measures CUL-1 (Protect Cultural and Tribal Cultural Resources if Encountered during Construction) and CUL-2 (Protect Human Remains if Encountered during Construction) would be required for the Project (please see Section 3.5, Cultural Resources for a full description of the mitigation measures). Implementation of Mitigation Measures CUL-1 and CUL-2 would reduce the potential impact to previously undiscovered tribal cultural resources to a less-than-significant level by outlining procedures to be taken in the event of inadvertent discovery of resources consistent with appropriate laws and requirements.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
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?				✓
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Less than Significant)

Water and Wastewater

Shade Canyon School has coordinated with the Lake County Special Districts regarding anticipated water and wastewater demands for the Project. Water service would be provided by the Kelseyville County Waterworks District No. 3. Wastewater service would be provided by the Kelseyville County Water Works District, which operates a wastewater treatment facility located just north of Kelseyville.

Assuming an average water use of 15 gallons per student per day and 264 students at full buildout, the proposed Project would be expected to result in up to approximately 3960 gallons per day of domestic water demand when in operation. Based on discussions with Lake County Special Districts, adequate water supplies would be available to serve the proposed Project, and construction of new water treatment facilities or expansion of existing facilities would not be required (pers. comm.: Scott Harter, Lake County Special Districts, February 22, 2023). No impacts associated with construction of new water treatment facilities or expansion of existing facilities would result.

Assuming an average wastewater generation of 10 gallons per student per day and 264 students at full buildout, the proposed Project would be expected to result in approximately 2,640 gallons per day of wastewater generation when in operation. Based on discussion with Lake County Special Districts, given

the existing capacity of the County's treatment facility and the projected additional wastewater demand, the Project can be adequately served from existing wastewater treatment facilities (pers. comm.: Scott Harter, Lake County Special Districts, February 22, 2023). The Project would not generate wastewater strengths different than those currently generated as part of the existing Lion's Club property and there would be no alteration of existing wastewater characteristics or the need for new treatment methods. No impact would result.

Storm Water

The drainage patterns at the Project site would remain essentially the same as they currently exist. The Project site is currently developed with buildings as well as gravel and asphalted areas. The Project would not result in a substantial increase in the amount of impervious surface at the site compared to existing conditions. The Project would not result in a new point of discharge for storm water runoff or a substantial increase in the rate or amount of surface runoff. The capacity of the existing storm water drainage system would be adequate to serve the project as the rate of stormwater into the collection system would remain the same. Therefore, no additional off-site storm water improvements are anticipated to be required to accommodate runoff from the project. The impact would be less than significant.

Other Utilities

Electrical power would be provided by PG&E from an existing utility line that serves the Lion's Club development at the Project site. On-site power lines would be extended to the new modular buildings. An existing commercial kitchen that is part of the Lion's Club building at the Project site is also connected to an on-site propane tank, which would continue to be used at the Project site in lieu of natural gas. New telephone and telecommunication facilities would be updated at the Project site. As an adaptive reuse and infill project within an urban area, the capacity of electricity and telecommunication infrastructure is anticipated to be adequate to serve the Project and no major extensions of such infrastructure would result. The impact would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (No Impact)

Shade Canyon School has coordinated with the Lake County Special Districts regarding anticipated water demands for the Project. Water service would be provided by the Kelseyville County Waterworks District No. 3. As discussed in impact "a" above, adequate water supplies would be available to serve the proposed Project. Based on discussions with Lake County Special Districts, there are no capacity issues associated with the water supply system that serves this area. No new regional water supply entitlements or facilities would be required. No impact would result.

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? (No Impact)

As discussed in impact "a" above, Shade Canyon School has coordinated with Lake County Special Districts regarding anticipated wastewater demands for the project. Lake County Special Districts has indicated that the wastewater demands would be adequately served by the County's existing wastewater treatment facility located near Kelseyville. Therefore, the local wastewater treatment facility has adequate

capacity to serve the Project's projected wastewater demand in addition to existing commitments. No impact would result.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Less than Significant)

Construction of the Project would result in a temporary increase in small amounts of solid waste disposal needs associated with construction waste. Following construction, assuming an average solid waste generation rate of 0.6 pounds to 1.0 pounds per student per day and 264 students at full buildout, the proposed Project would be expected to result in approximately 158 to 264 pounds of solid waste per day. Such volumes are based on standard school waste generation rates as provided by the California Department of Resources Recycling and Recovery.

Solid waste is collected and transported by a local service for disposal at the Eastlake Sanitary Landfill located in the City of Clearlake. The Eastlake Sanitary Landfill is an active solid waste landfill with over 2 million cubic yards remaining capacity and is permitted to remain in operation through 2043 (CalRecycle 2022). Solid waste generated during construction and operation of the Project would represent a small fraction of the daily permitted tonnage of this facility. Therefore, the Project's solid waste disposal needs would be sufficiently accommodated by existing landfills, and the impact would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No Impact)

No applicable federal solid waste regulations would apply to the Project. At the State level, the Integrated Waste Management Act mandates a reduction of solid waste disposal and establishes an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. Waste generated during construction and operation of the proposed Project would be required to be disposed of in accordance with standard County operating procedures pursuant to applicable regulations. Compliance with applicable statutes and regulations would be conditionally required as part of Project. Therefore, no impact would result.

3.20 Wildfire

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?				✓
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?				✓
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?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slop instability, or drainage changes?				✓

a-d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response / evacuation plan, exacerbate wildfire risks? (No Impact)

The Project site is located in a Local Responsibility Area (LRA), which is an area where a local agency has primary responsibility for fire and emergency response. Based on current LRA mapping, the Project site is not within a designated fire hazard severity zone (CALFIRE 2009a). No portion of the Project site is located in or near lands within a State Responsibility Area or classified as a very high fire hazard severity zone (CALFIRE 2022). The site is flat, lacks significant vegetation (fuel load), and there are no obvious factors that would increase the risk of this site to exposing occupants to pollutant concentrations from a wildfire. The proposed Project would involve the adaptive reuse of the Kelseyville Lions Club site at 4335 Sylar Lane into a new kindergarten through 8th grade public charter school. Shade Canyon School would utilize the existing site buildings and install additional modular classrooms and restrooms to expand to the desired full capacity over seven years. The Project would not require the installation of new roads or power lines that may exacerbate fire risk. No impact would result.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Does the project:				
a) 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?		✓		
b) 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)?			✓	
c) Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?		✓		

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? (Less than Significant with Mitigation)

Potential Project impacts to biological and cultural resources are addressed in Section 3.4, Biological Resources, Section 3.5, Cultural Resources, and Section 3.18, Tribal Cultural Resources, respectively. With implementation of the recommended mitigation measures identified in this Initial Study, the potential for Project-related activities to degrade the quality of the environment, including wildlife species or their habitat, plant or animal communities, or important examples of California history or prehistory would be reduced to less-than-significant levels.

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)? (Less than Significant)

Cumulative impacts are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (CEQA Guidelines Section 15355). Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. This cumulative impact analysis uses the list approach. Efforts to identify cumulative projects included review of proposed developments within and near the community of

Kelseyville, including school projects, local Capital Improvement Programs, and local Planning projects. Projects identified and considered for cumulative impacts include:

– Konocti Road Sidewalks and Crosswalk Project – This cumulative project will construct new curb, gutter, sidewalks, curb ramps, and crosswalks along the south side of Konocti Road between Cole Creek and Oak Hills Lane to provide a safe path of travel for students at Kelseyville Elementary and Mountain Vista Middle Schools, approximately 0.4 miles southeast of the Project site.
– Kelseyville High School Stadium Improvement Project – This cumulative project will renovate and reconstruct the existing athletics stadium at Kelseyville High School, approximately 0.2 miles south of the Project site.

As summarized in this Initial Study, the Project would not result in impacts on agriculture and forest resources, land use and planning, mineral resources, population and housing, and wildfire. Therefore, implementation of the Project would not contribute to any related cumulative impact on those resources.

The Konocti Road Sidewalks and Crosswalk Project and the Kelseyville High School Stadium Improvement Project will each be required to be reviewed in accordance with the CEQA Guidelines by the applicable local CEQA Lead Agency. The construction schedule for the cumulative projects may occur simultaneously with construction of the Shade Canyon School Project. The Konocti Road Sidewalks and Crosswalk Project would have a short duration given that it is limited to pedestrian street improvements over an approximately 0.35-mile segment of roadway. The Kelseyville High School Stadium Improvement Project is anticipated to require approximately 8 months to complete.

The Konocti Road Sidewalks and Crosswalk Project and the Kelseyville High School Stadium Improvement Project would not require work at the Project site or along adjacent roadways. Given the relatively short duration of construction activities, as well as the distance between the proposed Shade Canyon School site and the off-site cumulative projects. the Project impacts summarized in this Initial Study would not add appreciably to any existing or foreseeable future significant cumulative impact. The impacts of the proposed Project would be mitigated to a less-than-significant level. Incremental impacts, if any, would be very small, and the cumulative impact would be less than significant.

c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? (Less than Significant with Mitigation)

With implementation of the recommended mitigation measures identified in this Initial Study, the potential for Project-related activities to cause substantial adverse effects on human beings would be reduced to less-than-significant levels.

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