



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

July 14, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (VR 23-01, IS 23-04)

1. Project Title: Hidden Valley Lake Fire Station Variance
2. Permit Numbers: Variance VR 23-01
Initial Study IS 23-04
3. Lead Agency Name and Address: County of Lake
Community Development Department
Courthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
4. Contact Person: Eric Porter, Associate Planner
(707) 263-2221
5. Project Location(s): 19237 Hartmann Road
Hidden Valley Lake, CA
APN: 141-381-02
6. Applicant Name & Address: Skiles Construction / Phil Skiles
PO Box 237
Middletown, CA 95461
7. General Plan Designation: Public Facility
8. Zoning: "O-WW-FF", Open Space, Waterway, Floodway Fringe
9. Supervisor District: District 1
10. Flood Zone: "AE"; Special Flood Hazard Area with Base Flood
Elevation of 2'
11. Slope: Flat
12. Fire Hazard Severity Zone: SRA; Moderate Fire Risk
13. Earthquake Fault Zone: None
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Size: ±0.62 Acres
16. Description of Project:

The applicant is requesting a variance to setbacks for a new 8,000 sq. ft. fire station building. The project includes two new parking spaces and will require the removal of a large oak tree and an existing metal temporary car port.

Water and sewer services for the site are provided by the Hidden Lake Water Company.

Power for the new building will come from an existing Pacific Gas and Electric (P.G.&E.) service located onsite.

Construction

According to the applicant, the following is in regards to the site preparation and construction of the proposed project:

- Ground disturbance and structure construction activities will take place over a 5-to-7-week period.
- The building location portion of the site is flat; less than 50 cubic yards of earth will be moved to establish the building pad.
- Roadway gravel and widening in some spots.
- Water from the existing water service available to the site will be used to mitigate the generation of dust during construction.
- All construction activities, including engine warm-up, will be limited to Monday through Saturday, between the hours of 7:00 a.m. to 7:00 p.m.

All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment staging will occur on the portion of site that has historically been used for parking. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Construction equipment to be used:

- One (1) bulldozer (tracks)
- One (1) dump truck (tires)
- Pickup trucks (tires)
- One (1) skid loader (tires)
- One (1) trencher (tires)

Post - Construction

- Hours of operation will be 24 hours per day, 7 days per week
- Up to 5 employees per day would occupy the site
- Trips per day estimated at 15 to 30 Average Daily Trips (ADT)
- Chemicals, fuel and fertilizer to be stored in a locked room inside the fire station
- On-grid power is proposed

17. Environmental Setting and Existing Conditions:

The proposed fire station site is located at 19237 Hartmann Road (APN 141-381-02), approximately one (1) block south Hidden Valley Lake. The project is located in the Middletown Planning Area.

The project site is flat and consists of grass, a temporary metal carport, and one significant oak tree that will be removed to accommodate the new fire station building.

FIGURE 1 – VICINITY MAP



Source: Lake County GIS Mapping

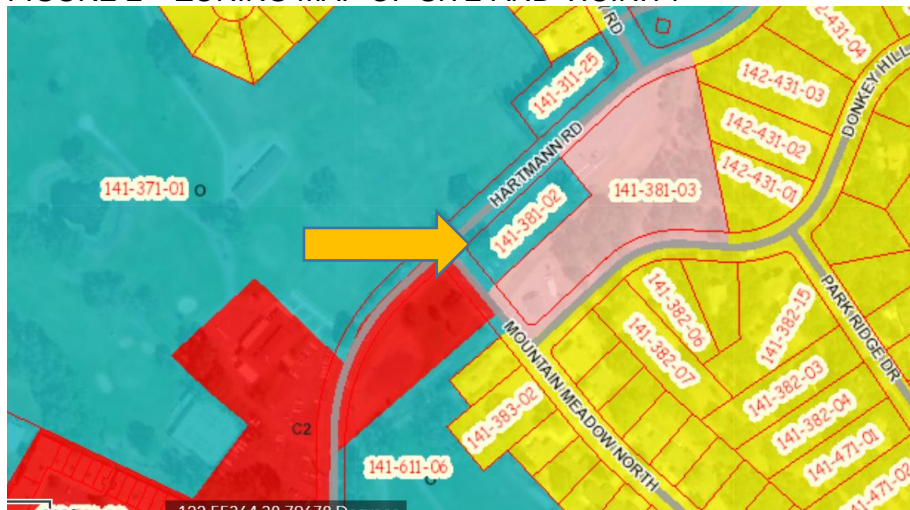
The site is accessed from Hartmann Road, a paved 2-lane county road with 2' to 4' shoulders at this location. The site contains an existing 40' x 70' fire station, nine parking spaces, a temporary carport that will be removed to accommodate the new fire station, a large oak tree that will also be removed, and some native grass.

18. Surrounding Land Uses and Setting: The surrounding land uses are single family dwellings to the south and east, and open space zoning to the north and west on land containing the Hidden Valley Lake golf course and offices.

- North: Split zoned; "O-FF-FW-WW", Open Space, Floodway Fringe, Floodway, Waterway, and "C2-DR-FF-FW-WW, Community Commercial, Design Review, Floodway Fringe, Floodway, Waterway; and "C3-DR-FF-FW-WW"; Service Commercial, Design Review, Floodway Fringe, Floodway, Waterway. 36.55 acres; developed with an office and maintenance buildings owned by the Hidden Valley Lake Homeowner's Association
- North: "O-FF", Open Space, Floodway Fringe; developed with an office. 0.49 acres
- East and South: "C1-DR-FF-FW-WW", Local Commercial, Design Review, Floodway Fringe, Floodway, Waterway. Semi-developed with mailboxes and an office building. 2.49 acres
- Southwest: Split zoned; "O-FF-FW-WW", Open Space, Floodway Fringe, Floodway, Waterway, and "C2-DR-FF-FW-WW, Community Commercial, Design Review, Floodway Fringe, Floodway, Waterway. Developed with a golf course, 26.96 acres

The southern adjacent site contains a floodway that has a top-of-bank located about 20' from the property line of the fire station site. The County's regulations require a 30' setback from top of bank of any surface water sources; the variance requested would reduce this to 20'.

FIGURE 2 – ZONING MAP OF SITE AND VICINITY



Source: Lake County GIS Mapping

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

The extent of this environmental review falls within the scope of the Lead Agency, the Lake County Community Development Department, and its review for compliance with the Lake County General Plan, the Northshore Area Plan, the Lake County Zoning Ordinance, and the Lake County Municipal Code. Other organizations in the review process for permitting purposes, financial approval, or participation agreement can include but are not limited to:

- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- South Lake Fire Protection District
- California Department of Forestry & Fire Protection (CALFIRE)
- California Department of Transportation (CALTRANS)

20. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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

Notification of the Project was sent to local tribes on January 30, 2023. As of March 14, 2023, no tribes have responded to the AB 52 notice.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Eric Porter, Associate Planner



SIGNATURE

Date: July 14, 2023

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 9) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Except as provided in Public Resource Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9

Discussion:

a) The General Plan Land Use Zone and Zoning District designation currently assigned to the Project site is Public Facility (General Plan), and "O-WW-FF". Open Space, Waterway, Floodway Fringe (zoning) The Lake County Zoning Ordinance allows for a fire station with no use permit. The discretionary action for this project is the variance, which is required to place the fire station within a portion of the site and rear setbacks. The project site is not within a mapped scenic corridor. The fire station building design is understated and will blend in with its surroundings. The building will have no impact on a scenic corridor.

b) The Project site does not contain historic buildings, rock outcroppings, and contains one oak tree that will be removed for this project.

Less than Significant Impact

c) The hillside located behind the fire station has some scenic value, however the fire station site is not within a mapped scenic area, and the potential aesthetically-related impact of the fire station is minimal. The building has a design that will compliment other architectural treatments of buildings in this area and will not adversely impact the views from Hartmann Road or from neighboring lots.

Less than Significant Impact

FIGURE 3 – COMPUTER SIMULATION OF NEW FIRE STATION



. Source: Material Submitted by Applicant

- d) The Project has some potential to create additional light and/or glare through exterior security lighting and windows. By County regulations, all outdoor lighting must be downcast and comply with the fixture regulations found in darksky.org, which generally prohibit light from being directly visible from public roads and/or neighboring properties. This will be added as a condition of approval. Potential glare from the windows will be minimal based on the positioning of the structure; glare typically occurs at sunrise and sunset, however the orientation of the building is such that the windows will not reflect morning or dusk sunlight.

Less than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------------|
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 7, 8, 11,
13 |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 6, 9 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 7, 8, 11,
13 |

Discussion:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

- a) According to the California Department of Conversation Farmland Mapping and Monitoring Program the Project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and falls within the classification of Urban and Built-Up Land. There would be no impact to actual or potentially prime farmland.

No Impact

- b) The site and surrounding sites are all zoned "O" Open Space, "C1" Local Commercial and "C2", Community Commercial. There are no lots containing Williamson Act contracts in the vicinity.

No Impact

- c) Public Resources Code §12220(g) defines "forest land" as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

There are no timber-producing lots in the vicinity, and none of the nearby lots are zoned Timber Preserve. The project would have no impact to timber-producing lots or any existing forest uses. The oak tree that will be removed is in poor health and would be removed regardless of whether this project were to occur.

No Impact

d) The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

No Impact

e) Lands surrounding the Project site include uses associated with the Hidden Valley Lake development's Homeowner's Association, which includes a golf course, HOA office, mailboxes and a campground. No farmland is impacted by this project.

No Impact

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

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.

a) The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.

According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the Project area or Project vicinity and would pose no threat of asbestos exposure during either the construction phase or the operational phase.

The proposed Project has a slight potential to result in short-term air quality impacts from construction, so a condition requiring dust mitigation during construction is added in the form of Mitigation Measures AQ-1 through AQ-4 (described under “c” below).

Construction impacts, which are limited to preparing the site for a building pad would occur over about a two (2) to four (4) week period.

Due to the fact that the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards. Lake County uses Bay Area Air Quality Management District (BAAQMD) air standards to determine thresholds of significance regarding potential air quality impacts. The threshold amount of significance according to BAAQMD standards is 1,100 metric tons of emissions per project.

Operational air impacts would be limited to vehicle use, and would be nominal. A vehicle emits 404 grams of CO₂ per vehicle mile traveled. The County estimates a total of up to 30 vehicle trips per day would result during operations on an average day; this includes employees arriving and leaving the fire station, and fire truck trips during the day. The primary communities that will be served by the fire station are Hidden Valley Lake (located several blocks from the station); Lower Lake, located about 2 miles from the fire station, and Middletown, located about 7 miles from the fire station. Using an average trip length of 4 miles per trip, a total of 48,400 grams of CO₂ per day, or 17,695,000 grams of CO₂ per year (17.6 tons per year); this is well below the 1,100 tons per project that represents a ‘threshold of significance’ for CO₂ emissions.

Less than Significant Impact

- b) The Project area is in the Lake County Air Basin, which is designated as in attainment for state and federal air quality standards for criteria pollutants (CO, SO₂, NO_x, O₃, PM₁₀, PM_{2.5}, VOC, ROG, Pb). Any Project with daily emissions that exceed any of the thresholds of significance for these criteria pollutants should be considered as having an individually and cumulatively significant impact on both a direct and cumulative basis.

As indicated by staff’s estimates, near-term construction activities and long-term operational activities would not exceed any of the thresholds of significance for criteria pollutants. Lake County has adopted Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and greenhouse gas impacts. Using the California Emissions Estimator Model, air emissions modeling performed for this Project, in both the construction phase and the operational phase, will not generate significant quantities of ozone or particulate matter and does not exceed the Project-level thresholds. Construction and operational emissions are summarized in the following tables:

Comparison of Daily Construction Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance
ROG (VOC)	1 to 10	54	Less than significant
NO _x	10 to 20	54	Less than significant
CO	10 to 30	548	Less than significant
SO _x	< 1	219	Less than significant
Exhaust PM ₁₀	1 to 10	82	Less than significant
Exhaust PM _{2.5}	1 to 10	54	Less than significant
Greenhouse Gasses (CO _{2e})	2,000 to 3,500	No threshold established	Less than significant

Comparison of Daily Operational Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance
ROG (VOC)	1 to 10	54	Less than significant
NO _x	1 to 5	54	Less than significant
CO	1 to 10	548	Less than significant
SO _x	< 1	219	Less than significant
PM ₁₀ (total)	1 to 5	82	Less than significant
PM _{2.5} (total)	1 to 5	54	Less than significant
Greenhouse Gasses (CO _{2e})	1 to 20	No threshold established	Less than significant

Comparison of Annual Operational Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions (tons/year)	BAAQMD Threshold (tons/year)	Significance
ROG (VOC)	0 to 1	10	Less than significant
NO _x	0 to 1	10	Less than significant
CO	0 to 1	100	Less than significant
SO _x	0 to 1	40	Less than significant
PM ₁₀	0 to 1	15	Less than significant
PM _{2.5}	0 to 1	10	Less than significant
Greenhouse gasses (as CO ₂ or methane)	1 to 100	10,000	Less than significant

Less than Significant Impact

- c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

There is some potential for dust resulting from site preparation; there are dwellings and offices located in proximity to the project site. Certain mitigation measures are needed, primarily during construction to limit dust migration during construction. Mitigation measure AQ-4 addresses this (below).

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct (A/C) permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.

AQ-3: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.

AQ-4: Water shall be applied to the site during pad preparation for the new building to mitigate potential dust migration to other sites.

Less Than Significant with Mitigation Measures added

- d) The proposed Project includes an 8,000 sq. ft. building and several parking spaces. The proposed project would generate minimal amounts of carbon dioxide during construction and operation that are much less than 'levels of significance'. Additionally, Mitigation Measure AQ-4 would reduce impacts of dust generation during construction.

Less than Significant Impact

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34

- | | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13, 16, 17,
29, 30, 31,
32, 33, 34 |
| c) | Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13, 16, 17,
21, 24, 29,
30, 31, 32,
33, 34 |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13 |
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13 |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 5,
6 |

Discussion:

- a) A Biological Resources Assessment (BA) was prepared by Northwest Biosurvey and is dated June 28, 2023. The field survey for the BA was conducted in June 2023 and was done 'in season'. The purpose of the BA was to provide information as to whether the proposed cultivation area contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under CEQA. The BA refers to the Project parcel as the Study Area.

The BA did not discover any sensitive plants. There is an existing significant oak tree that would be removed by this project that might be a roosting place for bats, a listed specie, and for migratory and/or predatory birds.

Because of this, the surveying biologist made two recommendations to protect potentially listed wildlife species; these recommendations are added below as mitigation measures.

Bio-1: *In order to avoid impacts to passerines and raptors with sensitive regulatory status or are otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following recommendation is made: Removal of the large California valley oak at the northeast end of the property during the nesting season (February 1 to August 31) must be preceded by a survey for nesting birds conducted by a qualified biologist. In the event that nesting birds are identified, a suitable construction buffer will be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. It is recommended that trees approved for removal be felled outside of the nesting season.*

Bio-2: *Prior to the removal of the large California valley oak at the northeast end of the property the following measures shall be implemented to mitigate potential impacts to bats: If removal of trees is proposed during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed for bat roosts or evidence of bat roosting (guano, urine staining and scent, dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, removal may occur once active roosting ceases as determined by a qualified biologist. Once felled, the tree shall remain on the ground for one day to allow any bats present to leave. It is recommended that trees approved for removal be removed outside of the roosting season.*

Bio-3: *Any proposed grading should be conducted in a manner that prevents erosion and subsequent sedimentation to Gallagher Creek adjacent to this property. Any stockpiles or sources of loose soil should be removed prior to the rainy season.*

All work should include extensive erosion control measures consistent with Lake County Grading Regulations in order to avoid erosion and the potential for transport of sediments into Gallagher Creek. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.

Less than Significant Impact with mitigation measures added

- b) According to the Lake County General Plan Chapter 9.1 Biological Resources, “the County should ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government,” and upon review of the biological report on the parcel, it was determined that no substantial adverse effect will result from the project.

The Biological Resources Assessment (BA) identified the Gallagher Creek adjacent to the project site, but the creek does not contain observed listed riparian species, and the recommendation provided in the Assessment indicated that the project could proceed with the three mitigation measures listed in “a)” above added.

Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Drainage and Erosion Control Plan submitted. Measures include straw wattles, vegetated swales, and buffer strips.

Less Than Significant Impact

- c) According to the BA, the project would not impact Gallagher Creek and would not directly impact any wetlands.

Less Than Significant Impact

- d) The Biological Resources Assessment (BA) stated that no specific wildlife corridors exist within or near the Study Area.

Implementation of the Project will not 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.

Less than Significant Impact

- e) There are no woodlands on the site. The sole oak tree on the site will be removed with this project; the applicant has stated that the tree is in poor health and needs to be removed. The applicant will be required to replace the tree with three (3) new trees of indigenous species within 6 months of occupancy of the building; this is to be required in a condition of approval.

Implementation of the Project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Less than Significant Impact

- f) No special conservation plans have been adopted for this site and no impacts are anticipated.

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resources Study (CRS) for the proposed cultivation Project was completed by Evans and DeShazo Archaeology and Historic Preservation and is dated July 7, 2023. The intent of this study is to identify potentially significant cultural resources. The results of the study were negative; no significant or potentially significant items, relics, artifacts or remains were discovered by the surveying Archaeologists.

The Study indicated that one prior study has been conducted within the Project Area in 2016. No cultural resources have been previously recorded within the Project Area.

Due to the presence of Gallagher Creek, the Study concluded that there was a high probability that the site had been used by Tribes in the past, who tended to village near creeks, rivers, lakes and above-ground water sources.

Lastly, an AB 52 notice was sent to all eleven area Tribes on January 30, 2023. None of the notified Tribes responded to this notice.

Based on the negative findings of the field survey and outreach efforts with local tribes, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. However, in the event that significant artifacts or human remains are inadvertently discovered during Project construction, mitigation measures are put in place that establish protocol in the event of inadvertent discovery. If discovery occurs, the project sponsor must contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated:

CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.

- b) The Archaeological Survey yielded negative results for potentially significant items, relics, artifacts and / or human remains on the site. Mitigation measures are in place as a precaution due to the historic tribal use of many locations in Lake County in the event of accidental discovery of such items.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

- c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

Less than Significant Impacts with Mitigation Measure CUL-2

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

Discussion:

- a) Onsite electricity will be supplied by on-grid power. There are power lines located next to the site, and the existing fire station is served by on-grid power. PG&E was notified of this action and provided comment on February 7, 2023 indicating that the project had no adverse impacts to the power grid. The estimated power demand for the new fire station building is up to 400 amps of new service. The likelihood of wasteful, inefficient or unnecessary consumption of energy during construction and operation is very unlikely.

Less than Significant Impact

- b) The project will not conflict with any state or local plan for renewable energy or energy efficiency. The building will likely have to have solar unless the building can demonstrate it is exempt from required solar based on variables such as energy efficient lighting, double-pane windows and insulation. There are no grid capacity issues that would impact the provision of power to the project.

Less than Significant Impact

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Directly or indirectly cause potentially 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 18, 19
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 19, 21, 24, 25, 30
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 9, 18, 21
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 7, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 14, 15

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the life of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there are no mapped earthquake faults located on or near the subject site. Thus, no rupture of a known earthquake fault is anticipated and the proposed Project would not expose people or structures to an adverse effects related rupture of a known earthquake fault as no structures for human occupancy are being proposed.

Seismic Ground Shaking (ii) and Seismic-Related Ground Failure, including liquefaction (iii)
Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards, and no large structures are proposed on this project site.

Landslides (iv)

The Project site is flat and is highly unlikely to have landslides involving losses, injuries or death.

Less Than Significant Impact

- b) No major grading is proposed to prepare the Project site for the new building. The project involves grading an 8,000 sq. ft. area for the building pad, and the area in front of the fire station pad for vehicle access. The anticipated amount of grading is less than what would otherwise be required through a grading permit.

Less Than Significant Impact

- c) The primary geologic unit or soil type where the proposed Project site is situated is 157 – Landlow Variant silty clay loam. This very deep, poorly drained soil is in basins and on flood plains. It formed in alluvium derived from recent lacustrine deposits. Slope is 0 to 2 percent.

Permeability of the Landlow Variant soil is slow. Available water capacity is 8.5 to 10.5 inches. Effective rooting depth is limited by a seasonal high water table that is at a depth of 0.5 to 1.0 foot from December to March. The water table drops to a depth of 4 to 6 feet during the growing season. Surface runoff is slow, and the hazard of erosion is slight. This soil is subject to occasional periods of flooding for 2 to 7 days in winter and spring. The shrink-swell potential is high.

The potential for liquefaction on this soil unit is low. There is some potential for shrink-swell to occur; this will be addressed when the building is engineered for being located in a flood plain.

Less Than Significant Impact

- d) The Uniform Building Code is a set of rules that specify standards for structures. No structures are proposed that would require a building permit.

Expansive soils possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

All new construction requiring a building permit is subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils and for being located within a flood plain.

Less Than Significant Impact

- e) The proposed project will be served by an American Disability Act compliant portable toilet. In addition, there is a restroom in the existing office supported by an existing septic system. Comments from the Lake County Environmental Health Division state that this system may need a minor repair due to the use of bulldozers by CALFIRE in 2018 to fight the Mendocino Complex Fire, and subsequently the applicant has conducted an inspection of the septic system and found it to be in working order.

Therefore, the proposed project will not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system will be inspected and approved by the County Division of Environmental Health prior to obtaining a use permit.

Less Than Significant Impact

- f) The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36

Discussion:

- a) The Project consists of a new 8,000 sq. ft. building. Greenhouse gasses associated with projects typically occur during construction, and to a lesser extent during operations. The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors countywide air quality.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted thresholds of significance for Greenhouse Gase (GHG) emissions. In the interim, emissions estimates have been calculated using the California Emissions Estimator Model (CalEEMod) and compared with thresholds

defined by the Bay Area Air Quality Management District (BAAQMD).

The BAAQMD threshold for GHGe (including CO₂, CH₄, N₂O, HFCs, PFCs, SF₆) for projects other than stationary sources (such as power generating plants, mining sites, petroleum facilities, chemical plants, etc.) that are not under a GHG Reduction Plan is 1,100 metric tons of CO₂e per project. According to the CalEEMod estimates for this project (using figures from the Property Management Plan and other parameters that most closely match the project description) the estimated annual emissions of CO₂e for overall operations would be 17.6 metric tons of CO₂e per year, and estimates for site preparation and construction period (less than 30 days) are roughly the same. Both of these figures are well below BAAQMD threshold. These calculations show that the project would have a less than significant impact on GHG emissions.

Less than Significant Impact

b) For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:

- The Lake County General Plan
- The Lake County Air Quality Management District
- AB 32 Climate Change Scoping Plan
- AB 1346 Air Pollution: Small Off-Road Equipment

Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the “County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County.” The proposed Project was sent out for review from the LCAQMD and no adverse comments were received for this project.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD rules or regulations and would therefore have no impact at this time.

The 2017 AB Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State’s long term GHG goals, which includes a primary target of no more than six (6) metric tons CO₂e per capita by 2030 and no more than two (2) metric tons CO₂e per capita by 2050. As projected by staff, the Project will have up to five (5) individuals working on site during normal operational hours, and with an expected 17.6 metric tons of overall operational CO₂e per year.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 35, 37

Discussion:

- a) Hazardous materials associated with the fire station are generally limited to cleaning supplies. According to the materials submitted for the project, all potentially harmful chemicals would be stored and locked in the fire station building on site and would be limited to fire district employees to use.

The Project will comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, will be stored and covered in containers deemed appropriate by the Certified Unified Program Agency. All pesticides and fertilizers products will be stored a minimum of 100 feet from all potentially sensitive areas and watercourses.

A spill containment and cleanup kit will be kept on site in the unlikely event of a spill. All employees would be trained to properly use all equipment, including pesticides. Proposed site activities would not generate any additional hazardous waste.

All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in accordance with applicable local, state, and federal regulations.

Less Than Significant Impact

- b) The Project will use cleaning supplies, which will be stored in a secure, stormproof structure. Flood risk is at the Project site is possible given the site's location within an AE flood zone, so certain design requirements are necessary to make sure the building is designed in a way that it is resistant to flooding.

According to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone. Fire hazard risks on the Project site range from moderate to very high.

The project site does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during construction is minimal. The site preparation would require some construction equipment and would last for about two to four weeks. All equipment staging shall occur on previously disturbed areas on the site.

A spill kit would be kept on site in the unlikely event of a spill of hazardous materials. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Less than Significant Impact

- c) There is one school located within one-quarter mile of the proposed Project site; the nearest school is Coyote Elementary School, located about 1/4 mile from the fire station site. The hazardous materials that would be used on site are typical cleaning supplies that represent little risk to this school.

Less Than Significant Impact

- d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment.

The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:

- The SWRCB GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

No Impact

- e) The Project site is located approximately 20 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. In accordance with regional Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport. Therefore, there will be no hazard for people working in the Project area from Lampson Field.

No Impact

- f) Access to the Project site is from Hartmann Road, a paved two-lane County road which is in compliance with California Public Resources Code §4290 and 4291. The Project site does not contain any emergency facilities but would serve as an emergency evacuation route in the event of an emergency.

The fire station would be instrumental in assisting during certain emergencies, and would not have adverse impacts to the area in the event of an emergency.

Less than Significant Impact

- g) The Project site is mapped as having a moderate fire risk. The fire station would be instrumental in assisting with fire mitigation in the south county area, and would be beneficial to those living and working in this general area.

As for the fire station building, the applicant would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction will comply with current State of California Building Code construction standards. To construct the proposed processing structure, the applicant will be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on-site or off-site;					
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or					
iv) Impede or redirect flood flows?					
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29

Discussion:

- a) The Project parcel has no stream crossings, but has a seasonal stream located about 30 feet to the south of the subject site. The applicant has submitted an engineered Drainage and Erosion Control plan that addresses potential runoff into this drainage channel, and proposes the use of berms and straw wattles to limit the potential for drainage runoff.

Potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. Project implementation will not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require the creation and implementation of an erosion control and stormwater management plan.

Less Than Significant Impact

- b) The new fire station will connect to public water supply, the Hidden Valley Lake Water District. There are no connection moratoriums for this water system.

No Impact

- c) Discretionary land use reviews must address Storm Water. The applicant has provided an engineered Drainage and Erosion Control Plan to address storm water for this project.

Less than Significant Impact

- d) The Project site is not located in an area of potential inundation by seiche or tsunamis. The Project site is located in the AE flood zone, Special Flood Hazard Area with Base Flood Elevation of 2'

The project would cause the portion of the site located between Hartmann Road and the back of the fire station to be paved or covered with a structure. The soil on the site is not prone to liquefaction but is prone to high shrink-swell potential. Because of the presence of the flood plain, the footings for the building must be engineered. During the engineering, the engineer will assess the impact of potential flooding on the building design as well as stormwater management on site.

Less than Significant Impact

- e) There are no water quality control plans in place for the site.

Less Than Significant Impact

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The project site consists of 0.62 acres of partially developed land in the Middletown Planning Area. The closest community growth boundary is Hidden Valley Lake, which is approximately 1 block away.

The area is characterized by a mixture of large "O" zoned parcels and smaller residentially zoned parcels that contain dwellings. There are two commercially-zoned properties located adjacent to the subject site; one contains mailboxes for the Hidden Valley Lake development; the other contains a small pocket park.

The proposed project site would not physically divide any established community.

No Impact

- b) The General Plan Land Use designation is Public Facility. The Zoning District designation is "O-WW-FF". Open Space, Waterway, Floodway Fringe. The Lake County Zoning Ordinance allows for a fire station in the "O" land use zone as a permitted use, and the Public Facility General Plan designation is appropriate for the use of the site as a fire station.

Less than Significant Impact

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify the portion of the site as having an important source of aggregate resources. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site, and thus no impact.

No Impact

- b) According to the California Geological Survey's Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site not delineated on the County of Lake's General Plan, the Middletown Area Plan or the Lake County Aggregate Resource Management Plan as a mineral resource site. Therefore, the project has no potential to result in the loss of availability of a local mineral resource recovery site.

No Impact

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---------------------------|
| a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
13 |
| b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
13 |
| c) Result in the generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5,
11, 14, 15 |

Discussion:

- a) Noise related to this project will primarily occur either during construction through the use of machinery involved in site preparation. Emergency generators are not proposed as part of this project. Energy will be supplied by on-grid power. The hours of construction are limited through standards described in the conditions of approval.

Further, mitigation measures will be implemented to limit the potential sources of noise during construction.

Less than Significant Impact with Mitigation Measures NOI-1 and NOI-2 incorporated:

NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.

NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

- b) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines or truck routes. Therefore, the Project would not create any exposure to substantial ground-borne vibration or noise.

The Project would not generate ground-borne vibration or noise, except potentially during construction from the use of heavy construction equipment. There will be some grading required for the building pad, however earth movement is not expected to generate ground-borne vibration or noise levels. According to California Department of Transportation's Transportation and Construction-Induced Vibration Guidance Manual, ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage when measured at a distance of 10 feet.

Furthermore, the Project will not employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

Less Than Significant Impact

- c) The Project site is located approximately 20 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. Therefore, no impact is anticipated.

No Impact

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

Discussion:

- a) The Project is not anticipated to induce any population growth to the area. The increased employment will be approximately five (5) full-time employees.

No Impact

- b) The Project site contains the Hidden Valley Lake fire station. A new building is proposed that requires a variance to setbacks to be built as proposed. No housing will be impacted, and any overnight lodging on site would be exclusively by South Lake Fire District fire personnel.

No Impact

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37

performance objectives for any of the public services:

- 1) Fire Protection?
- 2) Police Protection?
- 3) Schools?
- 4) Parks?
- 5) Other Public Facilities?

Discussion:

1) Fire Protection

The building is being built for the use by the South Lake Fire Protection District, which provides fire protection services to the area. Development of the proposed Project would have a positive impact on fire protection services by increasing the fire protection district's facilities. No impact.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Department, and is in an urbanized area near Hidden Valley Lake development. No adverse impacts to police protection would result from this project. No Impact.

3) Schools

The proposed Project is not expected to increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. No impact.

4) Parks

The proposed Project will not increase the need for public park facilities and would not require the modification of existing parks or modification of new park facilities offsite. No impact.

5) Other Public Facilities

As the owners and operators currently reside in Lake County, and the staff will be hired locally. No impact.

Less than Significant Impact

XVI. RECREATION

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4, 5 |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|---------------|

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 1, 3, 4, 5

Discussion:

- a) The project is limited to the construction of a new 8,000 sq. ft. fire station. The fire team will consist of trained area firefighting employees and may employ new employees that would likely already be living in Lake County. There will be no increase in the use of existing neighborhood and regional parks or other recreational facilities.

No Impact

- b) The project does not include any recreational facilities and will not require the construction or expansion of existing recreational facilities.

No Impact

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

Discussion:

- a) The project is accessed from Hartmann Road which is adjacent to the site. Hartmann Road is a paved, two-lane County road with 2' to 4' wide shoulders at this location. No changes to Hartmann Road are needed or being contemplated by this project.

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Less than Significant Impact

- a) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed Project's vehicle miles traveled (VMT), as follows:

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

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations.

The estimated trips per day for the proposed Project are between 15 to 30 during construction and operation. The service area for the Hidden Valley Lake fire station is up to 15 miles, mostly between 1 and 7 miles from the three primary population bases in this area. Assuming four (4) miles per vehicle trip, and 30 average trips per day, the total daily anticipated VMT is 120, slightly more than the threshold of significance.

Public Works (DPW) and CalTrans have evaluated this project and have no comments regarding traffic impacts. Based on the input received from CalTrans and DPW, no further traffic evaluation is needed for this project.

Less than Significant Impact

- b) The Project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

- c) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

Less Than Significant Impact

- d) The proposed Project would not alter the physical configuration of the existing roadway network serving the area, and will have no effect on access to local streets or adjacent uses (including access for emergency vehicles).

The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City’s adopted emergency response plan.

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resource Study (CRS) for the proposed cultivation Project was completed by Evans and DeShazo Archaeology and Historic Preservation, dated July 7, 2023 to identify potentially significant cultural resources. No cultural resources of any kind were identified during the field survey.

An AB52 notice was sent to all eleven area Tribes on January 30, 2023; no tribe responded to the offer to hold consultation through this notice. No responses to our requests for information were received from the tribes listed by the NAHC.

The County routinely places mitigation measures on all projects that undergo land use review and which require some site disturbance; this is due to the significant tribal presence in Lake County over the history of time. Mitigation measures CUL-1 and CUL-2 have been added to

this land use action, mainly as a precaution in the event of inadvertent discovery during site disturbance.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

- b) In response to the Cultural Resources Study which indicated no presence of tribal cultural resources on the Project site, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project. With mitigation measures CUL-1 and CUL-2, the impact will be less than significant.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22, 31
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 35, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 35, 36

Discussion:

- a) The proposed Project will be served by public water and sewer. Staff confirmed that the site was in the Hidden Valley Lake service area and that there are no moratoria for new connections at this time on March 14, 2023. Power would come from the existing on-grid utilities available next to the site on Hartmann Road. Roads are adequate for the proposed use. No other impacts to utilities are anticipated.

Less than Significant Impact

- b) The subject parcel is served by Hidden Valley Lake water and sewer. No impacts to this system are anticipated by this use based on a phone conversation between staff and the Water / Sewer district on March 14, 2023.

Less than Significant Impact

- c) The subject parcel is served by Hidden Valley Lake water and sewer. No impacts to this system are anticipated by this use based on a phone conversation between staff and the Water / Sewer district on March 14, 2023.

Less than Significant Impact

- d) In 2021, County staff had a discussion with the Director of the South Lake Landfill. Mr. Ewing indicated that the existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs, and will continue to have adequate capacity for the foreseeable future.

Less than Significant Impact

- e) The project will be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant Impact

XX. WILDFIRE

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? 1, 2, 3, 5, 6, 21, 23, 32

Discussion:

- a) The project site is located on Hartmann Road, which is a direct link to Highway 29 and serves as an evacuation route during emergencies. The project would enhance emergency response and would not adversely impact evacuations in this area.

No Impact.

- b) The Project will enhance fire protection services in this area and in South Lake County by providing upgraded fire-fighting services.

No Impact

- c) The project would not require the infrastructure of new fire mitigation measures. The fire station will aid fire-fighting and emergency responses in the south Lake County area, and will have no adverse impacts to existing conditions on or near the site.

No Impact

- d) There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of slope on and adjacent to the Project parcel.

No Impact

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ALL

Discussion:

- a) The Hidden Valley Lake fire station project does not 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 Impact

- b) Potentially significant impacts have been identified related to Air Quality, Biological Resources, Cultural and Tribal Resources and Noise. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment.

Less than significant with mitigation measures added

- c) The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, Air Quality, Biological Resources, Cultural and Tribal Resources and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.

Less Than Significant with mitigation measures added

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. Hidden Valley Lake Application – Variance
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment with Botanical Survey for the project site at 19237 Hartmann Road, Hidden Valley Lake, prepared by Northwest Biosurvey and dated June 28, 2023.

14. Cultural Resources Study, prepared by Evans and DeShazo Archaeology and Historic Preservation, dated July 7, 2023.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – March 15, 2023
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List,
41. State Water Resources Control Board (SWRCB) General Order
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)