COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street

May 14,2024

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (IS 23-08)

1. Project Title:	Belwood Motel
2. Permit Numbers:	Design Review Permit DR 23-03; Initial Study IS 23-08
3. Lead Agency Name & Address:	County of Lake Community Development Department Courthouse, 3rd Floor, 255 North Forbes Street Lakeport, CA 95453
4. Contact Person & Phone:	Laura Hall, Senior Planner & (707) 263-2221
5. Project Address & APN:	10336 Loch Lomond Road, Middletown, CA & APN 011-067-18
6. Project Sponsor's Name & Address:	Belwood Investments LLC 2330 E. Bidwell Street, Suite 170A Folsom, CA 95630
7. General Plan Designation:	Community Commercial CC
8. Zoning Designation:	"C2-DR", Community Commercial, Design Review
9. Supervisor District:	5
10. Flood Zone:	"D", Undetermined Flood Plain Area
11. Slope:	0% - 20%
12. Hazards:	SRA High Fire Area
13. Earthquake Fault Zone:	Not Within an Earthquake Fault Zone
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Size:	±2.13 acres
16. Description of Project:	Provided Below

PROJECT DESCRIPTION

The proposed project includes construction and operation of a short-stay motel with six 800 sq. ft cabins, two units each, plus 11 parking spaces with one Americans with Disabilities Act (ADA) space (12 total), and a new trash enclosure. Cabins will be accessed from walking paths and the site would be enclosed on three sides with a 6-foot wooden fence. Access to the site would come from Loch Lomond Road. Ground-moving activities would include the following activities: preparing cabin pads, developing driveway and parking, pathways, and landscaping, digging post holes, and removing four ponderosa pine trees. There is an existing Olympic-sized swimming pool which has been leased out for many years which is not part of the proposed project. The proposed 6-foot fence will provide a safety barrier between the cabins and the pool. Other existing structures that are called out on the site plans as 'not part of project' include the Loch Lomond Market & Deli and other businesses, as well as a significant historical cabin from the 1930s to 1940s. Attachment 2 includes the projects plans, and Figure 2 includes the site plan.

Historical Background

According to the CRE completed for the proposed project, the original Loch Lomond Resort was developed in the 1940s. By 1945, there were 15 homes and 10 cabins. An Olympic-size swimming pool was constructed in 1946 on the project site. In 1967, the Lomond Lodge burned, and a new lodge was built in 1968 across the street from the project site. Of the original Loch Lomond Resort from the 1940s, one cabin that is located on the project site is likely associated with that development. The CRE states that, "the rarity of this style of cabin today suggests that this structure may meet criteria "C" as "historically significant". The association of the pool and lodge with the historic Loch Lomond Resort development and the Prather Family name indicate that they should be considered "significant" historic structures under criteria "A" and "B" as listed in the Public Resources Code (John W. Parker, 2022). The Loch Lomond Lodge today includes the Market & Deli with two additional attached buildings that support a gift shop, fitness studio, and an eatery. The proposed project would not result in expanding, remodeling, or alterations of the existing onsite structures.

Project Location

The project site is located at 10336 Loch Lomond Road, Loch Lomond in southwestern Lake County (Figure 1). The 2.13-acre site is within Section 26, Township 12 North, Range 8 West, in the USGS 7.5 Whispering Pines Quad. Loch Lomond is situated in the northeast portion of a large basin in the Mayacmas Mountains at an elevation of 2800 feet (854 m). Adjacent peaks include Mt. Hannah to the north at 3978 feet (1213 m) and Cobb Mountain to the southwest at 4722 feet (1440 m).

Environmental Setting

According to the Biological Resource Assessment 3, the site consists of 0.91 acres of Ponderosa Pine Forest. The remainder 1.22 acres includes Ruderal (structures, roads, etc.) (Northwest Biosurvey, 2023). The climate in Loch Lomond area is Mediterranean and the annual precipitation varies between 35 and 60 inches. Geology consists of volcanic parent material overlaying a Franciscan complex of sandstone, shale, chert, greenstone, and various igneous and metamorphic including serpentinite (Eakins, 1994). Ponderosa Pine trees are maintained, and the setting is parklike. A mapped wetland is located 333 feet to the northwest of the project site (United States Fish and Wildlife Service, 2018). The vernal pool is classified as a Northern Volcanic Ash type and supports a wide variety of plant species that are restricted to vernal pool habitats (California Department of Fish and Wildlife, 1994). The closest blueline stream identified as Big Canyon Creek to the south approximately 1,490 feet away (Environmental Protection Agency, 2024). The road system includes State Highway 175 located on the west side of the parcel. Loch Lomond Road is accessed from the highway, and it is located on the south side of the parcel. Black Oak Drive also along the south side of the parcel is accessed from Loch Lomond Road. Western Pine Road is located on the east side of the parcel and is accessed from Black Oak Drive. Both Loch Lomond Road and Black Oak Road front and provide access to the parcel.

Construction Details

Construction activities are tentatively planned to begin in 2024 and are estimated to take three to four months. Activities would occur six days per week from 7:00 a.m. to 6:00 p.m. Up to six workers would be required during the construction period. The following equipment is expected to be required to construct the proposed project facilities:

- Medium weight excavator, backhoe, and skid steers (wheeled and/or tracked)
- Paving and concrete pouring equipment, steam roller and compaction equipment (wheeled)
- Auger, posthole digger
- General hand tools and foot labor
- Dump truck, tractor-trailer delivery truck, forklift, boom lift crane (wheeled)

All equipment would be delivered to the site on tractor trailers. Construction equipment would be operated by licensed and insured equipment operators. Equipment would be utilized within the designated onsite construction zone. A construction material and equipment storage areas would be located next to a temporary concrete washout basin near the enclosure with the 6-foot wooden fence (Attachment 2). The site would be cleared and prepared for initial construction with light to medium tractor equipment. Building sites would be staked out and prepared for building construction utilizing light to medium equipment and general ground crew/foot laborers. Larger building materials are to be delivered to each building site via forklifts/boom cranes. Post footings for the cabins would be augured with medium equipment or hand tools, depending on underlaying soil conditions. Concrete footings are to be poured utilizing light concrete pouring equipment (concrete mixing truck) or hand mixing tools, depending on building site access. Post holes will be dug/augured for the support post for each cabin. Up to twelve (12) post holes per cabin. Development would occur outside of the existing PG&E easement (Attachments 2).

Construction and erection of cabins would include utilizing general ground crews, with the assistance of forklifts and boom cranes. Ground crews would utilize general hand tools comprised but not limited to pneumatic (air) tools, electrically powered hand tools, non-powered hand tools. Access walkways would be constructed utilizing light skid steers and finished with ground crews and hand tools. The parking area is to be graded utilizing medium tractor equipment, smoothed and compacted with medium to light steam rollers and compaction equipment. Concrete curbs, gutters and walkways are to be formed by hand and concrete is to be poured utilizing standard concrete mixing truck and/or by hand. Asphalt is to be delivered to the via hot asphalt delivery truck(s) and spread-out utilizing ground crew. Site finish work and final landscaping is to be completed utilizing ground crew and hand tools. A 6-foot-tall wooden fence will enclose the Belwood Motel on three sides. Table 1 includes the estimated ground disturbance including the total square footage and cubic yards of grading, and cubic yards of imported materials.

Table 1: Estimated Cubic Yards of Grading and Importation of Materials

Grading (sq ft)	Grading (cu yd)	Import of Materials (cu yd)
grading for cabins foundations 4,800 sq ft	±40 cu yd.	concrete ±40 cu. yd.
grading for parking area ±10,421 sq ft	±250 cu yd	aggregate base ±250 cu yd asphalt ±96 cu yd
grading for landscaping ±1,045 sq ft	±13 cu yd	-
walkways/ADA parking ±1,237 sq ft	±75 cu yd	aggregate base ±30 cu yd concrete for ADA parking ±22 cu yd decomposed Granite for walkways ±34 cu yd
septic ±4,611 sq ft	512 cu yd	-
22,114	1310	244

Source: Northpoint Consulting Group, Inc., 2023.

Staging area

The construction staging zone is to be located onsite in an appropriate location where it will not impede the surrounding area or result in a significant impact to the community or natural resources. Figure 1 includes the site plan that shows where the staging area would be located.

Operations

At full occupancy, the project is anticipated to have up to 12 vehicles per day (two vehicles per cabin). Occupancy would average between 70% and 80% annually given regular occupancy rates for existing Lake County motels. However, this CEQA analysis accounts for the motel being 100% occupied. The owner has a local on-call handyman that would take care of maintenance including landscaping and any repairs to the cabins.

Energy Usage

The cabins will rely on 'grid power' from Pacific Gas & Electric (PG&E). Each cabin is projected to need 100 to 200 amps per cabin excluding the existing dwelling and restaurant / coffee shop located on site, which is already served by on-grid power. The project is expected to require between 600 and 1,200 additional amps. There are no known grid capacity issues in this area, and PG&E was notified of this action and the County received no adverse comments regarding the project.

Water Usage

Water would come from the Loch Lomond Mutual Water Company, a private water company. A Will Serve Letter was received for the project. Each cabin contains two separated rooms with each room having a sink, water closet and shower. An average of four people could potentially use each cabin. The site is served by Loch Lomond Mutual Water Company, and there are no anticipated issues with this project connecting further to the water purveyor's system. Each cabin contains two separate units with each room having a sink, water closet and shower. An average of four people could potentially use each cabin. CalEEMod defaults were applied for water amounts which included 304,401.24 gallons for annual indoor water use, and 33,822.36 gallons for outdoor water use (CalEEMod, 2020). The County has received a copy of the Will Serve Letter from the applicant (Attachment 6).

Solid Waste Management

CalEEMod was used for the project to calculate construction air quality. Defaults from the model for solid waste were applied to the proposed project. According to the model, the motel (12 units) would produce 6.57 tons of solid waste per year (ICF, 2020). The site plan shows a trash dumpster enclosure near the proposed fire turnaround. The site would be served by C&S Waste Solutions. Servicing would likely occur weekly or biweekly. All solid except for that which is recycled eventually ends up at the Eastlake Sanitary Landfill. The landfill's remaining capacity is 2,859,962 tons and the cease to operate date is December 31, 2043 (CalRecycle, 2024).

Wastewater Management

A new onsite wastewater treatment system will be installed (septic system). Approximately 272 linear feet of primary leach lines will be installed for cabins #1, #3, and #6, and 310 linear feet of primary leach lines will be installed for cabins #2, #4, and #5 and the existing 560 sq. ft. residence

(historical cabin). Approximately 582 linear feet of replacement leach field will be reserved for all proposed cabins and exiting 560 sq. ft. residence (historical cabin). Approximately 375 linear feet of replacement leach field will be reserved for existing commercial buildings as well. The existing septic where the parking lot is being proposed will be abandoned.

Stormwater Management

Stormwater runoff would be generated from the 6 cabins and other non-permeable surfaces. The project is outside of Municipal Separate Storm Sewer System (MS4) and the community growth boundaries. Excess stormwater will be mitigated and conveyed via rock-lined swales and the utilization of self-retaining landscape areas. The applicant has submitted engineered Erosion Control Plan that includes best management practices for erosion control (Attachment 2).

17. Surrounding Land Uses and Setting

Surrounding properties are zoned as follows:

- North: Split-zoning; “R1-SC”, Single Family Residential – Scenic Combining “C2-DR”, Community Commercial – Design Review, and. ±2,83 acres in size and is undeveloped.
- South; “C2-DR”, Community Commercial – Design Review; vacant lot, 0.40 acres in size and undeveloped.
- East: “R1” Single Family Residential lots; mostly developed with dwellings.
- West: “PDC-DR-W”, Planned Development Commercial – Design Review – Wetland; recently approved for “J Lodge” event center.

18. 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 Middletown 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 Community Development Department
- Lake County Building Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Sheriff Department
- South Lake County Fire Protection District
- California Department of Forestry and Fire Protection
- State Water Resources Control Board
- California Department of Fish & Wildlife
- California Department of Public Health
- California Department of Transportation

19. 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 California Environmental Quality Act (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.

Lake County sent an AB52 notice to 11 Lake County-based Tribes on July 10, 2023, informing tribes of the proposed project and offering consultation under AB-52. On August 25, 2023, the Middletown Rancheria Tribe contacted staff by email to request consultation and a site visit. Staff contacted the applicant on October 13, 2023, with the Tribe's contact information so that a site visit could be arranged between the applicant and the Tribe. The Tribal Historic Preservation Officer (THPO) for the Tribe visited the site shortly after October 13, 2023, and then provided draft mitigation measures to the County for consideration. The County reviewed the suggested mitigation measures, revised them after consulting with upper management, and incorporated them into this document.

20. Initial Study Attachments

Attachment 1: Mitigation and Monitoring Plan
Attachment 2: Project Plans:

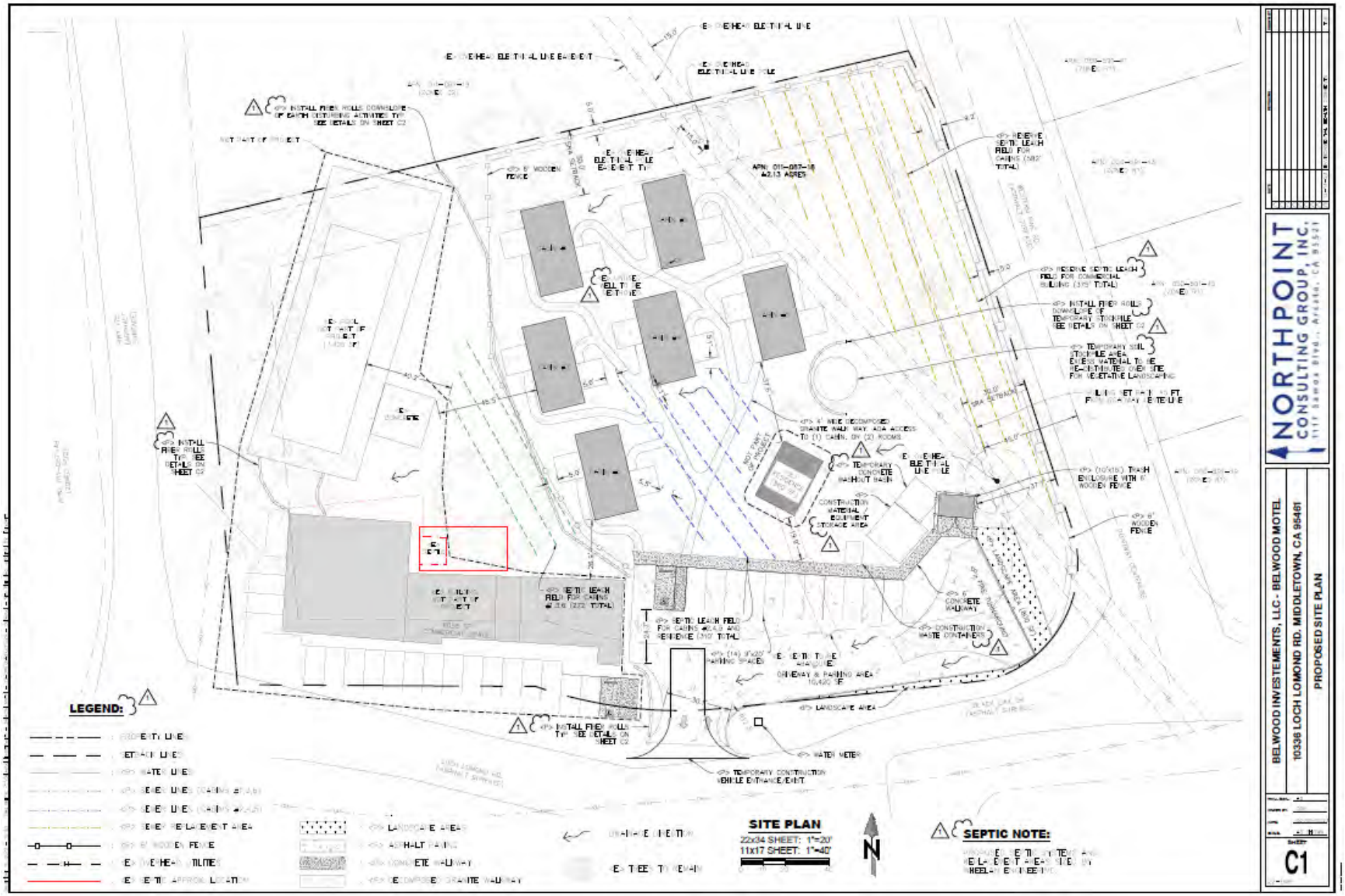
- C0 Plot Plan
- C1 Site Plan
- C2 Standard Silt Fence Detail
- C3 Erosion Control Notes
- A1 Cabin Floor Plans
- A2 Cabin Elevations.

Attachment 3: Biological Resource Assessment with Botanical Survey
Attachment 4: CalEEMod Results
Attachment 5: Will Serve Letter

Figure1: Vicinity Map

Source: Lake County, 2024.

Figure: 2 Site Map



Source: Northpoint Group, Inc, 2023.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving project aspects that have a "Potentially Significant Impact" as indicated by the checklist on the following pages

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

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

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION 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: Laura Hall, Senior Planner
Signature:_____ Date: _____

Mireya G. Turner, Director
Lake County Community Development Department

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
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) 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?	☐	☒	☐	☐
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

a) Although the parcel is not in the County's Scenic Combining District overlay zone which has special requirements for addressing scenic areas, it does have a park-like setting. However, the cabins would be like other resort cabins in the area, including the existing Loch Lomond Lodge across the street. Lastly, even with the proposed removal of four trees, the parcel would still have significant tree coverage screening (Figure 3).

Figure 3: Street View of Project Site from Loch Lomond Road

Source: Google Street, 2012.

Less than Significant Impact

b) The California Department of Transportation (Caltrans) oversees the process for obtaining State recognition as an officially designated County Scenic Highway which requires following the same Scenic Highway Program process that applies to state routes. An eligible State highway becomes officially designated through a process in which the local governing body applies to Caltrans for scenic highway approval, adopts a Corridor Protection Program, and receives notification that the highway has been officially designated a State Scenic Highway by the Caltrans Director. Although State Route 29 (Route 29 near Lwr Lk/Route 20 EO Clr Lake Oaks [All]) is on the List of eligible and officially designated State Scenic Highways, Lake County has not applied for approval for the highway to be placed on the List of Officially Designated County Scenic Highways. There are no highways in Lake County that have been Officially Designated (California Department of Transportation, 2024)

Less than Significant Impact

c) Viewpoints can be vistas, open landscape views, ocean views, views of important mountains, views of historic or attractive buildings, rock outcrops, heritage trees, tree groves etc. The importance of each viewpoint is determined by the level of scenic resource designation, the distance of the scenic or visual resource, and the visual quality of the scenic or visual resource (California Department of Transportation, 2020).

The ponderosa pines at the site are called out in the Biological Resource Assessment as being park like (Northwest Biosurvey, 2023). According to Caltrans, the definition for 'viewpoints' includes tree groves and heritage trees. Although the Lake County Municipal Code does not define tree groves, according to the United States Department of Agriculture a tree grove is "A small group of trees without underbrush, either planted or growing naturally" (United States Department of Agriculture, 2014). An example of a tree grove would be the Giant Sequoia Groves on the National Park Service's website. Hertiage trees are usually very large and can be associated with specific time or place in history. Trees at the site do not meet the definitions of tree groves or heritage trees.

There are three "significant" historical structures on the parcel which include the Loch Lomond Lodge (Loch Lomond Market & Deli), Olympic sized pool, and historical cabin. The Loch Lomond Market & Deli is a main feature along Loch Lomond Road which many local and out of area visitors stop at for a variety of services. The proposed project includes construction of a 6-foot-tall wooden fence. This fence would begin just behind the lodge near the proposed parking spaces and would wrap around to the north parcel boundary line and wrapping up around the east parcel boundary line adjacent to Western Pine Road. This fence could degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, the following mitigation measures will be incorporated into the project.

AES-1: The proposed fence shall not obstruct the view of the significantly historical cabin from traveler's viewpoint along Loch Lomond Road.

AES-2: Through collaboration with the Lake County Historical Society, the applicant shall design a fence that agrees with the historical character of the site. A fence plan shall be submitted to the Community Development Department before issuance of the building permit for the cabins.

Less than Significant with Mitigation Measures AES-1 and AES-2

d) There is a potential to create additional light assuming each cabin entrance will have a porch light, and outdoor lighting for safety. The Lake County Municipal Code Zoning Ordinance Article 56 requires that among other things, the development standards for lighting must be assessed. Under Article 41, Section 21-41, subsection 41.8, all exterior lighting accessory to any use shall be hooded, shielded or opaque.

Less than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion

a) As classified by the California Important Farmland Finder, the project site is Urban and Built-Up- Land (D). The D classification is defined as:

> Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes (Department of Conservation, 2018).

No Impact

b) The project site is zoned “C2” Community Commercial – “DR”, Development Review and is not under a Williamson Act contract. None of the lots in the area are zoned Agricultural Preserve District “APZ”, which is an indicator of a Williamson Act contract.

No Impact

c) The project site is not zoned for forestland or timberland production, nor has it been used historically for timber production. Zoning designations of surrounding properties are listed on page 6 of this study. None are zoned as forestland or timberland.

Less Than Significant Impact

Loch Lomond is located within a ponderosa pine forest. The closest Timberland Preserve District “TPZ” zoning district is approximately 300 feet from the parcel’s property line to the east. As mentioned previously, the project site was developed with the Loch Lomond Resort in the 1930s and 1940s. After a fire in 1967, the Loch Lomond Lodge was rebuilt across the street in 1968. The use and structures have been in existence for almost 100 years, and before the California Environmental Quality Report was enacted in 1970. Removal of four ponderosa pine trees is being proposed where the cabins would be constructed. Due to the very high fire hazardous classification, removing these trees would agree with the California Department of Forestry and Fire Protection (CAL FIRE) defensible space requirements. Of the 2.13 acres, approximately 0.91 acres of ponderosa pine forest still exists on the property. Trees around the parcel have been maintained and the area has a parklike setting.

Less Than Significant Impact

e) Refer to d) in this section.

Less Than Significant Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☒	☐	☐

Discussion

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. Due to the Lake County Air Basin attainment status with both state and federal ambient air quality standards, the LCAQMD does not have an air quality plan.

Less Than Significant Impact

b) and c) Any project with daily emissions that would exceed thresholds of significance of these criteria pollutants should be considered as having an individually and cumulatively significant impact on both a direct and cumulative basis: CO, SO_2, NO_x, O_3, PM_{10}, $PM_{2.5}$, VOC, ROG, Pb. Because the Lake County Air Basin is in attainment with both State and federal ambient air quality standards, the LCAQMD is not required to adopt thresholds for air quality. However, the LCAQMD recommends utilizing the Bay Area Air Quality Management District's (BAAQMD) as the guide as their thresholds are legally defensible. Therefore, pursuant to California Code of Regulations Title 14, Division 6, Chapter 3, Section 15063, this project will rely on thresholds for criteria air pollutants and greenhouse gas emissions (GHG) from the BAAQMD (Table 2).

Table 2: BAAQMD Adopted Air Quality CEQA Thresholds of Significance (2022)

Pollutant	Construction Related	Operational Related	
Criteria Air Pollutants and Precursors (Regional)			
Criteria Air Pollutants and Precursors (Regional)	Average Daily Emissions (lb/day)	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tpy)
ROG	54	54	10
NOX	54	42	10
PM10	82 (exhaust)	82	15
PM2.5	54 (exhaust)	54	10
PM10/PM2.5 (fugitive dust)	Best management practices**	Same as Above	
Local CO	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)	
Local Risks and Hazards			
Risks and hazards for new sources and receptors (cumulative threshold)	Same as operational thresholds	Cancer Risk: > 100 in a million (from all local sources) Non-cancer: > 10.0 Hazard Index (chronic, from all local sources) PM2.5: > 0.8 µg/m3 annual average (from all local sources)	OR Compliance with Qualified Community Risk Reduction Plan
Risks and hazards for new sources and receptors (individual project)	Same as operational thresholds	Increased Cancer Risk >10.0 in a million Increased Non-cancer > 1.0 Hazard Index (chronic or acute) PM2.5 increase: > 0.3 µg/m3 annual average	OR Compliance with Qualified Community Risk Reduction Plan
Accidental release of acutely hazardous air pollutants			

	None	Storage or use of acutely hazardous materials locating near receptors or new receptors locating near stored or used acutely hazardous materials considered significant
Odors		
	None	Five confirmed complaints per year averaged over 3 years

Notes: µg/m3 = micrograms per cubic meter; CO = carbon monoxide; lb/day = pounds per day; NOX = oxides of nitrogen; PM2.5= fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM10 = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; ppm = parts per million; ROG = reactive organic gases; TACs = toxic air contaminants; tpy = tons per year; VMT =vehicle miles traveled.

The air quality project-level thresholds of significance were adopted by the Air District's Board of Directors on June 2, 2010.

* The Air District recommends for construction projects that require less than 1 year to complete, lead agencies should annualize impacts over the scope of actual days that peak impacts would occur rather than over the full year. Additionally, for phased projects that results in concurrent construction and operational emissions. Construction-related exhaust emissions should be combined with operational emissions for all phases where construction and operations overlap.

** PM10/PM2.5 (fugitive dust) is also recognized to impact local communities. The Air District strongly recommends implementing all feasible fugitive dust management practices especially when construction projects are located near sensitive communities, including schools, residential areas, or other sensitive land uses. These measures are detailed in Chapter 5, Section 5.2.2 Construction-Related Criteria Air Pollutant Emissions.

Bay Area Air Quality Management District, 2022.

Based on the project description, construction is estimated to take three to four months and would occur Monday through Saturday, from 7 a.m. to 6 p.m. It is estimated that six workers would travel from the nearest populated area of Lower Lake, which is approximately 9 vehicle miles from the project site. The following equipment is expected to be required to construct the proposed cabins and other required development: medium weight excavator, backhoe, and skid steers (wheeled and/or tracked); paving and concrete pouring equipment, steam roller and compaction equipment (wheeled); auger, posthole digger; general hand tools and foot labor; and dump truck, tractor-trailer delivery truck, forklift, boom lift crane (wheeled). These project assumptions were input into CalEEMod.

A Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) was prepared by the Northpoint Consulting Group, Inc. for the proposed project (Attachment 2). The Construction Site Storm Water SLPPP includes several best management practices (BPMs) that have been incorporated into the project's design. Applicable BPMs were input into CalEEMod for purposes of showing reduced impacts. Table 3 provides the results for construction with project mitigation applied. It should be noted that the thresholds listed in Table 2 are in lbs/day, while the CalEEMod results are listed in tons/year for criteria pollutants and MT/year for GHG emissions. Greenhouse gas emissions are discussed in Section VIII.

Table 3: Mitigated Construction (Criteria Air Pollutants)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	tons/yr									

2024	0.0832	0.2539	0.2790	5.5000e-004	3.0000e-003	0.0104	0.0134	8.1000e-004	9.8500e-003	0.0107
Maximum	**0.0832**	**0.2539**	**0.2790**	**5.5000e-004**	**3.0000e-003**	**0.0104**	**0.0134**	**8.1000e-004**	**9.8500e-003**	**0.0107**

Source: CalEEMod, 2020.4.0. Note: Thresholds listed in Table 2 are in lbs/day, while CalEEMod results are in tons/year for criteria pollutants and MT/year.

With mitigation applied, in a comparison of all construction related criteria air pollutants in Table 3 to the BAAQMD's thresholds listed in Table 2 show pollutants fall well below the recommended thresholds with the BMPs applied.

Project operations would include the short-stay motel consisting of six cabins with two units each, onsite maintenance including landscaping when needed, and vehicles traveling to the site. The project would result in water use both in the cabins and outside for landscaping, lighting in the cabins and outside for security, and propane use for heating. Each 400 sq. ft. unit would have a sitting and sleeping area with bathroom and sink (no kitchens). An offsite handy man would take care of onsite maintenance and repairs, and landscaping when needed. Both energy and water use reduction mitigation were applied to CalEEMod. As noted, before, the thresholds listed in Table 2 are in lbs/day, while the CalEEMod results in Table 4 are listed in tons/year for criteria pollutants and MT/year for GHG emissions. Greenhouse gas emissions are discussed in Section VIII.

Table 4: Mitigated Operations (Criteria Air Pollutants)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0229	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
Energy	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	7.9155	7.9155	5.3000e-004	1.5000e-004	7.9730
Mobile	0.0317	0.0377	0.2242	3.2000e-004	0.0297	3.9000e-004	0.0301	7.9600e-003	3.7000e-004	8.3300e-003	0.0000	30.3079	30.3079	2.8400e-003	1.9000e-003	30.9461
Waste						0.0000	0.0000		0.0000	0.0000	1.3337	0.0000	1.3337	0.0788	0.0000	3.3041
Water						0.0000	0.0000		0.0000	0.0000	0.0966	0.1627	0.2592	9.9500e-003	2.4000e-004	0.5786
Total	**0.0551**	**0.0425**	**0.2284**	**3.5000e-004**	**0.0297**	**7.6000e-004**	**0.0305**	**7.9600e-003**	**7.4000e-004**	**8.7000e-003**	**1.4302**	**38.3863**	**39.8165**	**0.0921**	**2.2900e-003**	**42.8020**

Source: CalEEMod, 2020.4.0. Note: Thresholds listed in Table 2 are in lbs/day, while CalEEMod results are in tons/year for criteria pollutants and MT/year.

With mitigation applied, a comparison of all operational criteria air pollutants in Table 4 to the BAAQMD's thresholds listed in Table 2 show pollutants fall well below the recommended thresholds. The following mitigation measures shall be incorporated into the project.

AQ-1: All best management practices as listed in the Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) prepared for the proposed project by the Northpoint

Consulting Group, Inc. shall be applied as mitigation measures to construction activities and operations of the proposed project.

AQ-2: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District 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-3: All Mobile diesel equipment used for construction shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.

Less Than Significant with Mitigation Measures AQ-1 through AQ-3

d) 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. Due to the businesses at the Loch Lomond Market and Deli which includes a restaurant with an outdoor setting area, it will be important to make sure all PM2.5 and PM10 and odors are reduced so those visiting are not impacted especially sensitive receptors. Mitigation measure AQ-1 would reduce dust and odors to less than significant.

Less Than Significant with Mitigation Measures

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐

e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion

a) and b) A Biological Resource Assessment (BRA) was prepared on May 4, 2023, by Northwest Biosurvey (Attachment 3). The BRA evaluated the site for federal and state listed rare and threatened and endangered plant and animal species. A records search of the California Natural Diversity Database (CNDDB) and Electronic Inventory of Rare and Endangered Vascular Plans of California, and site surveys were completed during the growing seasons in 2022 and 2023. A late season botanical survey was conducted in 2022 and a spring survey was conducted in 2023.

A full, in-season floristic-level survey was conducted for the project site. A late season botanical survey was conducted in 2022, with a follow-up spring survey conducted in 2023 due to the lateness of the growing season when the surveys began. The entire parcel was mapped for vegetation to provide project context. The project contains a single plant community or vegetation type based on or derived from the "Standardized Classification" scheme described in the California Native Plant Society (CNPS) A Manual of California Vegetation which includes:

Ponderosa Pine Forest**:** This is a mature but heavily modified pine forest which is within the bounds of a small, developed resort property. The mature forest canopy has been largely retained; however, the understory has been maintained in a park-like condition intermixed with resort structures, parking, and recreation sites. The shrub and ground cover layers throughout the western two-thirds of the property have been replaced with lawns and hardscape.

The forest canopy is dominated by ponderosa pine (Pinus ponderosa), with subdominant incense cedar (Ca/ocedrus decurrens). There is a well-developed subcanopy of California black oak (Quercus kelloggii), Oregon ash (Fraxinus latifolia), Pacific madrone (Arbutus menziesii), Klamath plum (Prunus subcordata), and Pacific dogwood (Cornus nuttallii). American sycamore (Platanus occidentalis) has been added as a landscape tree.

Undeveloped areas of the property contained the original shrub layer during the time of the first botanical visit in 2022 and included Pacific dogwood, common manzanita (Arctostaphylos manzanita ssp. manzanita), toyon (Heteromeles arbutifolia), and common snowberry Symphoricarpos a/bus var. /aevigatus). However, the property underwent extensive clearing between August of 2022 and April 2023, during which time most of the understory was removed.

Within undeveloped areas the ground cover was primarily duff but included a number of woodland forbs and grasses including western bracken fern (Pteridium aquilinum var. pubescens), green mule ears (Wyethia glabra), big deer vetch (Lotus crassifolius ssp. crassifolius), blue wild rye (Elymus glaucus), and California brome (Bromus carinatus var. carinatus).

Pre-Survey Research Results

CNPS Electronic Inventory Analysis: A California Native Plant Society (CNPS) analysis was conducted for all plants with federal and state regulatory status, and all non-status plants on the CNPS Lists 1B through 4. The query included all plants within this area of Lake County

occurring within the plant communities identified on the project site. The inventory lists species potentially occurring at the site; these are listed in Table 2. These species were included in the list of potentially sensitive species specifically searched for during field surveys. It is important to note that this list includes species for which appropriate habitat is not present on the parcel (including serpentine and vernal pool species, etc.).

California Natural Diversity Database: The California Natural Diversity Database (CNDDB) and CDFW RareFind 5 data and maps for the Whispering Pines 7½' quadrangle were reviewed for this project. Table 3 presents a list of sensitive plant and wildlife species known to occur within this quadrangle. In addition to listing the species present within the quadrangle, the table provides a brief description of the habitat requirements and blooming season, along with an assessment of whether the project area contains the necessary habitat requirements for each species. Appendix A at the end of this report lists the species within the nine quadrangles in the vicinity of this property.

Wildlife Assessment**:** Based on the pre-survey research conducted for this study, the following wildlife species need to be accounted for within the project area. These consist of the species identified as present within the Whispering Pines quadrangle by the CNDDB. Accepted protocol requires that all CNDDB species in the surrounding U.S.G.S. quadrangle be discussed even through suitable habitat may not occur on the site.

Habitat for the species listed in the CNDDB for this quadrangle is absent or poor on the property due to lack of habitat, the developed nature of the parcel, and the residential development surrounding the site. There are no perennial or ephemeral streams located on the property, or any ponds or other natural sources of water. Additionally, continuous human disturbance would likely affect the presence of other species, such as bats, to be present on or around the site.

- Western bumblebee
- California giant salamander
- Red-bellied newt
- Steelhead-Central California Coast DPS
- Foothill yellow-legged frog
- California red-legged frog
- Western pond turtle
- Purple martin
- Northern spotted owl
- Pallid bat
- Townsend's big-eared bat
- Western red bat
- Hoary bat
- Long-eared myotis
- Fringed myotis

Field Survey Results

Botanical Field Survey Results: Table 4 presents the results of the floristic-level botanical survey within the survey area. Each of the sensitive plant taxa potentially occurring at the sites and listed in Tables 2 and 3 was specifically searched for during the survey. The survey identified a total of 35 plant taxa on the property, including native and introduced plants. No taxa with sensitive status were identified.

No additional plants were added to the list during the spring survey in 2023 due to the extensive disturbance of the parcel.

Note: Even when a site meets the generalized habitat description for a sensitive plant taxon, this is not a guarantee that it is present. The precise habitat requirements for any species cannot be known in most cases. Plants with sensitive regulatory status are rare because they have a narrow band of habitat criteria that must be met. These may include a wide range factor including microclimate, seasonal soil moisture, soil chemistry and texture, and presence or absence of specific pests or competitors.

At present the specifics of these factors are not known for many plant taxa. This issue is understood by regulatory biologists and is dealt with through the requirement that a floristic-level botanical survey be conducted which lists all plants occurring at a site throughout the full range of blooming seasons. Ultimately, the botanical survey determines whether a taxon is present or not present.

Summary and Recommendations

Sensitive Plants: A total of 35 native and introduced plant taxa were identified on the property during the in-season, floristic-level botanical surveys. No plants with sensitive regulatory status were found on the property during the surveys. As used here, the term sensitive includes species having state or federal regulatory status, included on Lists 1 B through 4 by the California Native Plant Society, or otherwise listed in the California Natural Diversity Database.

Sensitive Wildlife: Sensitive wildlife species were assessed for potential occurrence at the site because of inclusion in the CNDDB database for the Whispering Pines quadrangle. No sensitive species are likely to occur on the site due to lack of habitat and the developed nature of the property.

The BRA indicated that the site does not have any evidence of threatened or endangered species, but provided several mitigation measures that are added below to protect potentially sensitive species that may be on site. The following mitigation measure is added to protect potentially sensitive raptors, birds and / or bats.

BIO-1: To avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following shall be applied: Removal of trees during the nesting season (February 1 to August 31) shall be preceded by a survey for nesting birds conducted by a qualified biologist. If nesting birds are identified, a suitable construction buffer shall 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. Trees approved for removal shall be felled outside of the nesting season.

BIO-2: Prior to the clearing of trees, 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 shall be conducted in a manner that prevents erosion and subsequent sedimentation of the vernal pool habitat across the highway. 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 Loch Lomond Vernal Pool or local drainages. 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 with Mitigation Measures BIO-1 through BIO-3

c) A mapped wetland is located 333 feet to the northwest of the project site (United States Fish and Wildlife Service, 2018). This 13-acre reserve serves to protect sensitive vernal pool plant species. It is situated in a large basin in the Mayacamas Mountains at an elevation of 2,800 feet. The vernal pool is classified as a Northern Volcanic Ash type and supports a wide variety of plant species that are restricted to vernal pool habitats (California Department of Fish and Wildlife, 1994). Although the vernal pool is not on the project site, due to its proximity the BRA implemented BIO-3 into the project.

Less Than Significant with Mitigation Measures BIO-1 through BIO-3

d) The closest blueline stream is over 1,400 feet south of the project site. Mitigation measure Bio-1 would reduce impacts to mitigatory birds. There is no mention of deer migratory routes in the BRA. As required by AES-2, the applicant would be required to meet with a Qualified Biologist to design an aesthetically pleasing fence, which is environmentally friendly to the local species in the area. A fence plan shall be submitted to the Community Development Department before issuance of the building permit for the cabins.

Less Than Significant with Mitigation Measures BIO-1 through BIO-3

e) The applicant would be required to obtain a Less than 3-Acre Conversion Exemption for the removal of four trees where the proposed cabins would be located. Lake County does not have a tree ordinance, so follows State regulations for mitigating tree removal. Due to the high fire hazard areas in and around Loch Lomond, tree replacement would not make sense, especially since the Loch Lomond Hazardous Fuel Reduction Project (CE 22-09) was just approved in 2022 which clears hazardous forest fuels.

Less Than Significant Impact

f) No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans have been adopted for the project site and no impacts are anticipated with the mitigation measures implemented above.

Less than Significant Impact

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

a) A CRE was prepared for this project by Wolf Creek Archaeological Research and is dated August 4, 2022. According to the CRE, the original Loch Lomond Resort, which included the lodge, 15 homes and 10 cabins, and Olympic-size swimming pool was constructed in the 1940s. In the 1950s there were 50 homes. In 1967, the original Loch Lomond Lodge was burned, and a new lodge was constructed across the street. The association of the pool and lodge with the historic Loch Lomond Resort development and the Prather Family indicate that they should be considered "significant" historic structures under criteria "A" and "B" as listed in the Public Resources Code (Pub. Res. Code Sec. 5024.1, Title 14 CCR, Sec. 4852). The CRE also states that the site has a cabin that dates to the 1930s or 1940s and has seen very little alteration over the years. The author of the CRE theorized that the cabin was likely from the original Loch Lomond Resort that was on the site. Though this cabin was typical of the rustic design used, wildfires through the adjacent areas have destroyed most of the other examples of this style. The rarity of this style of cabin today suggests that this structure may meet criteria "C" as "historically significant" Pub. Res. Code Sec. 5024.1, Title 14 CCR, Sec. 4852.

Historical buildings are addressed in the Lake County General Plan Policy LU-7 that states the County shall preserve buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas. Policy LU-7.3 states that the County shall work with local preservation groups and community property owners to improve building facades and exteriors consistent with the historic and visual character of each area.

The historic cabin is closest to the proposed project area. Although the CRE does not address protection of the cabin during construction and operations, due to its close proximately to the proposed project, both construction and operations could have a signification impact on the historical cabin. The CRE does recommend that the historic Loch Lomond recreational structures should be maintained as a representative example of the historic resort development of this area. If the structures can be maintained, there will be no adverse impact to their historic character. Mitigation Measures CUL-1 and CUL-2 require the structure to be flagged and protected; and requires sensitivity training. Impacts would be reduced with CUL-1 and CUL-2 incorporated into the project.

CUL-1: The boundaries of the historically significant cabin as identified in the Cultural Resources Evaluation shall be flagged extending four feet out from the cabin and project construction and staging activities shall avoid the site areas as outlined in CEQA Guidelines Section 15064.5.

Less than Significant Impacts with Mitigation Measure CUL-1

b) Site disturbance would require some ground disturbing activities for the cabins, parking area and walkways, and the removal of four trees. Therefore, the is a potential for inadvertent discovery of as-of-yet undiscovered resources during project construction. Impacts would be considered significant. Mitigation measures CUL-3 and CUL-4 will reduce potential effects of inadvertent discovery to less than significant levels.

CUL-2: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

CUL-3: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.

Less than Significant with Mitigation Measures CUL-2 and CUL-3

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. This requirement will be incorporated into the project with CUL-4. Tribal Cultural Resources are further discussed in the Tribal Cultural Resources section of this initial Study.

CUL-4: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

Less than Significant with Mitigation Measures CUL-1 through CUL-4, and TCR-1 through TCR-4.

VI. ENERGY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact

Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

a) The project will require additional power for the cabins. Pacific Gas & Electric was notified of this project and no adverse comments were received. Based on other similar projects that have and been processed by the County, it estimates the total amount of additional power needed to be between 600 and 1,200 amps given that there are 12 living units proposed. If the grid needs to be upgraded at this location, the applicant shall coordinate with PG&E for grid improvements, or the applicant shall provide an alternative power source. The following mitigation measure would apply.

ENG-1: The applicant shall coordinate with PG&E for grid improvements. If grid needs are not met through PG&E, the applicant shall provide an alternative power source to the Lake County Building Department. Cabins would not be open to the public until the energy source is developed and operating.

ENG-2: To reduce energy needs, interior and exterior security lighting shall be energy efficient LED lights with shutoff/dimmer switches.

Most of the energy consumed during operations would come from vehicles traveling to the site and electricity use. For motels of this size CalEEMod estimates about 10 car trips per week including the weekend.

Construction activities would include using heavy equipment fueled with diesel. Pursuant to the LCAQMD which implements the California Air Resources Board rules for air quality, Heavy-duty diesel vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 lbs. or heavier cannot idle for more than 5 minutes with few exceptions (California Air Resources Board, 2016). In addition, construction activities would be temporary, and are tentatively planned to only last 100 days.

Less Than Significant with Mitigation Measures ENG-1 and ENG-2

b) There are no requirements for renewable energy for this project.

Less Than Significant Impact

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
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. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion

a) Earthquake Fault

(i) According to the United States Geological Survey, the parcel is not within an earthquake fault zone, however, there are both active and non-active faults within less than 0.5 airmiles of the site. The closest unnamed fault is approximately 0.7 airmiles from the project site. This fault is classified as Undifferentiated Quaternary (< 1.6 million years), well constrained location. The Konocti Bay Fault is located approximately 1.5 airmiles to the northeast of the site and is classified as Latest Quaternary (<15,000 years), well constrained location.

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.

Landslides (iv)

The project site is flat where the where the cabins will be placed. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation's Division of Mines and Geology, the area is considered generally stable. As such, the project site is considered unlikely to be susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

b) Some grading for building pad preparation, interior driveway improvements and tree removal will occur to prepare the site for the cabins and the interior driveways proposed, an adequate interior driveway. The project will be grading approximately 22,114 sq. ft. of soil with an estimated 1,310 cubic yards of disturbance. An additional 244 cubic yards of materials will be imported to the site. Pursuant to the Lake County Municipal Code a grading permit would be required. A Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) was submitted as part of the Erosion Control Notes submitted by Northpoint Consulting Group, Inc. Section III c) AQ-1 will required that all BMP measures be applied to the project which includes erosion and sediment control measures.

Less Than Significant with Mitigation Measure AQ-1

c) The project property is generally flat. According to the Landslide Hazard Identification Map, prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel is not located within and/or adjacent to an existing known “landslide area”.

Less Than Significant Impact

d) According to the Web Soil Survey, 100% of soil at the site consists of Collayomi-Aiken-Whispering Complex, 5 to 30 percent slopes (soil unit 127) (Natural Resources Conservation, 2024). This soil type has moderate permeability and moderate runoff potential. This soil type is suited for homesite development, so the project as proposed should not have constraints associated with this soil complex.

Less Than Significant Impact

e) Collayomi-Aiken-Whispering Complex, 5 to 30 percent slopes has three soil types. Collayomi and similar soils make up 36 percent, Aiken and similar soils makes up 34 percent, and Whispering and similar soils makes up 15 percent. Collayomi from 0 to 60 inches consists of very gravelly loam. While Aiken from 0 to 74 inches consists of loam, clay loam, clay, and cobbly clay. Whispering from 0 to 36 is gravelly loam, very gravelly clay loam and bedrock. According to Web Soil Survey, the Septic Tank Absorption Fields the soil has a “Very limited” rating. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00) (Natural Resources Conservation, 2024). The soils type ratings are listed in Table 5.

Table 5: Septic Tank Absorption Fields — Summary by Rating Value

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
127	Collayomi-Aiken-Whispering	Very limited	Collayomi (36%)	Slope (1.00) Slow water movement (0.50)	3.8	100.0%

	complex, 5 to 30 percent slopes		Aiken (34%)	Slow water movement (1.00)		
				Slope (1.00)		
			Whispering (15%)	Depth to bedrock (1.00)		
				Slope (1.00)		
				Slow water movement (0.50)		

Source: Natural Resources Conservation, 2024.

However, according to Northpoint Consulting Group, Inc field studies were conducted to obtain site specific soil data that indicates there is sufficient capacity for the proposed project, including reserves for all exiting uses.

Less Than Significant Impact

f) According to the CRE submitted, the project site does not contain any known unique geologic features or paleontological resources that might otherwise require protection or avoidance. The old cabin on site and the two mapped prehistoric areas shall be flagged and avoided per CUL-1 through CUL-4.

Less than Significant with Mitigation Measures CUL-1 through CUL-4

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Discussion

a) Greenhouse gas emissions would be generated during the construction and operation of cabins after development. Emissions may be generated during the project development from construction equipment exhaust, workers traveling to and from the worksite, architectural coating application, and concrete and asphalt paving. The GHG emissions generated from construction would occur over a short duration and consist primarily of heavy equipment exhaust emissions. Long-term regional emissions from the projects operation would result from vehicular trips, indirect sources emissions, such as electricity consumption and water use, landscape equipment, and solid waste disposal. According to the Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity that was designed for local governments, there are several tools and models available for inventorying project-level GHG emissions, including the California Air Pollution Control Offices Association (CAPCOA) CalEEMod (California Air Pollution Control Officers Association, 2021).

The LCAQMD also recommends CalEEMod for quantifying air quality pollutants including GHG emissions.

Construction equipment typically uses diesel fuel and releases emissions based on the amount of fuel combusted and emission factor of the equipment. Energy use associated with pumping, treating, and conveying water generates indirect GHG emissions. The amount of energy required depends on both the volume of water and energy intensity associated with the water source Emissions associated with building energy use come from power generation that provides the energy used to operate the building. Power is typically generated by a remote, central electricity generating plant, or onsite generation by fuel combustion. Solid waste generated at a site can directly produce GHG emissions via decomposition or incineration; it also generates vehicle-based emissions from trucks required to transport waste from its source to the waste handling facility (California Air Pollution Control Officers Association, 2021).

Table 6 includes the mitigated results for construction and Table 7 includes the mitigated results for the project operations Please note that the thresholds listed in Table 2 are in lbs/day, while the CalEEMod results are listed in MT/year for GHG emissions.

Table 6: Mitigated Construction (Greenhouse Gas Emissions)

Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
MT/yr					
0.0000	48.2225	48.2225	0.0100	6.7000e-004	48.6715
0.0000	**48.2225**	**48.2225**	**0.0100**	**6.7000e-004**	**48.6715**

Source: CalEEMod 2020.4.0., 2022.

Table 7: Mitigated Operations (Greenhouse Gas Emissions)

Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
MT/yr					
0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
0.0000	7.9155	7.9155	5.3000e-004	1.5000e-004	7.9730
0.0000	30.3079	30.3079	2.8400e-003	1.9000e-003	30.9461
1.3337	0.0000	1.3337	0.0788	0.0000	3.3041
0.0966	0.1627	0.2592	9.9500e-003	2.4000e-004	0.5786
1.4302	**38.3863**	**39.8165**	**0.0921**	**2.2900e-003**	**42.8020**

Source: CalEEMod 2020.4.0., 2022.

To reduce GHG emission impacts to less than significant, several mitigations were applied to CalEEMod as recommended by CAPCOA. The following mitigation measures shall be incorporated into the proposed project.

GHG-1: All construction equipment shall be maintained in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and proof that it is running in proper condition shall be submitted to the Community Development Department before it is operated.

GHG-2: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

GHG-3: Pursuant to the Lake County Municipal Code Zoning Article 41, all landscaping shall be provided with a drip irrigation system or in-ground sprinkler system. If all plant materials are indigenous or drought resident, a temporary or portable irrigation system may be provided.

GHG-4: All lighting in the cabins shall be high efficacy lighting All exterior lighting shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.

GHG-5: Low flow toilets and sinks shall be installed in all the cabins and proof of installation shall be submitted to the Community Development Department before operations can occur.

Less Than Significant with Mitigation Measures GHG-1 through GHG-5

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
- Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity

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 the only concern was restricting the use of an onsite generator to emergency situations only. The applicant as confirmed that a generator will NOT be used for this project.

The LCAQMD recommends that staff use guidelines from the BAAQMD, and has noted that CalEEMod has thresholds built into the model. Mitigation measures listed here would reduce impacts from GHG emissions.

Less Than Significant with Mitigation Measures GHG-1 through GHG-5

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

Discussion

a) According to the applicant, no chemicals other than cleaning liquids would be utilized on site. Spill containment during construction will be in place. Staging will occur on disturbed areas on the site. Disposal of any petroleum product containers during construction would occur at the Eastlake Landfill, which is located at 16015 Davis Avenue, Clearlake, CA 95422.

Less Than Significant Impact

b) Operations would include the use of propane, but the propane company would install and maintain the leased propane tank.

Less Than Significant Impact

c) According to Google Earth, the closest school is Cobb Elementary School, but it is 2.8 miles away.

No Impact

d) The California Environmental Protection Agency 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.

Pursuant to Government Code §65962.5 the following databases 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) Lampson Field is the nearest public airport which is approximately 15 miles away. There are no other known airports within two miles of the project site.

No Impact

f) One car per unit is expected to be generated from the project for a total of 12 cars maximum (or 24 trips) per day. According to the Technical Advisory on Transportation Impacts in CEQA, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant impact (Governor's Office of Planning and Research, 2018).

Less than Significant Impact

g) The project site is located within a mapped very high fire hazard severity zone (California Department of Forestry and Fire Protection, 2023). However, the South Lake County Fire Protection District and Loch Lomond Fire Station are located approximately 75 feet (across the street from the project site) and 295 feet south of the project's parcel boundary line. The project was routed to CAL FIRE for comments. The agency noted that the project site is within a hydrated area so water supply is available. Due to the very high fire hazard designation, the project design incorporates state mandated requirements under the California Fire Code which include, but are not limited to, the following which will be added as mitigation measures to the project.

HAZ-1: The following mitigation measures shall be incorporated into the project before operation of the project can occur:

- Sprinkler systems will be installed in each cabin.
- Parking lot will install a hammer-head T turnaround.
- The driveway will be surfaced to support a 40,000-pound emergency vehicle.

- A 5-foot noncombustible zone shall be maintained around each cabin during the life of the project. This is a new requirement under Assembly Bill 3074 for property which was enacted on January 1, 2021.

Comments for CAL FIRE also noted that the Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations. While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided. This and requirement have been added as a condition of approval for the project. Another condition of approval will require that the applicant comply with all California Fire Code regulations and to contact the Lake County Chief Building Official who is also the County Fire Marshall who will ensure that all codes, laws, regulations and etcetera for this project shall be applied.

Less Than Significant with Mitigation Measure HAZ-1

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner 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; 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?	☐	☐	☒	☐

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

a) and c) No waterways flow through the parcel. The closest water feature is a mapped wetland located 333 feet to the northwest of the project site (United States Fish and Wildlife Service, 2018). The closest blueline stream identified as Big Canyon Creek is located to the south approximately 1,490 feet away. The 6 cabins and other non-permeable surfaces would result in stormwater runoff. The project is outside of MS4 (Municipal Separate Storm Sewer System) and the community growth boundaries. Excess stormwater will be mitigated and conveyed via rock-lined swales and the utilization of self-retaining landscape areas. The applicant has submitted engineered Drainage and Erosion Control plans that show best management practices for erosion control (Attachment 2).

Wastewater will be generated from six 800 sq. ft. cabins with two units each. As shown on the site plan (Attachment 2), a new onsite wastewater treatment system will be installed (septic system). Approximately 272 linear feet of primary leach lines will be installed for cabins #1, #3, and #6, and 310 linear feet of primary leach lines will be installed for cabins #2, #4, and #5 and the existing 560 sq. ft. residence (historical cabin). Approximately 582 linear feet of replacement leach field will be reserved for all proposed cabins and exiting 560 sq. ft. residence (historical cabin). Approximately 375 linear feet of replacement leach field will be reserved for existing commercial buildings as well. The existing septic where the parking lot is being proposed will be abandoned.

The project was routed to the Lake County Health Services Department, Environmental Health Division for comments. It was concluded that the site appears suitable for onsite sewage disposal and is approved for a standard trench system with the following requirements which will be included as mitigation measures for the project.

HYD-1: The following mitigation measures shall be incorporated into the project as required by the Lake County Environmental Health Department:

- A minimum of 56.25 lineal feet of leach line shall be required per bedroom or 150 gallons of flow.
- A cross-sectional view shall be provided with the three copies of scaled plot plans and specifications for the installation of the system with a septic permit application.
- All minimum required setbacks shall be maintained including 100 feet from all wells, 20 feet from the existing pool, and 10 feet from existing leach lines.
- At the time of the site evaluation by the Environmental Health Department, property lines and corners were not well defined. A stake-out shall be required prior to permit issuance and property corners must be demonstrated at that time.
- Drain fields must be installed on contour in the area as shown on the attached Report of Evaluation. Drain filed installation shall not be permitted on ground that has been altered by cutting or filling.
- Any person other than the property owner shall be licensed by the State of California to install and/or construct a septic system. A construction permit shall be obtained from this office and approved prior to installation of this system.

Less Than Significant with Mitigation Measure HYD-1

b) Loch Lomond Mutual Water Company serves the site. Each cabin contains two separate units having a sink, water closet and shower, and toilet. An average of four people could potentially use each cabin. CalEEMod defaults were applied for water amounts which includes 304,401.24 gallons for annual indoor water use and 33,822.36 gallons for outdoor water use (CalEEMod, 2020). The County has received a copy of the Will Serve Letter from the water company (Attachment 6). The water company has already gone through its own CEQA analysis.

Less Than Significant Impact

d) The project site is not located in an area that has the potential to be inundated by seiche or tsunami, and it is not within a mapped flood plain.

Less than Significant Impact

e) There are no groundwater management plans for the affected groundwater basin(s) at this time. Although the Loch Lomond Mutual Water Company implements an Annual Water Quality Report that is required by the State, they did not have a Water Quality Plan. The project would not result in polluting any surface or ground water.

Less than Significant Impact

XI. LAND USE PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

a) Land uses that might result in dividing a community would include development for: bridges, highways, railways, levees, tree groves, fences, etc. The property is partially developed with a market & deli and other uses, and a dwelling and swimming pool. A fence would be built to separate the Belwood Motel from the Olympic sized swimming pool for safety purposes. Although this fence might result in some separation, it would not result in separating the nearby neighbors.

Additionally, the project site has a zoning designation of “C2” Community Commercial – “DR” Design Review, and a general plan designation of Community Commercial CC. Under the Lake County Municipal Code Zoning Ordinance Article 19, Section 21-19, subsection 19.3 The following community commercial uses are permitted:

> When conducted within a completely enclosed building; when open to the public between the hours of 6:00 a.m. and 12:00 a.m.; when without drive-thru facilities; and when not exceeding a maximum of five thousand (5,000) square feet of gross floor area per use or ten thousand (10,000) square feet of total gross floor area:

> (k) Hotels and motels when not exceeding a maximum of fifteen (15) dwelling units. (Ord. No. 2172, 8/12/1993)

The project also agrees with the Lake County Municipal Code Zoning Ordinance Article 53 for the Design Review "DR" zoning designation which requires all uses of land shall comply with the regulations of the base zoning district and with the additional regulations of "DR" combining district. Article 54 includes requirements for obtaining a Design Review Permit which includes, but not be limited to, a review of the following:

> Traffic and circulation, building arrangement, setbacks, walls and fences, noise emissions and control measures, off-street parking, physical design, building exteriors, architectural design, grading, drainage, landscaping, lighting, signs, public services and utilities, community design criteria, development and performance standards and the interrelationships of these elements.

According to the Lake County General Plan Chapter 3:

> The purpose of this land use category is to provide a full range commercial retail and service commercial establishments serving multiple neighborhoods or the entire community. These districts should include or enable a variety of convenience and shopping opportunities. Typical uses that would be permitted include gasoline service stations, hardware stores, eating and drinking establishments, food and beverage sales, public buildings, general merchandise stores, professional offices, and finance offices. Multi-family residential uses are permitted as secondary uses on upper floors of multi- story buildings. This designation is located primarily within Community Growth Boundaries and may be allowed outside of the boundaries for purposes of expanding existing commercial developments that are already located outside of said boundaries.
>
> > Density/Intensity: 0.2 – 1.2 FAR (Mixed Use Commercial development allowed maximum FAR of 2.0 and 10 - 19 DU/Acre for residential component)

Although the general plan does not specifically point out motels, the project does meet is Density/Intensity requirements.

The project also complies with the Cobb Mountain Area Plan for community commercial "C2" uses which includes motels under Section 5.6 in the Economic Development section. According to Policy 5.17a:

> The planning area's principal commercial development should be focused in the central portion of Cobb Valley, as shown on the land use map. The Cobb Valley commercial district should encourage basic retail, professional and financial services as well as restaurants and motels which enhance the local resort industry. Other smaller commercial centers should focus on providing local retail commercial services to outlying neighborhoods and communities.

The project follows all Lake County regulations, and therefore would have less than significant impacts on the County's land use planning requirements.

Less than Significant Impact

b) The proposed project is consistent with the Lake County General Plan, Lake County Municipal Code, and Middletown Area Plan.

Less than Significant Impact

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion

a) and b) Mineral resources in Lake County mainly consist of aggregate minerals (Lake County Planning Department, Resource Management Division, 1992). The site does not include any known minerals and is not near a mining operation (California Department of Conservation, 2022). Other minerals exist in Lake County, but none are near the project site. Zoning of the site is Community Commercial “C2” which does not allow for mineral resource mining.

Less Than Significant Impact

XIII. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

a) Some noise during construction will occur, however construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday, so the likelihood of noise-related impacts is minimal and can be abated by the County based on regular noise thresholds that are standard conditions of

approval for projects such as this one. Operations would include noise from vehicle traffic and other sources associated with motels. Noise levels would be the same as is already on the site. This is allowed use in the Community Commercial “C2” zoning district.

Less than Significant Impact

b) Ground-borne vibration could be general from heavy equipment during construction. However, construction activities would be temporary, and operations at the site would not cause ground-borne vibration.

Less Than Significant Impact

c) See environmental factor Section IX e). The project site is located fifteen miles from the nearest airport. Therefore, the project would not expose people residing or working in the area to excessive noise levels from air travel.

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

a) and b) During full compacity, the motel could possibly add up to 24 people (assuming 2 people per unit) to the community of Loch Lomond. However, this is a short stay motel, so customers would likely move on after a few days. The project will not displace any existing housing.

Less Than Significant Impact

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could	☐	☐	☒	☐

cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: 1) Fire Protection? 2) Police Protection? 3) Schools? 4) Parks? 5) Other Public Facilities?				

Discussion

a) The project could have some possible impacts on public services, primarily fire protection and police protection that may be necessary during operations and/or construction. Although the South Lake County Fire Protection District and Loch Lomond Fire Station are right by the project site, the Lake County Sheriff's Department is in Lakeport approximately 19.2 miles away. Many of the residents and businesses in this area of Lake County also have this same service distance. If hospital services are needed, the closest emergency room would be at the Adventist Health Hospital in Clearlake approximately 11.4 miles away.

Customers at the motel may end up visiting other places in the County including parks, Clear Lake, or the cities, but it is likely they rented a cabin in Loch Lomond to enjoy that area.

Less Than Significant Impact

XVI. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐

Discussion

a) The project places minimal demand on local parks from visitors using the overnight lodging facilities. Please see Section XV, a).

Less Than Significant Impact

b) The project does not include any recreational facilities and will not require the construction or expansion of existing recreational facilities. Up to 12 people are anticipated to be staying at the motel at one time. While visitors may use local parks and recreational facilities, it is not likely that this many people would have a substantial impact on recreational facilities.

Less Thank Significant Impact

XVIII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☒	☐
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion

a) Loch Lomond Road provides access to the site and is a paved two-lane County Road. Loch Lomond Road is accessed from State Highway 175. No changes to this road are needed to accommodate the project. Improvements to the interior driveway are discussed in other sections of this report. The driveway would have to comply with standards in the Lake County Municipal Code and with Fire Code standards. See Sections IX g) and XX a).

Less Than Significant Impact

b) 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).

Construction is estimated to take three to four months. The County estimates that between six and twelve daily trips will result during construction, which would occur Monday through Saturday, from 7 a.m. to 6:00 p.m. and would consist of an estimated six workers. The nearest populated area is Lower Lake, which is located about 9 vehicle miles from the project site. This is the location most likely to house workers.

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 Office of Planning and Research (OPR) in the publication Transportation Impacts (Senate Bill 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. The 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 proposed project would not generate or attract more than 110 trips per day during construction, and up to 24 vehicle trips per day during operations.

Less Than Significant Impact

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

Less Than Significant Impact

d) No changes are being proposed to the Loch Lomond Road alignment or other features. It would not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

Less Than Significant Impact

e) A Request for Review for the project was sent out to both CAL FIRE and the Lake County Sheriff's Department. The driveway will be updated to meet CALFIREs standards for turning around among other requirements. Vehicles along Loch Lomond Road would need to pull over and let emergency vehicles go by as required under the California Vehicle Code Section 21806. The front of the site would not be fenced so emergency responders will be able to access the site quickly.

Less Than Significant Impact

XVII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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)?	☐	☒	☐	☐
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?	☐	☒	☐	☐

Discussion

a) A CRE was prepared for this project by Wolf Creek Archaeological Research and is dated August 4, 2022. According to the CRE, there are prehistoric sites on the parcel. Both sites have been partially disturbed by more recent existing activities. Because the sites have information important to the study of prehistoric resource procurement and regional settlement patterns, this site is considered significant under criteria "D" of the Public Resources Code Section 5024.1, Title 14, Section 4852. As discussed in the Cultural Resources section of this Initial Study, impacts to these resources would be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 and CUL-2.

Regarding Tribal Cultural Resources, the County sent AB 52 notifications to all eleven Tribes in the area. A request for consultation was received by the Middletown Rancheria Tribe in August 2023. On October 13, 2023, staff called the Historic Preservation Officer and notified the applicant to contact the Tribe to arrange a site visit. The applicant then reached out to the THPO for Middletown Rancheria to coordinate a site visit. The THPO for the Tribe visited the site shortly after October 13, 2023, and contacted the applicant's civil engineer and the County. Because of the rich tribal heritage present in Lake County, the following mitigation measures are added as a precautionary measure in case of inadvertent discovery of significant items, relics, artifacts or remains.

TCR-1: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers.

TCR-2: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals will include those who:

a. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR
b. Members of culturally affiliated tribe(s) who:
    i. Are culturally affiliated with the project area, as determined by the NAHC; and
    ii. Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above).

TCR-3: The permittee shall notify all culturally affiliated tribes at least 15 days prior to commencement of ground disturbance activities on the project. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated tribe(s) must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to a tribe, that tribe will coordinate with the permittee to establish by which the tribe(s) may appropriately protect, treat, and dispose of the resource(s) with appropriate dignity, which may include reburial or preservation of resources. The permittee shall allow the Tribe(s) to facilitate and ensure that the treatment and disposition by the Tribe(s) is followed to the extent permitted by law.

TRC-4: If previously unidentified tribal cultural resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.

Less Than Significant with Mitigation Measures CUL-1, CUL-2, TCR-1 though TCR-4

b) Two prehistoric sites are mapped on the property according to the CRE. The lead agency has determined that these sites need to be mapped and avoided; these resources are protected pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be mitigated by the project with implementation of mitigation measures CUL-1 and CUL-2. Tribal cultural resources would be protected through Mitigation measures TCR-1 through TCR-4.

Less Than Significant with Mitigation Measures TCR-1 through TCR-4

XVIII. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste	☐	☐	☒	☐

Discussion

a), b) and c) The proposed project will be served by on-grid power. A Request for Review was sent to PG&E and the company had no adverse comments. A new onsite wastewater treatment system will be installed (septic system and leach fields). It should be noted that this entire area was studied in the Biological Resource Assessment (see page 11 of pdf). The project is outside of MS4 and the community growth boundaries, so excess stormwater will be mitigated and

conveyed via rock-lined swales and the utilization of self-retaining landscape areas. The applicant has submitted engineered Erosion Control Notes that include best management practices for erosion control (Attachment 2). A Will Serve Letter from the Loch Lomond Mutual Water Company was received by the County. The proposed development would not affect any public facilities.

Less Than Significant Impact

d) It is estimated that the project will generate 36.82 pounds of solid waste per day if all 12 units were occupied (6.72 tons annually) based on the CalEEMod results for motels. The site plan shows a trash dumpster enclosure, and the area is served by C&S Waste Solutions. Servicing likely occurs weekly or biweekly.

Less Than Significant Impact

e) As proposed, the project would follow local, State, and federal management and reduction statutes and regulations related to solid waste.

Less Than Significant Impact

XIX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
b) 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?	☐	☒	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☒	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐

Discussion

a) and b) The project site is in a very high fire hazard zone and the site has burned in the past. Access to the site is from Loch Lomond Road, which is accessed from State Highway 175, a two-lane road. Four trees will be removed to accommodate the cabins. This will help to reduce on-site fuel load to an extent. In addition, the South Lake County Fire Protection District is located across the street from the project site. The applicant will be required to improve the driveway and parking lot with mitigation measures WF-1 and HAZ-1, as well as adhere to the 5-foot

noncombustible zone for the life of the project. California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A. The following mitigation measures are required.

WF-1: Prior to operations, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 commercial driveway standards.

Less Than Significant with Mitigation Measures WF-1 and HAZ-1

c) Proposed site improvements include interior driveway improvements and construction of the six duplex cabins. There is some potential for sparks from construction equipment during site preparation. However, the South Lake County Fire Protection District is located across the street from the project site approximately 75 feet from the parcel boundary line. In addition, the Loch Lomond Fire Station is only 295 feet from the project parcel boundary line as well. Public water is already at the site, so no on-site water storage is proposed or appears to be needed.

In addition, The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided. This requirement is incorporated into the project with HAZ-1.

Less Than Significant with Mitigation Measures WF-1 and HAZ-1.

d) There are some wildfire risks associated with this project. This is addressed in mitigation measures WF-1 and HAZ-1.

Less Than Significant with Mitigation Measures WF-1 and HAZ-1.

XX. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? (incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

a) Due to the project design, conditions of approval, and implementation of mitigation measures, impacts on the environment would be reduced to less than significant. Both a Biological Resource Assessment with Botanical Survey and Cultural Resource Evaluation were completed for the project. Mitigation measures to reduce impacts to animal and plant species and the habitat has been implemented to reduce impacts. To prevent the potential disturbance of cultural and tribal historical resources, mitigation will be incorporated to protect the onsite prehistoric sites and historical cabin. Workers will be trained to prevent disturbance of important historical resources from the past.

Less Than Significant with Mitigation Measures BIO-1 through BIO-3, CUL-1 through CUL-5, and TCR-1 through TCR-4.

b) A project's cumulative impacts are based on an assessment of whether the "incremental effects of an individual 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." Past developments included the original Loch Lomond Resort that had cabins, homes, and other developments which almost all got destroyed in a fire in 1967. Currently, except for this proposed project, there are no other known planned projects in the Community of Loch Lomond. Future development is unknown, however if based on past development it would be minimal due to the cost of developing in the very high fire area. Historically, apart from the recently approved J Lodge Event Center on APN 011-067-48 and single-family homes over the years, little has changed in this area of Lake County.

Potentially significant impacts have been identified related to the following environmental factors: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Tribal Cultural Resources, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects on the site could cumulatively contribute to significant effects on the environment. However, Implementation of and compliance with the mitigation measures identified in each section as Project Conditions of Approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.

Less Than Significant with Mitigation Measures AES-1 and AES-2, AQ-1 through AQ-3, GHG-1 through GHG-5, and WF-1.

c) The proposed project has the potential to result in adverse indirect or direct effects on human beings. Implementation of and compliance with the mitigation measures identified for Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Tribal Cultural Resources, and Wildfire will be included

as conditions of approval for the project and would reduce impacts to less than significant. As such, the project would not result in substantial adverse indirect or direct effects on human beings.

Less Than Significant with Mitigation Measures AQ-1 through AQ-3, BIO-1 through BIO-3, CUL-1 through CUL-5, GHG-1 through GHG-5, HAZ-1, HYD-1, TCR-1 through TCR-4, and WF-1.

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MITIGATION MONITORING AND REPORTING PROGRAM

Belwood Investments LLC / 10336 Loch Lomond Road, Middletown, CA 95461
Initial Study IS 23-08
Major Use Permit UP 23-03

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
	AES-1: The proposed fence shall not obstruct the view of the significantly historical cabin from traveler's viewpoint along Loch Lomond Road.	Applicant; project contractor	Applicant	Prior to operations	
	AES-2 Through collaboration with the Lake County Historical Society, the applicant shall design a fence that agrees with the historical character of the site. A fence plan shall be submitted to the Community Development Department before issuance of the building permit for the cabins.	Applicant; project contractor	Applicant	Prior to construction	
Air Quality					
	AQ-1: All best management practices as listed in the Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) prepared for the proposed project by the Northpoint Consulting Group, Inc. shall be applied as mitigation measures to construction activities and operations of the proposed project.	Applicant; project contractor	Applicant; project contractor	During construction and operations	
	AQ-2: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an	Applicant; project contractor	Applicant; project contractor	Prior to construction	

	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-3: All Mobile diesel equipment used for construction shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.	Applicant; project contractor	Applicant; project contractor	Prior to and during construction	
Biological Resources					
	BIO-1: To avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following shall be applied: Removal of trees during the nesting season (February 1 to August 31) shall be preceded by a survey for nesting birds conducted by a qualified biologist. If nesting birds are identified, a suitable construction buffer shall 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. Trees approved for removal shall be felled outside of the nesting season.	Applicant; qualified biologist; project contractor	Applicant; qualified biologist; project contractor	Prior to construction	
	BIO-2: Prior to the clearing of trees, the following measures shall be implemented to mitigate potential impacts to bats: If removal of trees is proposed during the	Applicant; qualified biologist; project contractor	Applicant; qualified biologist; project contractor	Prior to construction	

	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 shall be conducted in a manner that prevents erosion and subsequent sedimentation of the vernal pool habitat across the highway. 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 Loch Lomond Vernal Pool or local drainages. 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.	Applicant; qualified biologist; project contractor	Applicant; qualified biologist; project contractor	Prior to and during construction	

Cultural Resources					
	CUL-1: The boundaries of the historically significant cabin as identified in the Cultural Resources Evaluation shall be flagged extending four feet out from the cabin and project construction and staging activities shall avoid the site areas as outlined in CEQA Guidelines Section 15064.5.	Applicant; project contractor; archologist	Applicant; project contractor; archologist	Prior to construction	
	CUL-2: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.	Applicant; project contractor; archologist	Applicant; project contractor; archologist	During construction	
	CUL-3: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be	Applicant; project contractor; archologist	Applicant; project contractor; archologist	During construction	

	reviewed and approved by the Lake County Community Development Director prior to commencing work.				
	CUL-4: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Applicant; project contractor; archologist	Applicant; project contractor; archologist	During construction	
Energy					
	ENG-1: The applicant shall coordinate with PG&E for grid improvements. If grid needs are not met through PG&E, the applicant shall provide an alternative power source to the Lake County Building Department. Cabins would not be open to the public until the energy source is developed and operating.	Applicant; project contractor	Applicant; project contractor	Prior to construction	
	ENG-2: To reduce energy needs, interior and exterior security lighting shall be energy efficient LED lights with shutoff/dimmer switches.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
Greenhouse Gas Emissions					
	GHG-1: All construction equipment shall be maintained in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and proof that it is running in proper condition shall be submitted to the Community Development Department before it is operated.	Applicant; project contractor	Applicant; project contractor	Prior to construction	

	GHG-2: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.	Applicant; project contractor	Applicant; project contractor	During construction	
	GHG-3: Pursuant to the Lake County Municipal Code Zoning Article 41, all landscaping shall be provided with a drip irrigation system or in-ground sprinkler system. If all plant materials are indigenous or drought resident, a temporary or portable irrigation system may be provided.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
	GHG-4: All lighting in the cabins shall be high efficacy lighting All exterior lighting shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
	GHG-5: Low flow toilets and sinks shall be installed in all the cabins and proof of installation shall be submitted to the Community Development Department before operations can occur.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
Hazards and Hazardous Materials					

	HAZ-1: The following mitigation measures shall be incorporated into the project before operation of the project can occur: • Sprinkler systems will be installed in each cabin. • Parking lot will install a hammer-head T turnaround. • The driveway will be surfaced to support a 40,000-pound emergency vehicle. • A 5-foot noncombustible zone shall be maintained around each cabin during the life of the project. This is a new requirement under Assembly Bill 3074 for property which was enacted on January 1, 2021.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
Hydrology and Water Quality					
	HYD-1: The following mitigation measures shall be incorporated into the project as required by the Lake County Environmental Health Department: • A minimum of 56.25 lineal feet of leach line shall be required per bedroom or 150 gallons of flow. • A cross-sectional view shall be provided with the three copies of scaled plot plans and specifications for the installation of the system with a septic permit application. • All minimum required setbacks shall be maintained including 100 feet from all wells, 20 feet from the	Applicant; project contractor	Applicant; project contractor	Prior to and during construction	

	existing pool, and 10 feet from existing leach lines. • At the time of the site evaluation by the Environmental Health Department, property lines and corners were not well defined. A stake-out shall be required prior to permit issuance and property corners must be demonstrated at that time. • Drain fields must be installed on contour in the area as shown on the attached Report of Evaluation. Drain filed installation shall not be permitted on ground that has been altered by cutting or filling. • Any person other than the property owner shall be licensed by the State of California to install and/or construct a septic system. A construction permit shall be obtained from this office and approved prior to installation of this system.				
Tribal Cultural Resources					
	TCR-1: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers.	Applicant; project contractor; archologist	Applicant;	Prior to construction	
	TCR-2: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Qualified tribal monitor(s) are	Applicant; project contractor; archologist; tribal	Applicant; project contractor	During construction	

	defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals will include those who: a. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR b. Members of culturally affiliated tribe(s) who: i. Are culturally affiliated with the project area, as determined by the NAHC; and ii. Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above).	monitors			
	TCR-3: The permittee shall notify all culturally affiliated tribes at least 15 days prior to commencement of ground disturbance activities on the project. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated tribe(s) must have an opportunity to inspect and determine the nature of the resource and the best course of action for	Applicant; project contractor; archologist	Applicant	Prior to construction	

	avoidance, protection and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to a tribe, that tribe will coordinate with the permittee to establish by which the tribe(s) may appropriately protect, treat, and dispose of the resource(s) with appropriate dignity, which may include reburial or preservation of resources. The permittee shall allow the Tribe(s) to facilitate and ensure that the treatment and disposition by the Tribe(s) is followed to the extent permitted by law.				
	TRC-4: If previously unidentified tribal cultural resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.	Applicant; project contractor; archologist	Applicant; project contractor	During construction	
Wildfire					
	WF-1: Prior to operations, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 commercial driveway standards.	Applicant; project contractor	Applicant; project contractor	Prior to operations	

Attachment 2: Project Plans

BELWOOD MOTEL
DESIGN REVIEW PERMIT
APN: 011-067-18

VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

BELWOOD INVESTMENTS, LLC. IS PROPOSING TO CONSTRUCT SIX (6) CABINS EACH CONTAINING TWO (2) SEPARATE UNITS.

SIX (6) 20'X40' CABINS. EACH 800 SF. 4,800 SF OF TOTAL MOTEL/HOTEL FLOOR AREA. TWELVE (12) TOTAL UNITS.

BUILDING OCCUPANT GROUP: R-1
BUILDING CONSTRICTION TYPE: V-B

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM LAKE COUNTY GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. ROADWAY CENTER LINES HAVE BEEN OBTAINED FROM LAKE COUNTY GIS DATA.
4. TOPOGRAPHY DATA WAS OBTAINED FROM USGS LIDAR DATA. NORTHPOINT CONSULTING GROUP, INC HAS NOT VERIFIED THE ACCURACY OF THE TOPOGRAPHY THAT IS DEPICTED.

STORMWATER NOTE:

THE PROJECT IS OUTSIDE OF MS4 AND COMMUNITY GROWTH BOUNDARIES. EXCESS STORMWATER WILL BE MITIGATED AND CONVEYED VIA ROCK-LINED SWALES AND THE UTILIZATION OF SELF-RETAINING LANDSCAPE AREAS.

FIRE PROTECTION NOTE:

SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT. WITHIN STATE RESPONSIBILITY AREA (SRA). FIRE SPRINKLERS TO BE INSTALLED IN EACH CABIN.

WATER SUPPLY:

NEW LOCH LOMOND MUTUAL WATER COMPANY SERVICE AND METER.

SEWAGE DISPOSAL: (1)

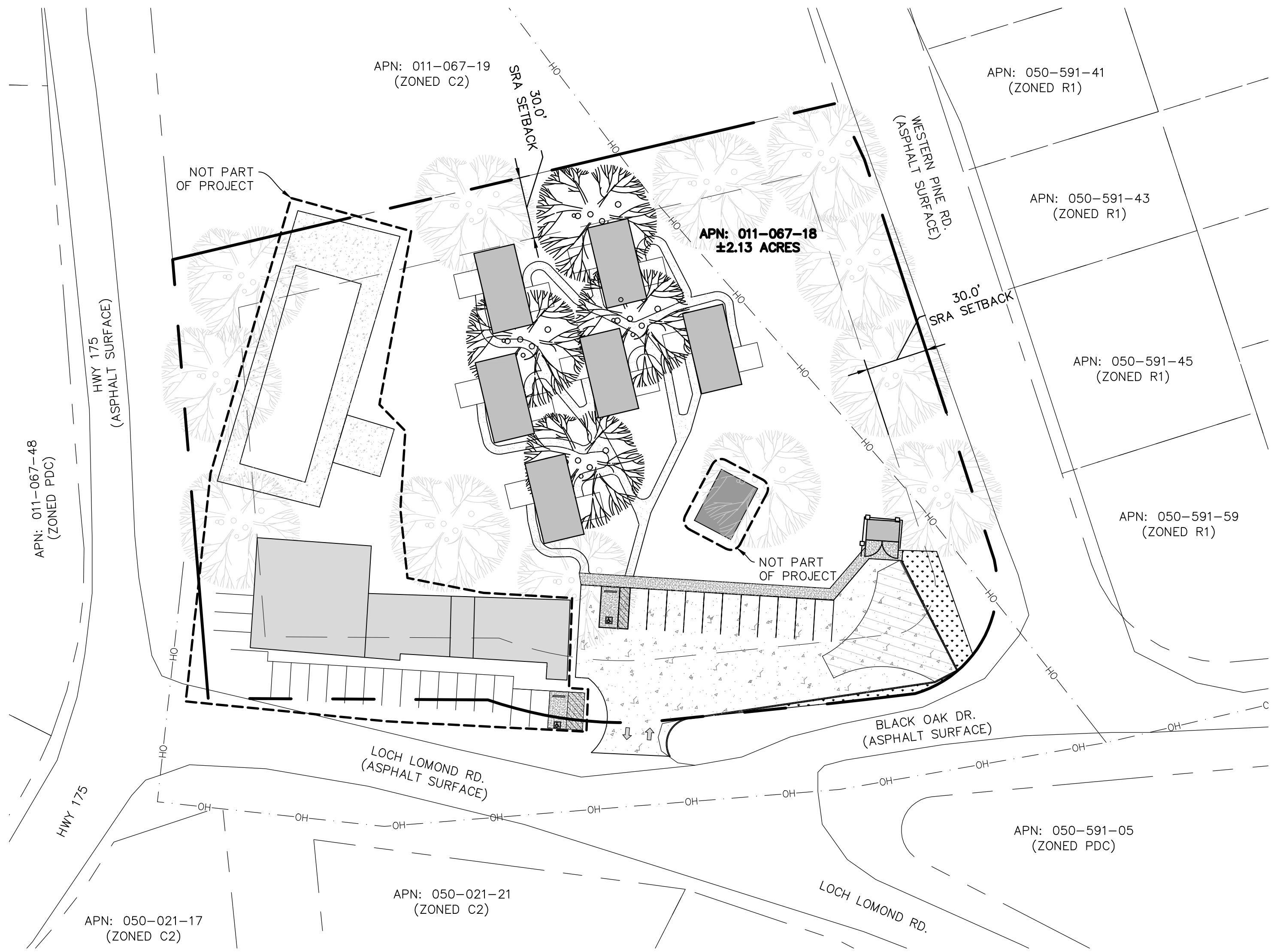
NEW ONSITE WASTEWATER TREATMENT SYSTEMS TO BE INSTALLED (SEPTIC SYSTEM). 272 LINEAR FEET OF PRIMARY LEACH LINES TO BE INSTALLED FOR CABINS #1, #3 & #6. 310 LINEAR FEET OF PRIMARY LEACH LINES TO BE INSTALLED FOR CABINS #2, #4 & #5 AND FOR THE EXISTING 560 SF RESIDENCE. 582 LINEAR FEET OF REPLACEMENT LEACH FIELD TO BE RESERVED FOR ALL PROPOSED CABINS AND EXISTING 560 SF RESIDENCE. 375 LINEAR FEET OF REPLACEMENT LEACH FIELD TO BE RESERVED FOR EXISTING COMMERCIAL BUILDING.

PROPOSED PARKING:

(12) TOTAL PARKING SPACES. (1) ADA VAN ACCESSIBLE SPACE AND (11) 9'X20' SPACES.

LANDSCAPE NOTE:

ALL LANDSCAPING IS TO CONFORM TO LAKE COUNTY CODE SECTION 21-41. PROJECT INCLUDES A TOTAL OF 1,045 SF LANDSCAPE AREA (10% OF PARKING AREA). A DRIP-IRRIGATION SYSTEM IS TO BE INSTALLED WITHIN THE LANDSCAPE AREAS. A 6 FOOT TALL WOODEN FENCE IS TO BE INSTALLED ON THE LOT LINE THAT IS ABUTTING RESIDENTIAL DISTRICTS.



LEGEND:

<E> : EXISTING
<P> : PROPOSED
: PROPERTY LINE
: <E> OVERHEAD UTILITIES
: <E> TREES TO REMAIN
: <E> TREES TO BE REMOVED
: <P> LANDSCAPE AREAS
: <P> ASPHALT PAVING
: <P> CONCRETE WALKWAY
: <P> DECOMPOSED GRANITE WALKWAY

PLOT PLAN

22x34 SHEET: 1"=40'
11x17 SHEET: 1"=80'
0 20 40 80

N

PARKING LOAD CALCULATIONS: (LAKE SEC 21-46)			
LOCATION	AREA (SQ.FT.)	LOAD FACTOR *	PARKING REQ'D (SPACES)
HOTEL	4,800 SQ.FT. (12 UNITS)	1 PER UNIT, 1 RV PER 4 UNITS PLUS 2 FOR ONSITE MANAGEMENT *	12
	TOTAL = 4,800 SQ. FT.		TOTAL = 12 SPACES REQUIRED

* : NO RV PARKING PROPOSED. NO ONSITE MANAGERS PROPOSED.

PROJECT INFORMATION:

APPLICANT:
BELWOOD INVESTMENTS, LLC
2330 E BIDWELL ST. STE 170A
FOLSOM, CA 95630

PROPERTY OWNER:
BELWOOD INVESTMENTS, LLC
2330 E BIDWELL ST. STE 170A
FOLSOM, CA 95630

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN: 011-067-18
10336 LOCH LOMOND RD.
MIDDLETOWN, CA 95461

TREES TO BE REMOVED = ±4-6
EARTHWORK QUANTITIES = TBD
WATER = PUBLIC
SEWER = PRIVATE
PROPERTY SIZE = ±2.13 ACRES
BASE ZONING = C2
FULL ZONING = C2-DR
GENERAL PLAN DESIGNATION = CC

BUILDING SETBACKS:

	C2	R1	SRA
FRONT	SEE NOTE	SEE NOTE	30'
SIDE	SEE NOTE	5'	30'
REAR	SEE NOTE	SEE NOTE	30'

COMMUNITY COMMERCIAL (C2) SETBACK NOTES

FRONT YARD: NONE, EXCEPT WHERE FRONTAGE IN A BLOCK IS PARTIALLY IN AN "R" DISTRICT, IN WHICH CASE THE FRONTAGE SHALL BE THE SAME AS REQUIRED IN SUCH "R" DISTRICTS. YARDS ABUTTING STREETS ARE FRONT YARDS.

SIDE YARD: NONE, OR 10' FROM THE LOT LINE WHEN CONTIGUOUS TO ANY RESIDENTIAL DISTRICT.

REAR YARD: NONE, OR 10' FROM THE LOT LINE WHEN CONTIGUOUS TO ANY RESIDENTIAL DISTRICT.

SINGLE-FAMILY RESIDENTIAL (R1) SETBACK NOTES

FRONT YARD: 20' FROM LOT LINE, OR 45' FROM CENTERLINE OF ROADWAY, WHICH EVER IS GREATER. YARDS ABUTTING STREETS ARE FRONT YARDS.

SIDE YARD: 5' FROM LOT LINE.

REAR YARD: 15' FROM LOT LINE FOR ONE STORY STRUCTURES, 20' FROM LOT LINE FOR STRUCTURES EXCEEDING ONE STORY, MEASURED FROM THE WALL OF THE PORTION THAT EXCEEDS ONE STORY.

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO
EARTHQUAKE FAULT ZONE: = NO

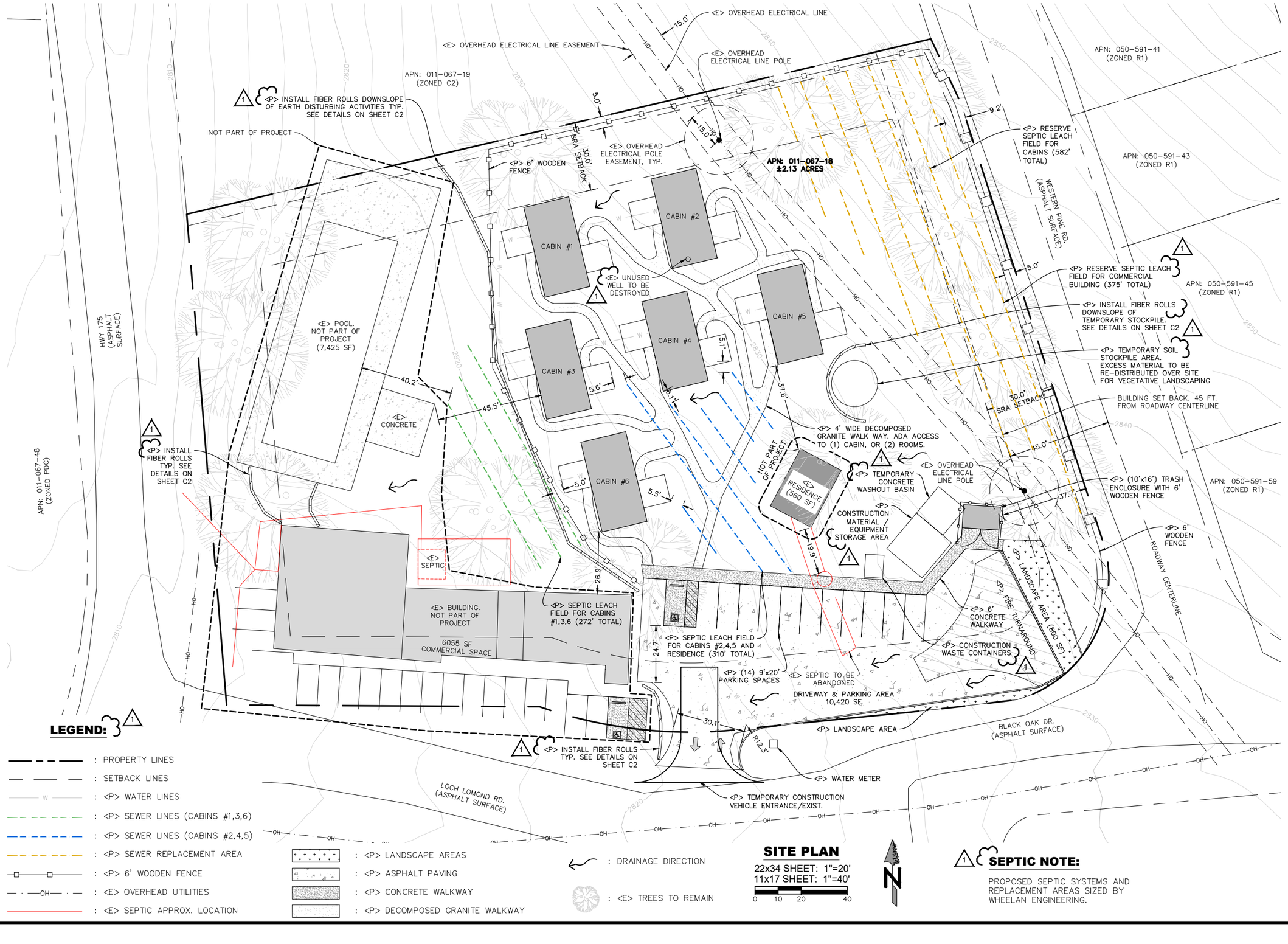
(1)
SHEET INDEX:

DATE	REVISIONS	DRAWN BY
12-14-23	ENVIRONMENTAL HEALTH COMMENTS	TJS

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

BELWOOD INVESTEMENTS, LLC - BELWOOD MOTEL
10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461
PLOT PLAN, VICINITY MAP & PROJECT NOTES

PROJ. MGR.: AD
DRAWN BY: DDR
DATE: 02/09/2023
SCALE: AS SHOWN
SHEET
C0
22-046



DATE	REVISIONS	DRAWN BY
12-14-23	ENVIRONMENTAL HEALTH COMMENTS	TJS

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

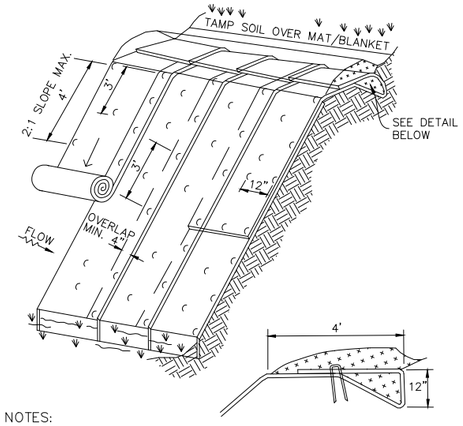
BELWOOD INVESTEMENTS, LLC - BELWOOD MOTEL

10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461

PROPOSED SITE PLAN

PROJ. MGR.:	AD
DRAWN BY:	DDR
DATE:	02/09/2023
SCALE:	AS SHOWN
SHEET	C1
	22-046

December 14, 2023 - 10:26 Dwg Name: P:\Belwood Investments - Belwood Motel - 22-046\CAD\230229 - Belwood - Site Plan.dwg Updated By: TonSwift

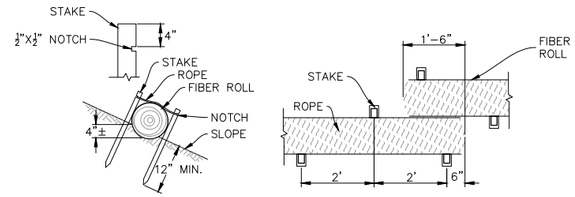


NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCK, CLODS, STICKS AND GRASS MATS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND OVERLAPPED IN THE DIRECTION OF FLOW.

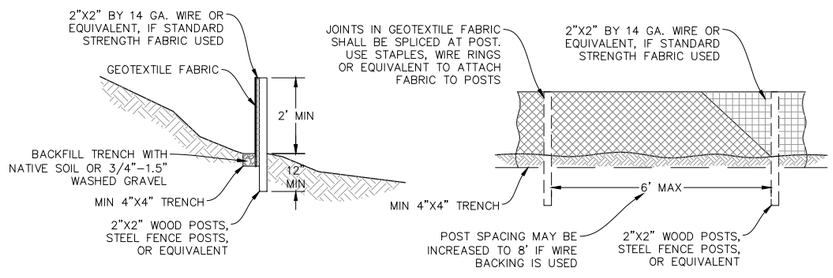
JUTE MATT/BLANKET DETAIL

N.T.S.



FIBER ROLL DETAIL

N.T.S.



STANDARD SILT FENCE DETAIL

N.T.S.

DATE	REVISIONS	DRAWN BY
12-14-23	ENVIRONMENTAL HEALTH COMMENTS	TJS

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

BELWOOD INVESTEMENTS, LLC - BELWOOD MOTEL

10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461

PROJECT DETAILS

PROJ. MGR.: AD
DRAWN BY: TJS
DATE: 02/09/2023
SCALE: AS SHOWN

SHEET
C2
22-046

BELWOOD MOTEL

EROSION CONTROL NOTES

APN: 011-067-18

CONSTRUCTION SITE STORM WATER SOIL LOSS & POLLUTION PREVENTION PLAN (SLPPP)

ENGINEER'S DECLARATION

THIS SLPPP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON CURRENT KNOWLEDGE OF AVAILABLE CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL, SEDIMENT CONTROL, AND POLLUTION PREVENTION.

ANNJANETTE DODD, PE #C77756

DATED:

GENERAL INFORMATION AND REQUIREMENTS

1. EROSION CONTROL, SEDIMENT CONTROL, AND POLLUTION PREVENTION MEASURES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE CONSTRUCTION SITE EROSION CONTROL ORDINANCE.
2. FOR PURPOSES OF THIS SLPPP, THE SITE CONTRACTOR IS ASSUMED TO BE THE LANDOWNER'S REPRESENTATIVE AND THE ENTITY RESPONSIBLE FOR IMPLEMENTATION OF ALL BMPS.
3. THE SITE CONTRACTOR OWNER SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL BMPS FOLLOWING EACH SIGNIFICANT RAINFALL EVENT (AT A MINIMUM) TO VERIFY THAT ALL MEASURES ARE IN PROPER WORKING ORDER.
4. IN THE EVENT THAT ANY EROSION OR SEDIMENT CONTROL BMP FAILS, THE SITE CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY REPORTING SUCH A FAILURE TO THE ENGINEER. THE ENGINEER SHALL ADVISE THE SITE CONTRACTOR OF NECESSARY REMEDIAL ACTIONS, AND THE SITE CONTRACTOR SHALL CORRECT THE SITUATION.

EROSION CONTROL BMPS

PROJECT SCHEDULING:

1. SITE GRADING WORK AND OTHER LAND DISTURBING ACTIVITIES SHOULD BE SCHEDULED SO AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSURE AND THE DURATION OF SOIL EXPOSURE TO WIND, RAIN AND VEHICLE TRACKING.
2. SITE CLEARING, GRADING, EXCAVATION, FOUNDATION WORK AND UTILITY INSTALLATION SHOULD BE SEQUENCED SUCH THAT THE AMOUNT OF SOIL EXPOSED TO WIND, RAIN AND VEHICLE TRACKING IS MINIMIZED AT ALL TIMES.
3. ALL GRADING WORK SHALL OCCUR BETWEEN APRIL 15TH AND OCTOBER 15TH. ALL OTHER LAND DISTURBING ACTIVITIES SHOULD BE MINIMIZED OUTSIDE OF THESE DATES.
4. UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH AND/OR PRIOR TO ANY RAIN EVENT WITH A 72-HOUR FORECAST OF 40% CHANCE OR GREATER. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING DAILY FORECASTS FOR RAINFALL AS NECESSARY TO COMPLY WITH THIS PROVISION.
5. ALL SOIL STABILIZATION MEASURES INVOLVING THE INSTALLATION OF PHYSICAL DEVICES OR THE PLANTING OF VEGETATION SHALL BE INSTALLED IN ADVANCE OF PREDICTED OR PROBABLE RAINFALL EVENTS AS NECESSARY FOR THOSE MEASURES TO BE EFFECTIVE.

HYDRO-MULCHING / HYDRO-SEEDING:

1. HYDRO-MULCHING AND/OR HYDRO-SEEDING SHOULD BE USED ON DISTURBED AREAS TO PROMOTE SOIL PROTECTION AND RAPID PLANT GROWTH.
2. ALL EXPOSED AREAS SHALL BE HYDRO-MULCHED, HYDRO-SEEDED OR OTHERWISE LANDSCAPED PRIOR TO OCTOBER 15TH.
3. MULCH AND SEED MIXTURES INCLUDE, BUT ARE NOT LIMITED TO WET SLURRIES OF SEED, MULCH FIBER, FERTILIZER AND WATER. ACCEPTABLE MULCH FIBERS INCLUDE: VEGETABLE FIBERS, WOOD BARK CHIPS, HYDRAULIC MULCHES FROM RECYCLED PAPER, HYDRAULIC MULCHES FROM WOOD FIBER AND HYDRAULIC BONDED FIBER MATRICES.
4. ALL MULCH OR SEED MIXTURES SHALL BE APPLIED SUCH THAT COVERAGE IS CONSISTENT, DEEP ENOUGH TO HOLD SEEDS IN PLACE AND TO RETAIN MOISTURE, AND AS OTHERWISE SPECIFIED BY THE MANUFACTURER.
5. ON STEEP SLOPES AND SLOPES SUSCEPTIBLE TO WIND, MULCH AND SEED MIXTURES SHOULD BE HYDRAULICALLY APPLIED OR OTHERWISE APPROPRIATELY ANCHORED.
6. TO PREVENT DISPLACEMENT BY WIND, HYDRAULIC FIBER MULCHES AND/OR TACKIFYING AGENTS MAY BE USED.
7. MULCH AND SEED MIXTURES SHALL BE APPLIED TO ALL EXPOSED AREAS AT LEAST 24-48 HOURS BEFORE EROSION PROTECTION IS NEEDED, OR AS OTHERWISE SPECIFIED BY THE MANUFACTURER.

PRESERVATION OF EXISTING VEGETATION:

1. EXISTING VEGETATION SHOULD BE PRESERVED FOR EROSION AND SEDIMENT CONTROL WHENEVER AND WHEREVER POSSIBLE.
2. AREAS NOT TO BE DISTURBED SHALL BE CLEARLY MARKED AND/OR FENCED PRIOR TO THE COMMENCEMENT OF SOIL-DISTURBING ACTIVITIES, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF THESE AREAS.

SEDIMENT CONTROL BMPS

FIBER ROLLS:

1. FIBER ROLLS SHALL BE INSTALLED AT ALL LOCATIONS INDICATED ON THE SLPPP, AND AT ANY OTHER LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. FIBER ROLLS SHOULD BE USED ALONG THE FACE OF EXPOSED SLOPES TO SHORTEN SLOPE LENGTH AND DECREASE FLOW VELOCITY; AT GRADE BREAKS WHERE SLOPES TRANSITION TO STEEPER SLOPES; ALONG STREAM BANKS TO ASSIST STABILIZATION; AND IN DRAINAGE SWALES TO SLOW FLOWS. ON 1:1 SLOPES PLACE FIBER ROLLS SPACED AT 10' INTERVALS PARALLEL TO SLOPE, ON 1.5:1 SLOPES PLACE FIBER ROLLS SPACED AT 15' INTERVALS PARALLEL TO SLOPE, AND ON 2:1 SLOPES PLACE FIBER ROLLS SPACED AT 20' INTERVALS PARALLEL TO SLOPE.
3. FIBER ROLLS SHALL CONSIST OF BIODEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY SHALL BE DESIGNED TO ALLOW WATER TO PASS THROUGH THE FIBERS; TO TRAP SUSPENDED SEDIMENT; INCREASE FILTRATION RATES; AND TO SLOW RUNOFF.
4. FIBER ROLLS SHALL BE PLACED SUCH THAT THEY OVERLAP AND FOLLOW THE CONTOUR LINES OF THE SLOPE ON WHICH THEY ARE PLACED.
5. FIBER ROLLS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY SPLIT, TORN, UNRAVELED OR SLUMPING FIBER ROLLS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

SILT FENCES: (IF NECESSARY)

1. SILT FENCES SHALL BE INSTALLED AT ANY LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. SILT FENCES SHOULD BE USED ALONG THE PERIMETER OF THE PROJECT SITE, ALONG STREAMS AND WATERCOURSES, AT THE BOTTOM OF EXPOSED SLOPES, AND AROUND TEMPORARY SOIL STOCKPILES TO ACT AS A FILTER AND TO SLOW THE FLOW OF SEDIMENT-LADEN RUNOFF. SILT FENCES SHALL NOT BE USED IN STREAMS, CHANNELS OR ON SLOPES.
3. SILT FENCES SHALL BE INSTALLED ALONG LEVEL CONTOURS, WITH THE BOTTOM EDGE OF THE FENCE BELOW GRADE, BACKFILLED, AND POINTING UPSLOPE.
4. THE LENGTH OF SLOPE DRAINING INTO A STRETCH OF SILT FENCING SHOULD BE NO GREATER THAN 100 FEET.
5. ANY SINGLE STRETCH OF SILT FENCING SHOULD BE LIMITED TO 500 FEET IN LENGTH. INDIVIDUAL SILT FENCE SEGMENTS SHOULD NOT BE CONNECTED.
6. THE LAST 6 FEET ON EITHER SIDE OF A SILT FENCE SHOULD BE ORIENTED UPSLOPE IN A "J" OR "L" SHAPE TO ALLOW FOR PONDING.
7. WHEN SEDIMENT BUILD-UP BEHIND A SILT FENCE REACHES ONE-THIRD OF FENCE HEIGHT, THE SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT WILL NOT BE CONVEYED TO A WATERCOURSE OR STORMDRAIN SYSTEM.
8. SILT FENCES SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY UNDERCUT, SPLIT, TORN, OR SLUMPING FENCE SEGMENTS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

GRAVEL / SAND BAG BARRIERS: (IF NECESSARY)

1. GRAVEL AND/OR SAND BAG BARRIERS SHALL BE INSTALLED AT ANY LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. GRAVEL OR SAND BAGS SHOULD BE USED ALONG THE PERIMETER OF A CONSTRUCTION SITE OR PARALLEL TO ROADWAYS TO INTERCEPT AND SLOW THE FLOW OF SEDIMENT-LADEN WATER, AND TO KEEP SEDIMENT OFF OF PAVED AREAS. THEY MAY ALSO BE USED TO DIVERT RUNOFF FLOW, OR TO CREATE CHECK DAMS OR TEMPORARY SEDIMENT BASINS.
3. GRAVEL BAGS – NOT SAND BAGS – SHOULD BE USED NEAR STORM DRAIN INLETS TO FILTER WATER WITHOUT PREVENTING IT FROM ENTERING THE STORM DRAIN.
4. GRAVEL OR SAND BAGS SHOULD NOT BE USED TO DETAIN RUNOFF FLOWS WITH HIGH SEDIMENT CONCENTRATIONS.
5. GRAVEL OR SAND BAGS PLACED IN THE FLOW-LINE OF A CURB AND GUTTER SHOULD BE PLACED SUCH THAT THEY CREATE AN L OR J SHAPE FROM THE CURB POINTING UPSLOPE TO CAUSE A PONDING EFFECT.
6. GRAVEL AND SAND BAGS SHOULD NEVER BE PLACED ABOVE THE LEVEL OF A CURB.
7. WHEN SEDIMENT BUILD-UP BEHIND A GRAVEL OR SAND BAG BARRIER REACHES ONE-THIRD OF BARRIER HEIGHT, THE SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT WILL NOT BE CONVEYED TO A WATERCOURSE OR STORMDRAIN SYSTEM.
8. GRAVEL AND SAND BAGS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY SPLIT, TORN, WASHED OUT OR OTHERWISE DAMAGED BAGS SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.

STORM DRAIN INLET PROTECTION:

1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AT ALL LOCATIONS INDICATED ON THE SLPPP, AND AT ANY OTHER LOCATION DEEMED NECESSARY BY THE SITE CONTRACTOR.
2. ALL STORM DRAIN INLETS RECEIVING RUNOFF FROM THE PROJECT SITE SHOULD BE PROTECTED TO PREVENT SEDIMENT-LADEN SURFACE RUNOFF FROM ENTERING THE STORMDRAIN SYSTEM WITHOUT FIRST BEING FILTERED.
3. INLET PROTECTION MAY BE ACHIEVED BY MEANS OF FIBER ROLLS, SILT FENCES, AND/OR GRAVEL BAGS, BASED ON THE STRENGTH OF EXPECTED STORMFLOWS, AND ON EXPECTED AMOUNT OF FILTERING OR SETTLING REQUIRED TO PREVENT SEDIMENT TRANSPORT. DRAIN INLETS SHALL NOT BE COMPLETELY SURROUNDED WITH GRAVEL OR SAND BAGS.
4. ALL BARE GROUND AROUND EACH INLET SHALL BE STABILIZED, SMOOTH, COMPACT AND BROUGHT UP TO THE GRADE OF THE INLET.
5. ANY AMOUNT OF BUILT-UP SEDIMENT BEHIND AN INLET PROTECTION DEVICE SHALL BE REMOVED UPON DISCOVERY AND PLACED IN A LOCATION WHERE IT WILL NOT BE CONVEYED TO A WATERCOURSE OR STORMDRAIN SYSTEM.
6. ALL STORM DRAIN INLETS RECEIVING RUNOFF FROM THE PROJECT SITE SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY FAILED INLET PROTECTION MEASURES SHOULD BE REPAIRED, REPLACED, OR UPGRADED IMMEDIATELY.

DUST CONTROL:

1. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT SOILS AND DUSTS FROM BEING TRANSPORTED BY WIND. DUST CONTROL MAY BE ACHIEVED BY CHEMICAL AND/OR STRUCTURAL MEANS.
2. CHEMICAL DUST CONTROL MEASURES INCLUDE APPLYING WATER, SALTS OR ORGANIC SPRAY-ON ADHESIVES TO EXPOSED AREAS. EXCESSIVE OR IMPROPER USE OF CHEMICAL DUST CONTROL MEASURERS MAY CAUSE UNWANTED NON-STORM WATER DISCHARGES, AND MUST THEREFORE BE AVOIDED.
3. STRUCTURAL DUST CONTROL MEASURES INCLUDE COVERING EXPOSED AREAS WITH BLANKETS, GEOTEXTILES OR TARPS. SUCH COVERINGS MUST BE PROPERLY ANCHORED TO RESIST HIGH WINDS.
4. DUST CONTROL MEASURES SHALL BE APPLIED TO ALL EXPOSED AREAS AND MATERIAL STOCKPILES DURING ALL PHASES OF CONSTRUCTION BETWEEN INITIAL GROUND DISTURBANCE AND THE COMPLETION OF PAVING, LANDSCAPING, AND SITE CLEANUP.
5. ALL AREAS AND MATERIAL STOCKPILES EXPOSED TO EXCESSIVE WINDS OR VEHICLE TRAFFIC SHOULD BE INSPECTED DAILY FOR ADEQUATE DUST CONTROL. ANY MEASURES DEEMED NECESSARY TO PROTECT SUCH AREAS FROM AIRBORNE DUST AND SOIL LOSS SHOULD BE IMPLEMENTED IMMEDIATELY.

CONSTRUCTION SITE ENTRANCE / EXIT:

1. A STABILIZED CONSTRUCTION SITE ENTRANCE / EXIT SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE SLPPP, AND AT ANY OTHER LOCATION WHERE MUD OR DIRT CAN BE TRACKED ONTO PUBLIC ROADS, OR AS DEEMED NECESSARY BY THE SITE CONTRACTOR TO REDUCE OR ELIMINATE SEDIMENT BEING TRACKED ONTO PUBLIC ROADWAYS BY CONSTRUCTION VEHICLES.
2. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE DESIGNATED ENTRANCE / EXIT, SHALL BE CLEARLY MARKED AT ALL TIMES, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH DESIGNATED ACCESS.
3. IF A STABILIZED CONSTRUCTION SITE ENTRANCE / EXIT FAILS TO SUFFICIENTLY REDUCE OR ELIMINATE SEDIMENT BEING TRACKED ONTO PUBLIC ROADWAYS BY CONSTRUCTION VEHICLES, ADDITIONAL MEASURES, INCLUDING, BUT NOT LIMITED TO A TIRE WASH MAY BE NECESSARY.
4. ALL STABILIZED CONSTRUCTION ENTRANCES / EXITS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, ONCE AFTER EACH RAINFALL EVENT, AND ONCE EVERY 24 HOURS DURING EXTENDED RAINFALL EVENTS. ANY NECESSARY REPAIRS, UPGRADES, OR ADDITIONAL TOPPING MATERIALS SHALL BE APPLIED IMMEDIATELY.

LANDSCAPE MANAGEMENT:

1. LANDSCAPE MANAGEMENT MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO REDUCE EROSION, DECREASE SEDIMENT RUNOFF, AND TO PREVENT THE DISCHARGE OF SEDIMENT INTO STORMDRAINS AND WATERCOURSES.
2. ALL LANDSCAPE-RELATED GRADING AND EXCAVATION SHALL BE SCHEDULED FOR DRY WEATHER.
3. ALL EXPOSED AREAS SHALL BE HYDRO-MULCHED, HYDRO-SEEDED OR OTHERWISE LANDSCAPED PRIOR TO OCTOBER 15TH.
4. NATIVE, NON-INVASIVE, DROUGHT-TOLERANT AND PEST-TOLERANT VEGETATION SHOULD BE USED WHENEVER POSSIBLE.
5. NON-TOXIC CHEMICALS SHOULD BE USED WHENEVER POSSIBLE. CHEMICAL USE SHOULD BE LIMITED TO THE MINIMUM AMOUNT NECESSARY.
6. ALL LANDSCAPING AND OTHER STOCKPILED MATERIALS SHALL BE STORED UNDER PROPERLY-ANCHORED TARPS OR OTHER COVERINGS AT ALL TIMES TO PROTECT THEM FROM EXPOSURE TO WIND AND RAIN.
7. ALL RE-VEGETATED AREAS SHALL BE INSPECTED PERIODICALLY THROUGHOUT THE COURSE OF CONSTRUCTION, AND ONCE AFTER EACH RAINFALL EVENT. ANY UNDER-ESTABLISHED AREAS SHOULD BE REPLANTED AS NECESSARY.

POLLUTION PREVENTION BMPS

SPILL PREVENTION AND CONTROL:

1. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT THE DISCHARGE OF HAZARDOUS AND NON-HAZARDOUS MATERIALS INTO SITE SOILS, STORM DRAINS, WATERCOURSES. HAZARDOUS AND NON-HAZARDOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO FUELS, LUBRICANTS, PAINTS, SOLVENTS, CEMENT, MORTAR, HERBICIDES AND FERTILIZERS.
2. DESIGNATED STORAGE AREAS FOR ALL HAZARDOUS AND NON-HAZARDOUS MATERIALS SHALL BE PROVIDED ON-SITE AS INDICATED ON THE SLPP, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH AREAS.
3. ALL ON-SITE FLUID CONTAINERS SHALL BE LEAK-PROOF.
4. ANY FUELING AREAS (IF PRESENT) SHALL BE DESIGNATED BY THE SITE CONTRACTOR, SHALL BE LOCATED AWAY FROM STORMDRAINS AND WATERCOURSES, SHALL BE PROPERLY CONTAINED WITH BERMS, SANDBAGS OR OTHER APPROPRIATE BARRIERS, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH AREAS.
5. ANY CONTAINMENT FACILITIES FOR HAZARDOUS MATERIAL STORAGE (IF PRESENT) SHALL BE DESIGNATED BY THE SITE CONTRACTOR, SHALL BE LOCATED AWAY FROM STORMDRAINS AND WATERCOURSES, SHALL BE PROPERLY CONTAINED WITH BERMS, SANDBAGS OR OTHER APPROPRIATE BARRIERS, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH FACILITIES.
6. APPROPRIATE SPILL CONTROL PLANS AND CLEANUP MATERIALS FOR EACH FUEL AND CHEMICAL ON-SITE SHALL BE LOCATED NEAR MATERIAL STORAGE, USE AREAS AND FUELING AREAS. CONTROL PLANS AND CLEANUP MATERIALS SHALL BE UPDATED REGULARLY, BASED ON WHICH FUELS AND CHEMICALS ARE PRESENT AND IN USE ON-SITE.
7. WHEN A HAZARDOUS SPILL OCCURS, IMMEDIATELY NOTIFY THE STATE OFFICE OF EMERGENCY SERVICE (OES) AT 1.800.852.7550.

VEHICLE AND EQUIPMENT MAINTENANCE:

1. ALL MAJOR MAINTENANCE, FUELING AND WASHING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE.
2. ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR DAMAGED HOSES, LEAKY GASKETS AND OTHER SERVICE PROBLEMS. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
3. VEHICLE AND EQUIPMENT SERVICE AND STORAGE AREAS (IF PRESENT) SHALL BE DESIGNATED BY THE SITE CONTRACTOR, SHALL BE LOCATED AWAY FROM STORMDRAINS AND WATERCOURSES, SHALL BE PROPERLY CONTAINED WITH BERMS, SANDBAGS OR OTHER APPROPRIATE BARRIERS, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH AREAS.
4. ANY DRAINING OR REPLACING OF FLUIDS ON-SITE FOR CONSTRUCTION VEHICLES AND EQUIPMENT SHALL EMPLOY DRIP PANS, DRIP CLOTHS, AND OTHER APPROPRIATE EQUIPMENT AS NECESSARY TO COMPLETELY CONTAIN AND TO PROPERLY DISPOSE OF ALL SUCH FLUIDS.
5. VEHICLE AND EQUIPMENT SERVICE AND STORAGE AREAS (IF PRESENT) SHALL BE INSPECTED AT LEAST TWICE WEEKLY. ANY NECESSARY REPAIRS OR UPGRADES TO THESE AREAS OR THEIR ASSOCIATED CONTAINMENT BARRIERS SHALL BE MADE IMMEDIATELY.
6. CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE WASHED AT COMMERCIAL WASHING FACILITIES WHENEVER POSSIBLE. ANY NECESSARY ON-SITE VEHICLE AND EQUIPMENT WASHING SHALL BE CONDUCTED AT THE DESIGNATED CONCRETE WASHOUT FACILITY, OR OTHER APPROPRIATELY DESIGNATED AND CONTAINED FACILITIES. SOAPS AND CHEMICALS SHALL NOT BE USED FOR SUCH PURPOSES, AND ALL ASSOCIATED RUNOFF SHALL BE DIRECTED TO AREAS WHERE IT WILL BE CONTAINED AND PROPERLY DISPOSED OF, OR WHERE IT WILL SAFELY INFILTRATE INTO THE GROUND.

CONCRETE AND CEMENT DISPOSAL:

1. CONCRETE AND CEMENT DISPOSAL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT THE DISCHARGE OF CEMENTOUS MATERIALS INTO STORM DRAINS AND WATERCOURSES.
2. A DESIGNATED CONCRETE WASHOUT FACILITY PER CALTRANS 2006 STANDARD PLAN T59 SHALL BE PROVIDED AS INDICATED ON THE SLPPP, SHALL BE CLEARLY MARKED AT ALL TIMES, AND ALL CONTRACTORS ON-SITE SHALL BE NOTIFIED OF SUCH A FACILITY.
3. THE DESIGNATED CONCRETE WASHOUT FACILITY SHALL BE SIZED APPROPRIATELY TO CONTAIN THE MAXIMUM AMOUNT OF EXCESS CONCRETE AND WASH-WATER TO BE GENERATED.
4. EQUIPMENT EXPOSED TO CONCRETE AND OTHER CEMENTOUS MATERIALS ON-SITE SHALL ONLY BE WASHED IN THE DESIGNATED CONCRETE WASHOUT FACILITY.
5. CONCRETE WASHOUT FACILITIES SHALL BE SHALL BE INSPECTED AT LEAST TWICE WEEKLY OR MORE FREQUENTLY AS USE OF THE FACILITIES DICTATES. ANY NECESSARY REPAIRS OR UPGRADES TO SUCH FACILITIES SHALL BE MADE IMMEDIATELY.
6. AT THE END OF CONSTRUCTION ACTIVITIES, OR AS OTHERWISE APPROPRIATE DUE TO PREDICTED RAINFALL, CONCRETE WASHOUT FACILITIES SHALL BE DISMANTLED AND ANY RELATED FLUID OR SOLID WASTES SHALL BE PROPERLY DISPOSED OF.

WATER / RUNOFF CONSERVATION MEASURES:

1. ALL WATER EQUIPMENT SHALL BE KEPT IN GOOD WORKING CONDITION, AND SHALL BE INSPECTED AT LEAST TWICE WEEKLY. ANY LEAKY EQUIPMENT SHALL BE REPAIRED IMMEDIATELY.
2. IRRIGATION CONTROLLERS, IF ANY, SHALL BE SET ACCORDING TO SEASONAL NEEDS.
3. THE SITE CONTRACTOR SHALL AVOID CLEANING CONSTRUCTION AREAS WITH WATER, WHENEVER PRACTICAL, AND SHALL NOT USE SOAPS OR CHEMICALS FOR SUCH PURPOSES. ANY CONSTRUCTION WASH-WATER RUNOFF SHOULD BE DIRECTED TO AREAS WHERE IT WILL BE CONTAINED AND PROPERLY DISPOSED OF, OR WHERE IT WILL SAFELY INFILTRATE INTO THE GROUND.

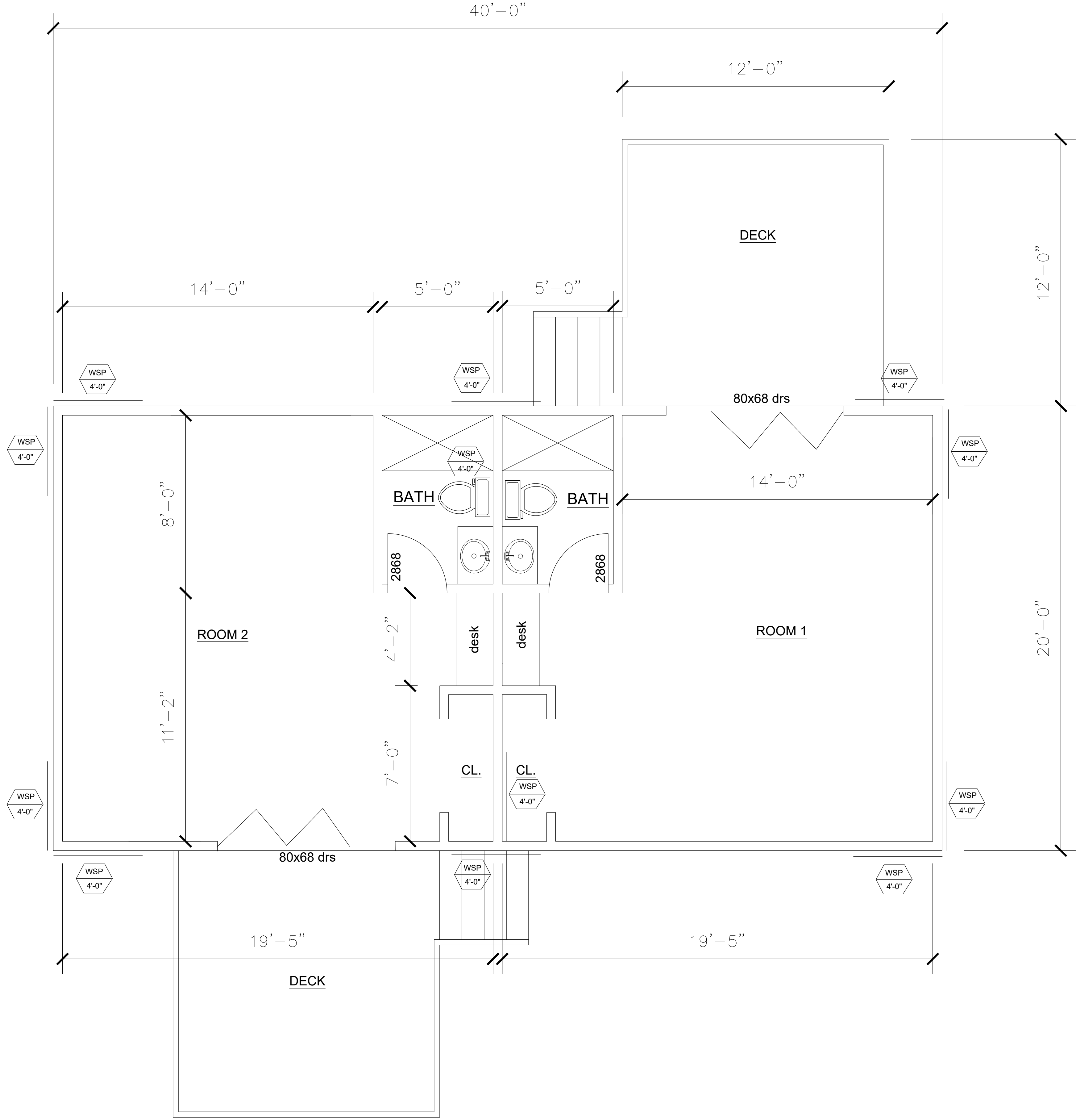
DATE	REVISIONS	DRAWN BY
12-14-23	ENVIRONMENTAL HEALTH COMMENTS	TJS

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

BELWOOD INVESTMENTS, LLC - BELWOOD MOTEL
10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461
EROSION CONTROL NOTES

PROJ. MGR.:	AD
DRAWN BY:	TJS
DATE:	02/09/2023
SCALE:	AS SHOWN

SHEET
C3
22-046



FIRST FLOOR PLAN

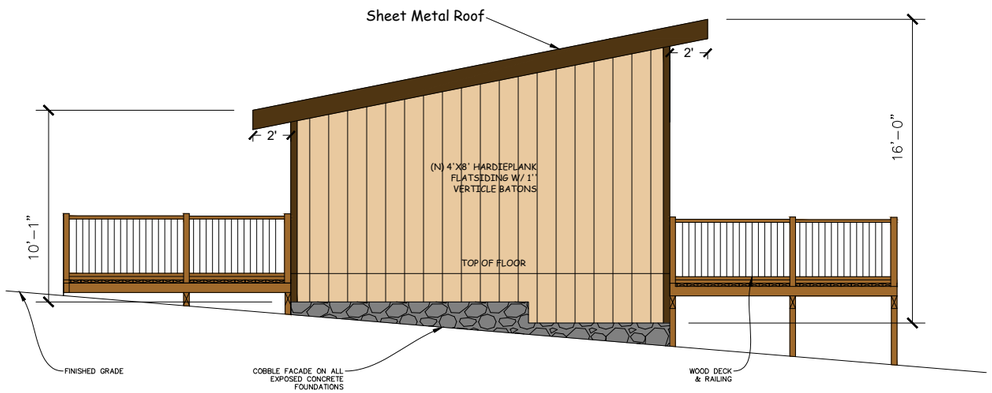
SCALE: 3/8" = 1'-0" (11x17 SHEET: 3/16" = 1'0")

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

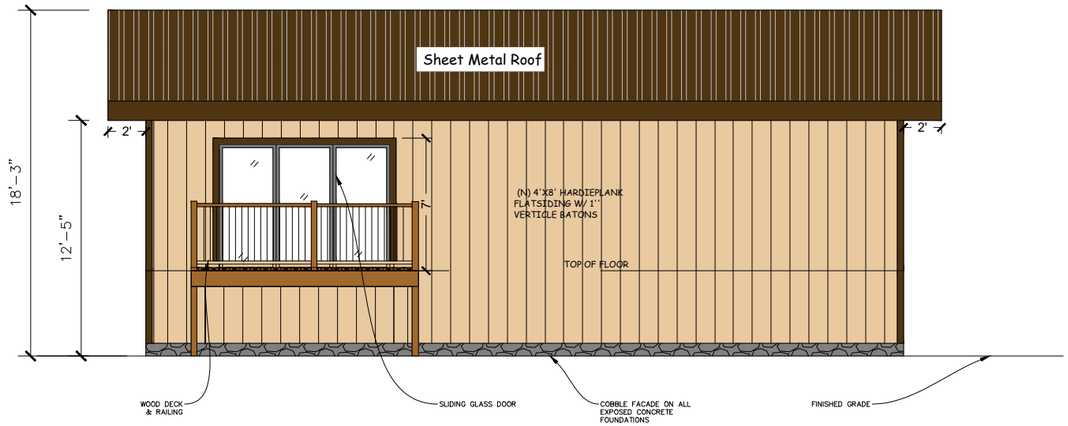
BELWOOD INVESTEMENTS, LLC - BELWOOD MOTEL
10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461
CABIN FLOOR PLANS (BY OTHERS)

PROJ. MGR.: AD
DRAWN BY: OTHERS
DATE: 02/09/2023
SCALE: AS SHOWN

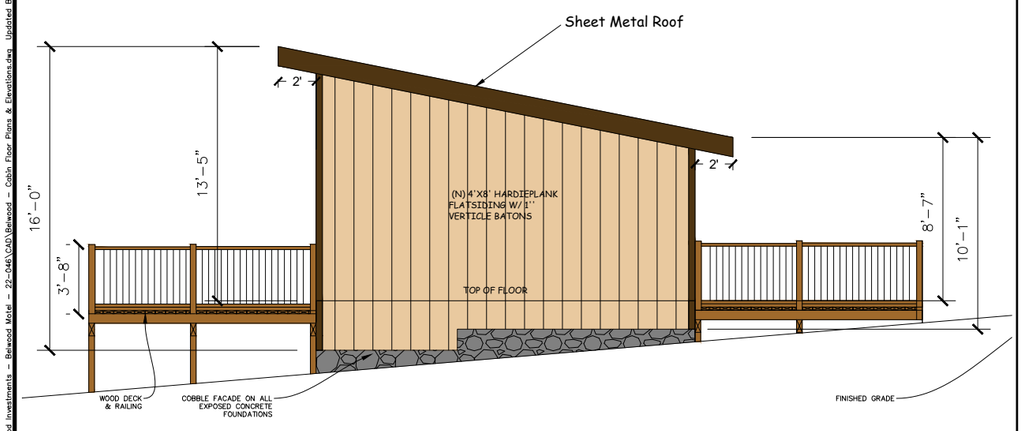
SHEET
A1
22-046



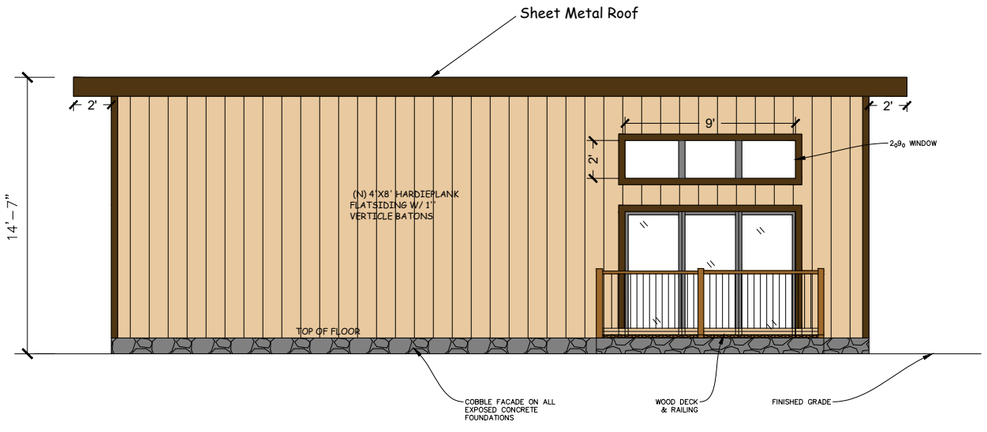
WEST ELEVATION | **SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")**



SOUTH ELEVATION | **SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")**



EAST ELEVATION | **SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")**



NORTH ELEVATION | **SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")**

DRAWN BY:
REVISIONS
DATE

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

BELWOOD INVESTEMENTS, LLC - BELWOOD MOTEL

10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461

CABIN ELEVATIONS (BY OTHERS)

PROJ. MGR.: AD
DRAWN BY: OTHERS
DATE: 02/09/2023
SCALE: AS SHOWN

SHEET
A2
22-046

Attachment 3: Biological Resource Assessment

BIOLOGICAL RESOURCE ASSESSMENT WITH BOTANICAL SURVEY for 10336 LOCH LOMOND ROAD

APN 011-067-18

Lake County, California

May 4, 2023

Prepared by
Northwest Biosurvey

BIOLOGICAL RESOURCE ASSESSMENT
WITH BOTANICAL SURVEY
for
10336 LOCH LOMOND ROAD
APN 011-067-18
Lake County, California

May 4, 2023

Prepared for:

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CONTENTS

FIGURES AND TABLES

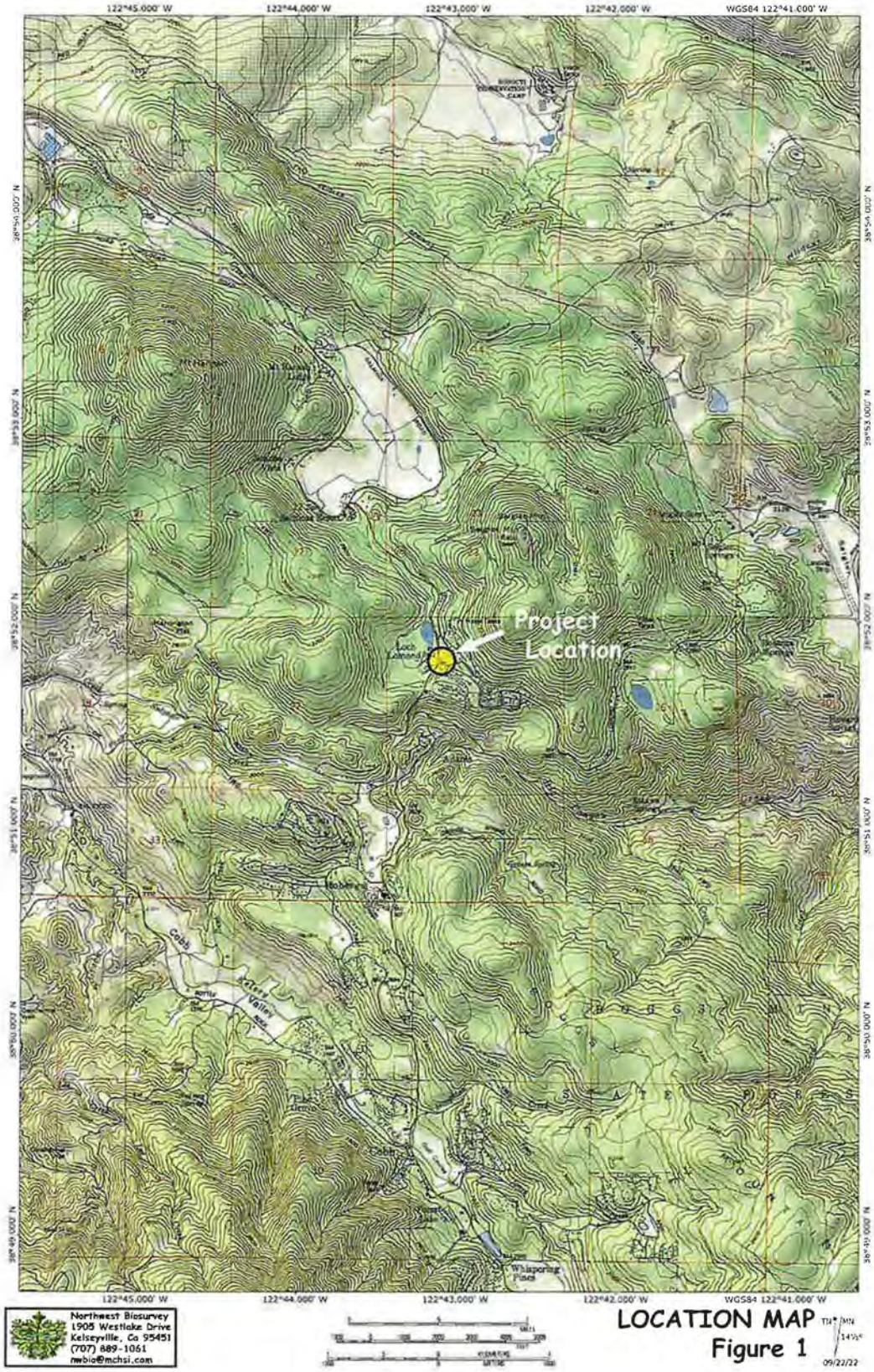
1.0 PROJECT DESCRIPTION

1.1 Proposed Project: This biological resource assessment and survey is for the Loch Lomond Motel project on a 2.13-acre parcel located on Loch Lomond Road. The botanical surveys occurred during the growing seasons in 2022 and 2023: A late season botanical survey was conducted in 2022, and a spring survey was conducted in 2023. Vegetation types have been mapped for the entire parcel.

The local permitting agency is requesting completion of a botanical survey and assessment of biological resources on the property as part of the California Environmental Quality Act (CEQA) review required for new development. The initial phase of this assessment evaluates the potential of the parcel to contain sensitive plant and wildlife habitat. The assessment will determine whether the property contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under the California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA). The second phase consisted of field surveys including a floristic-level botanical survey listing all plant taxa[1] within the survey boundaries. As used here, the terms sensitive plant or wildlife includes all state or federal rare, threatened, or endangered species and all species listed in the California Natural Diversity Database (CNDDB) list of "Special Status Plants, Animals and Natural Communities".

1.2 Location: The project site is located at 10336 Loch Lomond Road, Loch Lomond, California (APN 011-067-18; Whispering Pines, Calif. 7½' Topographic Map). A location map is provided in **Figure 1**.

[1] Many sensitive plants and wildlife are subspecies or varieties which are taxonomic subcategories of species. The term "taxa" refers to species and their sub-specific categories.


122°45.000' W
122°44.000' W
122°43.000' W
122°42.000' W
WGS84 122°41.000' W
38°54.000' N
38°53.000' N
38°52.000' N
38°51.000' N
38°50.000' N
38°49.000' N
Project Location
Loch Lomond
Cobb
Cobb Mountain
Whispering Pines
Northwest Biosurvey
1905 Westlake Drive
Kelseyville, Ca 95451
(707) 889-1061
nwbio@mchsi.com
LOCATION MAP
Figure 1
09/22/22

2.0 ASSESSMENT METHODOLOGY

The basis of the biological resource assessment is a comparison of existing habitat conditions within the project boundaries to the geographic range and habitat requirements of sensitive plants and wildlife. It includes all sensitive species that occupy habitats similar to those found in the project area and whose known geographic ranges encompass it. The approach is conservative in that it tends to over-estimate the actual number of sensitive species potentially present.

- Location of the project area with regard to the geographic range of sensitive plant and wildlife species
- Location(s) of known populations of sensitive plant and wildlife species as mapped in the California Natural Diversity Database (CNDDB)
- Soils of the project area
- Elevation
- Presence or absence of special habitat features such as vernal pools and serpentine soils
- Plant communities existing within the project area

In addition to knowledge of the local plants and wildlife, the following digital databases were used to analyze the suitability of the site for sensitive species:

- California Department of Fish and Wildlife (CDFW), *California Natural Diversity Database (CNDDB)*; RareFind 5, 2022 and 2023
- California Native Plant Society's (CNPS) *Electronic Inventory of Rare and Endangered Vascular Plants of California* (2023 edition)

The CNDDB and RareFind 5 databases consist of maps and records of all known populations of sensitive plants and wildlife in California. This data is continually updated by the CDFW with new sensitive species population data.

The CNPS database produces a list of sensitive plants potentially occurring at a site based on the various site characteristics listed above. While use of the CNPS inventory does not in itself eliminate the need for an in-season botanical survey, it can, when used in conjunction with other information, provide a very good indication of the suitability of a site as habitat for sensitive plant species.

2.1 <u>Botanical Survey Methods</u>: A full, in-season floristic-level survey was conducted for the project site. The CNDDB report and maps for the Whispering Pines quadrangle were referenced prior to the survey. Vegetation communities were identified

based on the nomenclature of *A Manual of California Vegetation* (Sawyer et al. 2009) as modified by the California Native Plant Society (CNPS) and mapped on a 1"=100' aerial photo. Vegetation community names are based on an assessment of dominant cover species.

A late season botanical survey was conducted in 2022, with a follow-up spring survey conducted in 2023 due to the lateness of the growing season when the surveys began. Plants occurring on the site were identified using *The Jepson Manual of Higher Plants of California*. Where necessary, species names were updated based on the 6th edition, *CNPS Inventory of Rare and Endangered Plants of California*. A map of the plant communities is provided in **Figure 2.**

2.2 Survey Dates: Site visits for in-season floristic surveys and mapping were made on August 9, 2022 and April 13, 2023.

2.3 Biological Assessment Staff: Field surveys and plant taxonomy were conducted by Steve Zalusky, Northwest Biosurvey principal biologist. Mr. Zalusky has a Master of Science Degree in Biology from the California State University at Northridge and a Bachelor of Science Degree in Zoology from the University of California at Santa Barbara. Mr. Zalusky has over 35 years of experience as a biologist in the government and private sectors.

Database review, field surveys, and report preparation were also conducted by Danielle Zalusky, Northwest Biosurvey principal planner. Ms. Zalusky has 15 years of experience as a planner in local government and the private sector and over 20 years in field biology. She has a Bachelor of Arts Degree and all course work toward an M.A. Degree in Rural and Town Planning from Chico State University. Prior to joining Northwest Biosurvey in 2002, Ms. Zalusky was a senior planner for the Lake County Community Development Department.

3.0 SITE CHARACTERISTICS

3.1 Topography and Drainage: The Loch Lomond Motel property is located at the western base of Seigler Mountain within a small montane valley in the Mayacamas Mountains at an elevation of 2,760 feet msl (mean sea level). This small valley drains internally to the Loch Lomond Vernal Pool, a state owned preserve for Loch Lomond button celery (*Eryngium constancei*) a federal and state endangered plant. The vernal pool is located northwest of the property across State Highway 175. The topography is shown in the location map provided in **Figure 1.**

3.2 Soils: The survey area contains a single soil type:

- **Collayomi-Aiken-Whispering complex, 5-30% slopes (soil unit 127):**

  This map unit is on mountains. The unit is about 35 percent Collayomi very gravelly loam, 35 percent Aiken loam, and 15 percent Whispering loam; small areas of Rock outcrop occur near ridges. All soils formed in material weathered from andesite, basalt, or dacite. Vegetation is mostly conifers and oaks. The Collayomi and Aiken soils are very deep and well drained. Permeability is moderate to moderately slow and the hazard of erosion is moderate. The Whispering soil is moderately deep and well drained. Permeability is moderate and the hazard of erosion is severe. Surface runoff is rapid on all three soils.

3.3 Vegetation Types: The entire parcel was mapped for vegetation in order to provide project context. The project contains a single plant community or vegetation type based on or derived from the "Standardized Classification" scheme described in the California Native Plant Society (CNPS) *A Manual of California Vegetation*. This vegetation type and other cover types are described below and shown in the vegetation map provided in **Figure 2.** These vegetation types and other cover types are listed in **Table 1.**

TABLE 1. PLANT COMMUNITIES AND OTHER COVER TYPES PRESENT

COVER TYPE	Acres of Cover Type on Property	Percent of Total Acres on Property	Acres of Cover Type in Proposed project footprint	Percent of Cover Type in Proposed project footprint
Ponderosa Pine Forest	0.91	43	0.24	26
Ruderal (Structures, Roads, etc.)	1.22	57	0.07	6
TOTAL ACRES OF COVER TYPE	**2.13**	**100**	**NA**	**14.55***

* Percent of property within project footprint.

- **Ponderosa Pine Forest:** This is a mature but heavily modified pine forest which is within the bounds of a small, developed resort property. The mature forest canopy has been largely retained; however, the understory has been maintained in a park-like condition intermixed with resort structures, parking, and recreation sites. The shrub and ground cover layers throughout the western two-thirds of the property have been replaced with lawns and hardscape.

  The forest canopy is dominated by ponderosa pine (*Pinus ponderosa*), with sub-dominant incense cedar (*Calocedrus decurrens*). There is a well-developed sub-canopy of California black oak (*Quercus kelloggii*), Oregon ash (*Fraxinus latifolia*), Pacific madrone (*Arbutus menziesii*), Klamath plum (*Prunus subcordata*), and Pacific

dogwood (*Cornus nuttallii*). American sycamore (*Platanus occidentalis*) has been added as a landscape tree.

Undeveloped areas of the property contained the original shrub layer during the time of the first botanical visit in 2022 and included Pacific dogwood, common manzanita (*Arctostaphylos manzanita ssp. manzanita*), toyon (*Heteromeles arbutifolia*), and common snowberry (*Symphoricarpos albus var. laevigatus*). However, the property underwent extensive clearing between August of 2022 and April 2023, during which time most of the understory was removed.

Within undeveloped areas the ground cover was primarily duff but included a number of woodland forbs and grasses including western bracken fern (*Pteridium aquilinum var. pubescens*), green mule ears (*Wyethia glabra*), big deer vetch (*Lotus crassifolius ssp. crassifolius*), blue wild rye (*Elymus glaucus*), and California brome (*Bromus carinatus var. carinatus*).

- **Ruderal:** This term refers to developed areas including structures, lawns, parking areas, and recreational facilities.


VEGETATION TYPES
Ponderosa Pine Forest
Ruderal (developed areas)
LOCH LOMOND
HOTEL PROJECT
N
1" = 100'
Northwest Biosurvey
1905 Westlake Drive
Kelseyville, CA 96451
(707) 889-1061
nwbio98@gmail.com
Figure 2

4.0 PRE-SURVEY RESEARCH RESULTS

4.1 CNPS Electronic Inventory Analysis: A California Native Plant Society (CNPS) analysis was conducted for all plants with federal and state regulatory status, and all non-status plants on the CNPS Lists 1B through 4. The query included all plants within this area of Lake County occurring within the plant communities identified on the project site. The inventory lists species potentially occurring at the site; these are listed in **Table 2**. These species were included in the list of potentially sensitive species specifically searched for during field surveys. It is important to note that this list includes species for which appropriate habitat is not present on the parcel (including serpentine and vernal pool species, etc.).

4.2 California Natural Diversity Database: The California Natural Diversity Database (CNDDB) and CDFW RareFind 5 data and maps for the Whispering Pines 7½' quadrangle were reviewed for this project. **Table 3** presents a list of sensitive plant and wildlife species known to occur within this quadrangle. In addition to listing the species present within the quadrangle, the table provides a brief description of the habitat requirements and blooming season, along with an assessment of whether the project area contains the necessary habitat requirements for each species. **Appendix A** at the end of this report lists the species within the nine quadrangles in the vicinity of this property.

TABLE 2. CALIFORNIA NATIVE PLANT SOCIETY'S INVENTORY OF RARE AND ENDANGERED PLANTS

Selected CNPS Plants by Scientific Name:

10336 Loch Lomond Road; APN 011-067-19

Scientific Name	Common Name	Family	Lifeform	CRPR	CESA	FESA	Blooming Period	Habitat/Micro-Habitat
Arctostaphylos manzanita ssp. elegans	Konocti manzanita	Ericaceae	perennial evergreen shrub	1B.3	None	None	(Jan)Mar-May(Jul)	Chaparral, Cismontane woodland, Lower montane coniferous forest; Volcanic
Brodiaea leptandra	narrow-anthered brodiaea	Themidaceae	perennial bulbiferous herb	1B.2	None	None	May-Jul	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland; Volcanic
Erythronium helenae	St. Helena fawn lily	Liliaceae	perennial bulbiferous herb	4.2	None	None	Mar-May	Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland; Serpentinite (sometimes), Volcanic (sometimes)
Grimmia torenii	Toren's grimmia	Grimmiaceae	moss	1B.3	None	None		Chaparral, Cismontane woodland, Lower montane coniferous forest; Carbonate, Openings, Rocky, Volcanic
Iliamna bakeri	Baker's globe mallow	Malvaceae	perennial herb	4.2	None	None	Jun-Sep	Chaparral, Great Basin scrub, Lower montane coniferous forest (openings), Pinyon and juniper woodland; Burned areas (often), Volcanic
Navarretia linearifolia ssp. pinnatisecta	pinnate-leaved navarretia	Polemoniaceae	annual herb	4.3	None	None	Jun-Aug	Chaparral, Lower montane coniferous forest; Serpentinite, Volcanic

Key for Table 2:

CNPS Rare Plant-Threat Rank Definitions:

1B.1 = Rare, threatened, or endangered in California and elsewhere; seriously threatened in California
1B.2 = Rare, threatened, or endangered in California and elsewhere; moderately threatened in California
1B.3 = Rare, threatened, or endangered in California and elsewhere; not very threatened in California
2A = Presumed extinct in California, but extant elsewhere
2B.1 = Rare, threatened, or endangered in Calif., but more common elsewhere; seriously threatened in Calif.
2B.2 = Rare, threatened, or endangered in Calif., but more common elsewhere; moderately threatened in Calif.
2B.3 = Rare, threatened, or endangered in Calif., but more common elsewhere; not very threatened in Calif.
3 = Plants about which we need more information (Review List)
3.1 = Plants about which we need more information (Review List); seriously threatened in California
3.2 = Plants about which we need more information (Review List); moderately threatened in California
3.3 = Plants about which we need more information (Review List); not very threatened in California
4.1 = Plants of limited distribution (watch list); seriously threatened in California
4.2 = Plants of limited distribution (watch list); moderately threatened in California
4.3 = Plants of limited distribution (watch list); not very threatened in California

State and Federal Status:

CESA = California Endangered Species Act
FESA = Federal Endangered Species Act
CR = State. Rare
CT = State. Threatened
SSC = CDFW Species of Special Concern
WL = CDFW Watch List
FT = Federal Threatened
CE = State Endangered.
CD = State Delisted
FP = CDFW Fully Protected
FE = Federal Endangered
FD = Federal Delisted

TABLE 3. CNDDB SENSITIVE PLANT AND WILDLIFE SPECIES WITHIN THE WHISPERING PINES, CALIF. 7½' QUAD.

Habitat Type	Habitat Present
Central Valley Drainage Rainbow Trout/Cyprinid Stream	no
Clear Lake Drainage Resident Trout Stream	no

Plant Species	Common Name	Habitat Requirements, Fed/State/CNPS* Status	Blooming Season	Habitat Present
Amsinckia lunaris	bent-flowered fiddleneck	Coastal bluff scrub, cismontane woodland, valley & foothill grassland.185-800 m.; --/--/1B.2	March-June ann. herb	no; not found during botanical surveys
Antirrhinum subcordatum	dimorphic snapdragon	Chaparral, lower montane coniferous forest. Generally on serpentine or shale in foothill woodland or chaparral on S- and W-facing slopes. 185-800 m.; --/--/4.3	April-July ann. herb	no; not found during botanical surveys
Antirrhinum virga	twig-like snapdragon	Chaparral, lower montane coniferous forest, /rocky, openings, often serpentinite; --/--/4.3	June-July per. herb	no; not found during botanical surveys
Arabis oregana	Oregon rockcress	Chaparral, lower montane conifer. forest/ serpentine; --/--/4.3	May per. herb	no; not found during botanical surveys
Arctostaphylos manzanita ssp. elegans	Konocti manzanita	Chaparral, cismontane woodland, lower montane coniferous forest. Volcanic soils. 225-1830 m. --/--/1B.3	March-May everg. shrub	good; not found during botanical surveys
Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	Chaparral, lower montane coniferous forest. Rocky, serpentine sites. Slopes and ridges. 485-1070 m. --/--/1B.1	Feb.-April ann. herb	no; not found during botanical surveys
Asclepias solanoana	serpentine milkweed	Chaparral, cismontane woodland, lower montane coniferous forest/serpentinite; --/--/4.2	May-July(Aug) per. herb	no; not found during botanical surveys
Astragalus breweri	Brewer's milk-vetch	Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland (open, often gravelly)/often serpentinite, volcanic; --/--/4.2	April-June ann. herb	no; not found during botanical surveys
Astragalus clevelandii	Cleveland's milk-vetch	Chaparral, cismontane woodland, riparian forest/serpentinite seeps; --/--/4.3	June-Sept. per. herb	no; not found during botanical surveys
Astragalus rattanii var. jepsonianus	Jepson's milk-vetch	Cismontane woodland, valley and foothill grassland, chaparral. Commonly on serpentine in grassland or openings in chaparral. 175-1005 m. --/--/1B.2	April-June ann. herb	no; not found during botanical surveys

Plant Species	Common Name	Habitat Requirements, Fed/State/CNPS* Status	Blooming Season	Habitat Present
Calamagrostis ophitidis	serpentine reed grass	Chaparral (open, often north-facing slopes), lower montane coniferous forest, meadows and seeps, valley and foothill grassland /serpentinite, rocky; --/--/4.3	April-July per. herb	no; not found during botanical surveys
Calyptridium quadripetalum	four-petaled pussypaws	Chaparral, lower montane coniferous forest/sandy or gravelly, usually serpentinite; --/--/4.3	April-June ann. herb	no; not found during botanical surveys
Calystegia collina ssp. oxyphylla	Mt. Saint Helena morning-glory	Chaparral, lower montane conifer forest, valley & foothill grassland/serpentinite; --/--/4.2	April-June rhizom. herb	no; not found during botanical surveys
Carex praticola	northern meadow sedge	Meadows and seeps. Moist to wet meadows. 15-3200 m. --/--/2B.2	May-July per. herb	no; not found during botanical surveys
Ceanothus confusus	Rincon ridge ceanothus	Closed-cone coniferous forest, chaparral, cismontane woodland. Known from volcanic or serpentine soils, dry shrubby slopes. 150-1280 m. --/--/1B.1	Feb.-April everg. shrub	no; not found during botanical surveys
Ceanothus divergens	Calistoga ceanothus	Chaparral. Rocky, serpentine or volcanic sites. 100-950 m.--/--/1B.2	Feb.-March everg. shrub	poor; not found during botanical surveys
Chlorogalum pomeridianum var. minus	dwarf soaproot	Chaparral. Serpentine. 120-1220 m. --/--/1B.2	May-August per. herb (bulb)	no; not found during botanical surveys
Collomia diversifolia	serpentine collomia	Chaparral, cismontane woodland/serpentinite, rocky or gravelly; --/--/4.3	May-June ann. herb	no; not found during botanical surveys
Cordylanthus tenuis ssp. brunneus	serpentine bird's-beak	Closed-cone coniferous forest, chaparral, cismontane woodland/usually serpentinite; --/ --/4.3	July-Aug. ann. herb	no; not found during botanical surveys
Cordylanthus tenuis ssp. capillaris	Pennell's bird's-beak	Chaparral, closed-cone pine forest/usually serpentinite; FE/SR/1B.2	June-Sept. ann. herb	no; not found during botanical surveys
Delphinium uliginosum	swamp larkspur	Chaparral, valley and foothill grassland /serpentinite seeps; --/--/4.2	May-June per. herb	no; not found during botanical surveys
Downingia willamettensis	Cascade downingia	Cismontane woodland, valley and foothill grasslands, vernal pools. Lake margins. 15-1110 m.--/--/2B.2	June-July ann. herb	no; not found during botanical surveys
Erigeron greenei	Greene's narrow-leaved daisy	Chaparral. Serpentine and volcanic substrates, generally in shrubby vegetation. 90-835 m. --/--/1B.2	May-Sept. per. herb	no; not found during botanical surveys
Eriogonum nervulosum	Snow Mountain buckwheat	Chaparral. Dry serpentine outcrops, balds, and barrens. 445-2105 m. --/--/1B.2	June-Sept. per. herb	no; not found during botanical surveys

Plant Species	Common Name	Habitat Requirements, Fed/State/CNPS* Status	Blooming Season	Habitat Present
Eryngium constancei	Loch Lomond button-celery	Vernal pools. Volcanic ash flow vernal pools. 460-855 m. FE/SE/1B.1	April-June ann./per. herb	no; not found during botanical surveys
Erythranthe nudata	bare monkeyflower	Chaparral, cismontane woodland, serpentinite seeps; --/--/4.3	May-June ann. herb	no; not found during botanical surveys
Erythronium helenae	St. Helena Fawn lily	Chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland/volcanic or serpentinite; --/--/4.2	Mar-May bulb. herb	poor; not found during botanical surveys
Fritillaria purdyi	Purdy's fritillary	Chaparral, cismontane woodland, lower montane coniferous forest; usually serpentinite; --/--/4.3	March-June bulb. herb	no; not found during botanical surveys
Grimmia torenii	Toren's grimmia	Cismontane woodland, lower montane coniferous forest, chaparral. Openings, rocky, boulder and rock walls, serpentine, volcanic. 325-1160 m. --/--/1B.3	moss	no; not found during botanical surveys
Helianthus exilis	serpentine sunflower	Chaparral, cismontane woodland/serpentinite seeps;--/--/4.2	April-Nov. ann. herb	no; not found during botanical surveys
Hesperolinon adenophyllum	glandular western flax	Chaparral, cismontane woodland, valley and foothill grassland. Serpentine soils; generally found in serpentine chaparral. 425-1345 m. --/--/1B.2	May-Aug. ann. herb	no; not found during botanical surveys
Hesperolinon bicarpellatum	two-carpellate western flax	Chaparral. Serpentine barrens at edge of chaparral. 175-825 m. --/--/1B.2	May-July ann. herb	no; not found during botanical surveys
Horkelia bolanderi	Bolander's horkelia	Lower montane coniferous forest, chaparral, meadows and seeps, valley and foothill grassland. Grassy margins of vernal pools and meadows. 455-855 m. --/--/1B.2	June-Aug. per. herb	no; not found during botanical surveys
Imperata brevifolia	California satintail	Coastal scrub, chaparral, riparian scrub, Mojavean desert scrub, meadows and seeps (alkali), riparian scrub. Mesic sites, alkali seeps, riparian areas. 3-1495 m. --/--/2B.1	Sept.-May rhizo. herb	no; not found during botanical surveys
Layia septentrionalis	Colusa layia	Chaparral, cismontane woodland, valley and foothill grassland. Scattered colonies in fields and grassy slopes in sandy or serpentine. Scattered colonies in fields and grassy slopes in sandy or serpentine soil. 15-1100 m. --/--/1B.2	April-May, ann. herb	no; not found during botanical surveys
Legenere limosa	legenere	Vernal pools. In beds of vernal pools. 1-1005 m. --/--/1B.1	April-June ann. herb	no; not found during botanical surveys
Leptosiphon acicularis	bristly leptisiphon	Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland; --/--/4.2	April-July ann. herb	no; not found during botanical surveys

Plant Species	Common Name	Habitat Requirements, Fed/State/CNPS* Status	Blooming Season	Habitat Present
Leptosiphon grandiflorus	large-flowered leptisiphon	Coastal: Coastal strand, foothill woodland, northern coastal scrub, coastal sage scrub, closed-cone pine forest, valley grassland, coastal prairie; --/--/4.2	April-Aug. ann. herb	no; not found during botanical surveys
Leptosiphon jepsonii	Jepson's leptisiphon	Chaparral, cismontane woodland, valley and foothill grassland. Open to partially shaded grassy slopes. On volcanics or the periphery of serpentine substrates. 55-855 m. --/--/1B.2	May-July ann. herb	no; not found during botanical surveys
Lupinus sericatus	Cobb Mountain lupine	Chaparral, cismontane woodland, lower montane coniferous forest, broadleafed upland forest. In stands of knobcone pine-oak woodland, on open wooded slopes in gravelly soils; sometimes on serpentine. 120-1390 m.--/--/1B.2	March-June per. herb	poor; not found during botanical surveys
Mielichhoferia elongata	elongate copper-moss	Cismontane woodland. Moss growing on very acidic, metamorphic rock or substrate; usually in higher portions in fens. Often on substrates naturally enriched with heavy metals (e.g. copper) --/--/4.3	moss	no; not found during botanical surveys
Navarretia leucocephala ssp. bakeri	Baker's navarretia	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest. Vernal pools and swales; adobe or alkaline soils. 3-1680 m. --/--/1B.1	May-July ann. herb	no; not found during botanical surveys
Navarretia leucocephala ssp. pauciflora	few-flowered navarretia	Vernal pools. Volcanic ash flow, and volcanic substrate vernal pools. 425-855 m. FE/ST/1B.1	May-June ann. herb	no; not found during botanical surveys
Navarretia leucocephala ssp. plieantha	many-flowered navarretia	Vernal pools. Volcanic ash flow vernal pools. 30-915 m. FE/SE/1B.2	May-June ann. herb	no; not found during botanical surveys
Panicum acuminatum var. thermale	Geysers panicum	Closed-cone coniferous forest, riparian forest, valley and foothill grassland. Usually around moist, warm soil in the vicinity of hot springs. 455-2470 m. --/SE/1B.2	June-Aug. per. herb	no; not found during botanical surveys
Penstemon newberryi var. sonomensis	Sonoma beardtongue	Chaparral. Crevices in rock outcrops and talus slopes. 425-1405 m. --/--/1B.3	April-Aug. per. herb	no; not found during botanical surveys
Sedella leiocarpa	Lake County stonecrop	Valley and foothill grassland, vernal pools, cismontane woodland. Level areas that are seasonally wet and dry out in late spring; substrate usually of volcanic origin. 515-640 m. FE/SE/1B.1	April-May ann. herb	no; not found during botanical surveys

Plant Species	Common Name	Habitat Requirements, Fed/State/CNPS* Status	Blooming Season	Habitat Present
Sidalcea oregana ssp. hydrophila	marsh checkerbloom	Meadows and seeps, riparian forest. Wet soil of streambanks and meadows. 455-2030 m. --/--1B.2	July-Aug. per. herb	no; not found during botanical surveys
Streptanthus brachiatus ssp. brachiatus	Socrates Mine jewelflower	Chaparral, closed-cone coniferous forest. Serpentine areas and serpentine chaparral. 605-1950 m.--/--/1B.2	May-June per. herb	no; not found during botanical surveys
Streptanthus brachiatus ssp. hoffmanii	Freed's jewelflower	Chaparral, cismontane woodland. Serpentine rock outcrops, primarily in geothermal development areas. 485-1040 m. --/--/1B.2	May-July per. herb	no; not found during botanical surveys
Streptanthus hesperidis	green jewel flower	Chaparral, cismontane woodland. Openings in chaparral or woodland; serpentine, rocky sites. 240-765 m. --/--/1B.2	May-July ann. herb	poor; not found during botanical surveys

*See CNPS list for key

Wildlife Species	Common Name	Habitat Requirements, Status	Season Present	Habitat Present
Bombus occidentalis	western bumblebee	Once common in the western U.S., these bees are important pollinators of both wild plants and crops. Threats to the bee include insecticides, loss of habitat, climate change and diseases from commercial bee rearing. G4/S1	year-round	poor habitat present
Dicamptodon ensatus	California giant salamander	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County, and east to Napa County. Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes. SSC/G3/SNR	year-round	habitat not present; no water on site
Taricha rivularis	red-bellied newt	Coastal drainages from Humboldt County south to Sonoma County, inland to Lake County. Isolated population of uncertain origin in Santa Clara County. Lives in terrestrial habitats, juveniles generally underground, adults active at surface in moist environments. Will migrate over 1 km to breed, typically in streams with moderate flow and clean, rocky substrate. G4/SNR	year-round	habitat not present

Wildlife Species	Common Name	Habitat Requirements, Status	Season Present	Habitat Present
Oncorhynchus mykiss irideus (pop. 8)	steelhead-Central California Coast DPS	Small cool fast-flowing tributary streams with gravel beds. Steelhead may be anadromous or non-anadromous species; they usually require streams that are contiguous with the ocean. Russian River so. to Soquel Creek and to no. of Pajaro River, San Francisco and San Pablo bay basins; FT/G5/S2S3	migratory	habitat not present
Rana boylii	foothill yellow-legged frog	Northern Coast Ranges north of San Francisco Bay Estuary, Klamath Mountains, and Cascade Range including watershed subbasins (HU 8) Lower Pit, Battle Creek, Thomes Creek, and Big Chico Creek in Lassen, Shasta, Tehama, and Butte Counties. Partly shaded shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis. SSC/SCT/G3/S2S3	year-round	habitat not present
Rana draytonii	California red-legged frog	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat. FT/SSC/G2G3/S2S3	year-round	habitat not present
Emys marmorata	western pond turtle	Aquatic turtle found in ponds, lakes, rivers, creeks, marshes & irrigation ditches with abundant vegetation and rocky or muddy bottoms; In woodland, forest, & grasslands; SSC/G3G4/S3	year-round	habitat not present
Progne subis	purple martin	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine. Nests in old woodpecker cavities mostly; also in human-made structures. Nest often located in tall, isolated tree/snag. SSC/G5/S3	migratory in winter	poor habitat present
Strix occidentalis caurina	northern spotted owl	Old-growth forests or mixed stands of old-growth & mature trees; occasionally in younger forests with patches of big trees; FT/ST/SSC	year-round	habitat not present
Antrozous pallidus	pallid bat	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites. SSC/G5/S3	local migrant	poor habitat present due to human activity on site

Wildlife Species	Common Name	Habitat Requirements, Status	Season Present	Habitat Present
Corynorhinus townsendii	Townsend's big-eared bat	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance. SC/SSC/G3/S2	year-round	habitat not present
Lasiurus blossevillii	western red bat	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests. Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging. SSC/G5/S3	year-round	poor habitat is present
Lasiurus cinereus	hoary bat	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water. G5/S4	migratory spring & fall	habitat not present
Myotis evotis	long-eared myotis	Found in all brush, woodland and forest habitats from sea level to about 9000 ft. Prefers coniferous woodlands and forests. Nursery colonies in buildings, crevices, spaces under bark, and snags. Caves used primarily as night roosts. G5/S3	year-round	habitat not present
Myotis thysanodes	fringed myotis	In a wide variety of habitats, optimal habitats are pinyon-juniper, valley foothill hardwood and hardwood-conifer. Uses caves, mines, buildings or crevices for maternity colonies and roosts. G4/S3	year-round	poor habitat is present

Key for Table 3:

SE/ST/SD/SR=State Endangered/Threatened/Delisted/Rare
SC/SCD=State Candidate for Listing/Delisting
SSC=CDFW Species of Special Concern
SFP=CDFW Fully Protected
WL=CDFW Watch List
FE/FT/FD=Federal Endangered/Threatened/Delisted
FPE/FPT/FPD/FP=Federal Proposed Endangered/Threatened/Delisting
FC=Federal Candidate

NatureServe Conservation Status:
G1/S1 = Global/State Critically Imperiled
G2/S2 = Global/State Imperiled
G3/S3 = Global/State Vulnerable
G4/S4 = Global/State Apparently Secure
G5/S5 = Global/State Secure
T2 = Imperiled
T4 = Apparently Secure
SNR = Not yet assessed

4.3 Wildlife Assessment: Based on the pre-survey research conducted for this study, the following wildlife species need to be accounted for within the project area. These consist of the species identified as present within the Whispering Pines quadrangle by the CNDDB. Accepted protocol requires that all CNDDB species in the surrounding U.S.G.S. quadrangle be discussed even through suitable habitat may not occur on the site.

Habitat for the species listed in the CNDDB for this quadrangle is absent or poor on the property due to lack of habitat, the developed nature of the parcel, and the residential development surrounding the site. There are no perennial or ephemeral streams located on the property, or any ponds or other natural sources of water. Additionally, continuous human disturbance would likely affect the presence of other species, such as bats, to be present on or around the site.

- Western bumblebee
- California giant salamander
- Red-bellied newt
- Steelhead-Central California Coast DPS
- Foothill yellow-legged frog
- California red-legged frog
- Western pond turtle
- Purple martin
- Northern spotted owl
- Pallid bat
- Townsend's big-eared bat
- Western red bat
- Hoary bat
- Long-eared myotis
- Fringed myotis

5.0 FIELD SURVEY RESULTS

5.1 Botanical Field Survey Results: Table 4 presents the results of the floristic-level botanical survey within the survey area. Each of the sensitive plant taxa potentially occurring at the sites and listed in Tables 2 and 3 was specifically searched for during the survey. The survey identified a total of 35 plant taxa on the property, including native and introduced plants. No taxa with sensitive status were identified.

No additional plants were added to the list during the spring survey in 2023 due to the extensive disturbance of the parcel.

Note: *Even when a site meets the generalized habitat description for a sensitive plant taxon, this is not a guarantee that it is present. The precise habitat requirements for any species cannot be known in most cases. Plants with sensitive regulatory status are rare because they have a narrow band of habitat criteria that must be met. These may include a wide range factors including microclimate, seasonal soil moisture, soil chemistry and texture, and presence or absence of specific pests or competitors.*

At present the specifics of these factors are not known for the vast majority of plant taxa. This issue is understood by regulatory biologists and is dealt with through the requirement that a floristic-level botanical survey be conducted which lists all plants occurring at a site throughout the full range of blooming seasons. Ultimately, the botanical survey determines whether a taxon is present or not present.

TABLE 4. FLORA FOR APN 10336 LOCH LOMOND ROAD, APN 011-067-18

Habit	Species	Common Name	Family	Origin
fern	*Pteridium aquilinum var. pubescens*	western bracken fern	Dennstaedtiaceae	N
forb	*Agoseris grandiflora*	California dandelion, big-flower agoseris	Asteraceae	N
forb	*Cirsium arvense*	Canada thistle	Asteraceae	A
forb	*Cynara cardunculus*	artichoke thistle	Asteraceae	A
forb	*Lactuca seriola*	prickly lettuce	Asteraceae	A
forb	*Wyethia glabra*	green mule ears, shining mule ears	Asteraceae	N
forb	*Lathyrus latifolius*	everlasting pea	Fabaceae	A
forb	*Lotus crassifolius ssp. crassifolius*	big deer vetch	Fabaceae	N
forb	*Trifolium repens*	white lawn clover	Fabaceae	A
forb	*Chlorogalum pomeridianum*	wavyleaf soap plant	Liliaceae	N
forb	*Plantago lanceolata*	English plantain	Plantaginaceae	A
forb	*Verbascum thapsus*	woolly mullein	Scrophulariaceae	A
grass	*Bromus carinatus var. carinatus*	California brome	Poaceae	N
grass	*Elymus glaucus*	blue wildrye	Poaceae	N
shrub	*Sambucus nigra ssp. caerulea*	blue elderberry	Adoxacaceae	N
shrub	*Toxicodendron diversilobum*	poison oak	Anacardiaceae	N
shrub	*Symphoricarpos albus var. laevigatus*	common snowberry	Caryophyllaceae	N
shrub	*Arctostaphylos manzanita ssp. manzanita*	common manzanita	Ericaceae	N
shrub	*Cytisus scoparius*	Scotch broom	Fabaceae	A
shrub	*Quercus wislizeni var. frutescens*	interior live oak	Fagaceae	N
shrub	*Frangula californica ssp. californica*	California coffeeberry	Rhamnaceae	N
shrub	*Heteromeles arbutifolia*	toyon	Rosaceae	N

Habit	Species	Common Name	Family	Origin
tree	*Cornus nuttallii*	Pacific dogwood, mountain dogwood	Cornaceae	N
tree	*Calocedrus decurrens*	incense cedar	Cupressaceae	N
tree	*Arbutus menziesii*	Pacific madrone	Ericaceae	N
tree	*Quercus kelloggii*	California black oak	Fagaceae	N
tree	*Morus alba*	white mulberry	Moraceae	A
tree	*Fraxinus latifolia*	Oregon ash	Oleaceae	N
tree	*Pinus ponderosa*	ponderosa pine	Pinaceae	N
tree	*Platanus racemosa*	California sycamore, western sycamore	Platanaceae	N
tree	*Prunus subcordata*	Pacific plum, Klamath plum	Rosaceae	N
tree	*Acer macrophyllum*	big-leaf maple	Sapindaceae	N
vine	*Lonicera hispidula*	pink honeysuckle	Caprifoliaceae	N
vine	*Symphoricarpos mollis*	tripvine, creeping snowberry	Caprifoliaceae	N
vine	*Vitis californica*	California wild grape	Vitaceae	N

A=Alien, N=Native

6.0 SUMMARY AND RECOMMENDATIONS

6.1 Summary: This biological resource assessment involved the following analyses and surveys for sensitive plants and wildlife potentially occurring in the vicinity of the project:

- Review of current California Natural Diversity Database (CNDDB) mapping of known sensitive plant and wildlife populations within the region.
- An analysis of the suitability of the site for sensitive plants and wildlife using the California Native Plant Society *Electronic Inventory of Rare and Endangered Vascular Plants of California*.
- A California Department of Fish and Wildlife protocol, floristic-level field survey of the plants occurring within and in the immediate vicinity of the project.

Sensitive Plants: A total of 35 native and introduced plant taxa were identified on the property during the in-season, floristic-level botanical surveys. No plants with sensitive regulatory status were found on the property during the surveys. As used here, the term sensitive includes species having state or federal regulatory status, included on Lists 1B through 4 by the California Native Plant Society, or otherwise listed in the California Natural Diversity Database.

Sensitive Wildlife: Sensitive wildlife species were assessed for potential occurrence at the site because of inclusion in the CNDDB database for the Whispering Pines quadrangle. No sensitive species are likely to occur on the site due to lack of habitat and the developed nature of the property.

6.2 Recommendations: For each of the recommendations accepted as project mitigation, declarative language should be used (e.g. should will be replaced with shall)

A. Sensitive Plants and Wildlife

Potential Impacts:

Plants: No plants with sensitive regulatory status are present

Wildlife: While lacking sensitive status, migratory birds and birds of prey are protected under the Migratory Bird Treaty Act and California Fish and Game Code. Removal of trees and clearing of shrubs has a potential to result in an incidental take of eggs, or nestlings if clearing of trees or shrub habitat occurs during the nesting season (February 1 through August 31).

Proposed Mitigation for Impacts to Wildlife:

Bats are potentially present within the hollows of trees and beneath peeling bark within the ponderosa pine forest and in oaks in ruderal (disturbed) areas of the property during their roosting season (April 1 through September 15). Felling of trees when bats are present has a potential to result in an incidental take of this species with sensitive regulatory status.

Measure 1: In order to avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following recommendation is made: Removal of trees during the nesting season (February 1 to August 31) must be 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.

Measure 2: Prior to the clearing of trees, 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.

B. Erosion Control

Potential Impacts:

Vegetation clearing and grading activities have a potential to result in sediment runoff into waterways.

Proposed Mitigation for Erosion and Sedimentation:

Measure 3: Any proposed grading should be conducted in a manner that prevents erosion and subsequent sedimentation of the vernal pool habitat across the highway. 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 Loch Lomond Vernal Pool or local drainages. 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.

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APPENDIX A

CNDDB SENSITIVE PLANT AND WILDLIFE SPECIES WITHIN THE SURROUNDING CALIF. 7½' QUADS.

Surrounding 9-Quad List: Whispering Pines Quadrangle

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
CLK HIGHLANDS	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
CLK HIGHLANDS	*Rana draytonii*	California red-legged frog	Threat	None	SSC	-
CLK HIGHLANDS	*Ardea alba*	great egret	None	None	-	-
CLK HIGHLANDS	*Ardea herodias*	great blue heron	None	None	-	-
CLK HIGHLANDS	*Coccyzus americanus occidentalis*	western yellow-billed cuckoo	Threat	End	-	-
CLK HIGHLANDS	*Haliaeetus leucocephalus*	bald eagle	Delisted	End	FP	-
CLK HIGHLANDS	*Strix occidentalis caurina*	Northern Spotted Owl	Threat	Threat	-	-
CLK HIGHLANDS	*Archoplites interruptus*	Sacramento perch	None	None	SSC	-
CLK HIGHLANDS	*Cottus asper ssp.*	Clear Lake prickly sculpin	None	None	SSC	-
CLK HIGHLANDS	*Hesperoleucus venustus navarroensis*	northern coastal roach	None	None	SSC	-
CLK HIGHLANDS	*Hysterocarpus traskii lagunae*	Clear Lake tule perch	None	None	SSC	-
CLK HIGHLANDS	*Lavinia exilicauda chi*	Clear Lake hitch	None	Threat	-	-
CLK HIGHLANDS	*Dubiraphia brunnescens*	brownish dubiraphian riffle beetle	None	None	-	-
CLK HIGHLANDS	*Hedychridium milleri*	Borax Lake cuckoo wasp	None	None	-	-
CLK HIGHLANDS	*Antrozous pallidus*	pallid bat	None	None	SSC	-
CLK HIGHLANDS	*Corynorhinus townsendii*	Townsend's big-eared bat	None	None	SSC	-
CLK HIGHLANDS	*Myotis yumanensis*	Yuma myotis	None	None	-	-
CLK HIGHLANDS	*Gonidea angulata*	western ridged mussel	None	None	-	-
CLK HIGHLANDS	*Pyrgulopsis ventricosa*	Clear Lake pyrg	None	None	-	-
CLK HIGHLANDS	*Emys marmorata*	western pond turtle	None	None	SSC	-
CLK HIGHLANDS	*Clear Lake Drainage Resident Trout Stream*	Clear Lake Drainage Resident Trout Stream	None	None	-	-
CLK HIGHLANDS	*Coastal and Valley Freshwater Marsh*	Coastal and Valley Freshwater Marsh	None	None	-	-
CLK HIGHLANDS	*Northern Basalt Flow Vernal Pool*	Northern Basalt Flow Vernal Pool	None	None	-	-
CLK HIGHLANDS	*Northern Volcanic Ash Vernal Pool*	Northern Volcanic Ash Vernal Pool	None	None	-	-
CLK HIGHLANDS	*Antirrhinum virga*	twig-like snapdragon	None	None	-	4.3
CLK HIGHLANDS	*Arctostaphylos manzanita ssp. elegans*	Konocti manzanita	None	None	-	1B.3
CLK HIGHLANDS	*Arctostaphylos stanfordiana ssp. raichei*	Raiche's manzanita	None	None	-	1B.1
CLK HIGHLANDS	*Brasenia schreberi*	watershield	None	None	-	2B.3
CLK HIGHLANDS	*Calochortus uniflorus*	pink star-tulip	None	None	-	4.2
CLK HIGHLANDS	*Calyptridium quadripetalum*	four-petaled pussypaws	None	None	-	4.3
CLK HIGHLANDS	*Cordylanthus tenuis ssp. brunneus*	serpentine bird's-beak	None	None	-	4.3
CLK HIGHLANDS	*Eriastrum brandegeeae*	Brandegee's eriastrum	None	None	-	1B.1
CLK HIGHLANDS	*Eryngium constancei*	Loch Lomond button-celery	End	End	-	1B.1
CLK HIGHLANDS	*Gratiola heterosepala*	Boggs Lake hedge-hyssop	None	End	-	1B.2
CLK HIGHLANDS	*Harmonia hallii*	Hall's harmonia	None	None	-	1B.2

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
CLK HIGHLANDS	*Hemizonia congesta ssp. calyculata*	Mendocino tarplant	None	None	-	4.3
CLK HIGHLANDS	*Hesperolinon bicarpellatum*	two-carpellate western flax	None	None	-	1B.2
CLK HIGHLANDS	*Horkelia bolanderi*	Bolander's horkelia	None	None	-	1B.2
CLK HIGHLANDS	*Imperata brevifolia*	California satintail	None	None	-	2B.1
CLK HIGHLANDS	*Lasthenia burkei*	Burke's goldfields	End	End	-	1B.1
CLK HIGHLANDS	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
CLK HIGHLANDS	*Limnanthes floccosa ssp. floccosa*	woolly meadowfoam	None	None	-	4.2
CLK HIGHLANDS	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
CLK HIGHLANDS	*Myosurus minimus ssp. apus*	little mousetail	None	None	-	3.1
CLK HIGHLANDS	*Navarretia leucocephala ssp. bakeri*	Baker's navarretia	None	None	-	1B.1
CLK HIGHLANDS	*Navarretia leucocephala ssp. pauciflora*	few-flowered navarretia	End	Threat	-	1B.1
CLK HIGHLANDS	*Navarretia leucocephala ssp. plieantha*	many-flowered navarretia	End	End	-	1B.2
CLK HIGHLANDS	*Piperia michaelii*	Michael's rein orchid	None	None	-	4.2
CLK HIGHLANDS	*Potamogeton zosteriformis*	eel-grass pondweed	None	None	-	2B.2
CLK HIGHLANDS	*Sedella leiocarpa*	Lake County stonecrop	End	End	-	1B.1
CLK HIGHLANDS	*Sidalcea oregana ssp. hydrophila*	marsh checkerbloom	None	None	-	1B.2
CLK HIGHLANDS	*Toxicoscordion fontanum*	marsh zigadenus	None	None	-	4.2
CLK HIGHLANDS	*Viburnum ellipticum*	oval-leaved viburnum	None	None	-	2B.3
DETERT RESERV	*Dicamptodon ensatus*	California giant salamander	None	None	SSC	-
DETERT RESERV	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
DETERT RESERV	*Agelaius tricolor*	tricolored blackbird	None	Threat	SSC	-
DETERT RESERV	*Falco mexicanus*	prairie falcon	None	None	WL	-
DETERT RESERV	*Falco peregrinus anatum*	American peregrine falcon	Delisted	Delisted	FP	-
DETERT RESERV	*Progne subis*	purple martin	None	None	SSC	-
DETERT RESERV	*Strix occidentalis caurina*	Northern Spotted Owl	Threat	Threat	-	-
DETERT RESERV	*Hysterocarpus traskii pomo*	Russian River tule perch	None	None	SSC	-
DETERT RESERV	*Oncorhynchus mykiss irideus pop. 8*	steelhead - central California coast DPS	Threat	None	-	-
DETERT RESERV	*Bombus caliginosus*	obscure bumble bee	None	None	-	-
DETERT RESERV	*Hydrochara rickseckeri*	Ricksecker's water scavenger beetle	None	None	-	-
DETERT RESERV	*Trachykele hartmani*	serpentine cypress wood-boring beetle	None	None	-	-
DETERT RESERV	*Antrozous pallidus*	pallid bat	None	None	SSC	-
DETERT RESERV	*Corynorhinus townsendii*	Townsend's big-eared bat	None	None	SSC	-
DETERT RESERV	*Lasionycteris noctivagans*	silver-haired bat	None	None	-	-
DETERT RESERV	*Lasiurus blossevillii*	western red bat	None	None	SSC	-
DETERT RESERV	*Lasiurus cinereus*	hoary bat	None	None	-	-
DETERT RESERV	*Myotis ciliolabrum*	western small-footed myotis	None	None	-	-
DETERT RESERV	*Myotis evotis*	long-eared myotis	None	None	-	-

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
DETERT RESERV	*Myotis yumanensis*	Yuma myotis	None	None	-	-
DETERT RESERV	*Emys marmorata*	western pond turtle	None	None	SSC	-
DETERT RESERV	*Northern Vernal Pool*	Northern Vernal Pool	None	None	-	-
DETERT RESERV	*Amorpha californica var. napensis*	Napa false indigo	None	None	-	1B.2
DETERT RESERV	*Antirrhinum virga*	twig-like snapdragon	None	None	-	4.3
DETERT RESERV	*Arctostaphylos manzanita ssp. elegans*	Konocti manzanita	None	None	-	1B.3
DETERT RESERV	*Asclepias solanoana*	serpentine milkweed	None	None	-	4.2
DETERT RESERV	*Astragalus clevelandii*	Cleveland's milk-vetch	None	None	-	4.3
DETERT RESERV	*Astragalus rattanii var. jepsonianus*	Jepson's milk-vetch	None	None	-	1B.2
DETERT RESERV	*Brodiaea leptandra*	narrow-anthered brodiaea	None	None	-	1B.2
DETERT RESERV	*Calochortus uniflorus*	pink star-tulip	None	None	-	4.2
DETERT RESERV	*Calyptridium quadripetalum*	four-petaled pussypaws	None	None	-	4.3
DETERT RESERV	*Calystegia collina ssp. oxyphylla*	Mt. Saint Helena morning-glory	None	None	-	4.2
DETERT RESERV	*Calystegia collina ssp. venusta*	South Coast Range morning-glory	None	None	-	4.3
DETERT RESERV	*Ceanothus confusus*	Rincon Ridge ceanothus	None	None	-	1B.1
DETERT RESERV	*Ceanothus divergens*	Calistoga ceanothus	None	None	-	1B.2
DETERT RESERV	*Ceanothus purpureus*	holly-leaved ceanothus	None	None	-	1B.2
DETERT RESERV	*Ceanothus sonomensis*	Sonoma ceanothus	None	None	-	1B.2
DETERT RESERV	*Collomia diversifolia*	serpentine collomia	None	None	-	4.3
DETERT RESERV	*Cordylanthus tenuis ssp. brunneus*	serpentine bird's-beak	None	None	-	4.3
DETERT RESERV	*Cryptantha dissita*	serpentine cryptantha	None	None	-	1B.2
DETERT RESERV	*Delphinium uliginosum*	swamp larkspur	None	None	-	4.2
DETERT RESERV	*Erigeron biolettii*	streamside daisy	None	None	-	3
DETERT RESERV	*Erigeron greenei*	Greene's narrow-leaved daisy	None	None	-	1B.2
DETERT RESERV	*Eriogonum umbellatum var. bahiiforme*	bay buckwheat	None	None	-	4.2
DETERT RESERV	*Erythranthe nudata*	bare monkeyflower	None	None	-	4.3
DETERT RESERV	*Erythronium helenae*	St. Helena fawn lily	None	None	-	4.2
DETERT RESERV	*Fritillaria purdyi*	Purdy's fritillary	None	None	-	4.3
DETERT RESERV	*Harmonia hallii*	Hall's harmonia	None	None	-	1B.2
DETERT RESERV	*Harmonia nutans*	nodding harmonia	None	None	-	4.3
DETERT RESERV	*Hesperolinon bicarpellatum*	two-carpellate western flax	None	None	-	1B.2
DETERT RESERV	*Hesperolinon sharsmithiae*	Sharsmith's western flax	None	None	-	1B.2
DETERT RESERV	*Juncus luciensis*	Santa Lucia dwarf rush	None	None	-	1B.2
DETERT RESERV	*Layia septentrionalis*	Colusa layia	None	None	-	1B.2
DETERT RESERV	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
DETERT RESERV	*Leptosiphon jepsonii*	Jepson's leptosiphon	None	None	-	1B.2
DETERT RESERV	*Leptosiphon latisectus*	broad-lobed leptosiphon	None	None	-	4.3

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
DETERT RESERV	*Limnanthes floccosa ssp. floccosa*	woolly meadowfoam	None	None	-	4.2
DETERT RESERV	*Lomatium hooveri*	Hoover's lomatium	None	None	-	4.3
DETERT RESERV	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
DETERT RESERV	*Lupinus sericatus*	Cobb Mountain lupine	None	None	-	1B.2
DETERT RESERV	*Navarretia myersii ssp. deminuta*	small pincushion navarretia	None	None	-	1B.1
DETERT RESERV	*Navarretia paradoxinota*	Porter's navarretia	None	None	-	1B.3
DETERT RESERV	*Penstemon newberryi var. sonomensis*	Sonoma beardtongue	None	None	-	1B.3
DETERT RESERV	*Ribes victoris*	Victor's gooseberry	None	None	-	4.3
DETERT RESERV	*Streptanthus brachiatus ssp. brachiatus*	Socrates Mine jewelflower	None	None	-	1B.2
DETERT RESERV	*Streptanthus hesperidis*	green jewelflower	None	None	-	1B.2
DETERT RESERV	*Streptanthus morrisonii ssp. elatus*	Three Peaks jewelflower	None	None	-	1B.2
DETERT RESERV	*Streptanthus vernalis*	early jewelflower	None	None	-	1B.2
DETERT RESERV	*Trichostema ruygtii*	Napa bluecurls	None	None	-	1B.2
JIMTOWN	*Dicamptodon ensatus*	California giant salamander	None	None	SSC	-
JIMTOWN	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
JIMTOWN	*Aquila chrysaetos*	golden eagle	None	None	FP ; WL	-
JIMTOWN	*Ardea herodias*	great blue heron	None	None	-	-
JIMTOWN	*Athene cunicularia*	burrowing owl	None	None	SSC	-
JIMTOWN	*Buteo swainsoni*	Swainson's hawk	None	Threat	-	-
JIMTOWN	*Elanus leucurus*	white-tailed kite	None	None	FP	-
JIMTOWN	*Haliaeetus leucocephalus*	bald eagle	Delisted	End	FP	-
JIMTOWN	*Pandion haliaetus*	osprey	None	None	WL	-
JIMTOWN	*Entosphenus tridentatus*	Pacific lamprey	None	None	SSC	-
JIMTOWN	*Hesperoleucus venustus navarroensis*	northern coastal roach	None	None	SSC	-
JIMTOWN	*Hysterocarpus traskii pomo*	Russian River tule perch	None	None	SSC	-
JIMTOWN	*Mylopharodon conocephalus*	hardhead	None	None	SSC	-
JIMTOWN	*Oncorhynchus mykiss irideus pop. 8*	steelhead - central California coast DPS	Threat	None	-	-
JIMTOWN	*Oncorhynchus tshawytscha pop. 17*	chinook salmon - California coastal ESU	Threat	None	-	-
JIMTOWN	*Antrozous pallidus*	pallid bat	None	None	SSC	-
JIMTOWN	*Emys marmorata*	western pond turtle	None	None	SSC	-
JIMTOWN	*Asclepias solanoana*	serpentine milkweed	None	None	-	4.2
JIMTOWN	*Astragalus breweri*	Brewer's milk-vetch	None	None	-	4.2
JIMTOWN	*Calamagrostis ophitidis*	serpentine reed grass	None	None	-	4.3
JIMTOWN	*Calystegia collina ssp. oxyphylla*	Mt. Saint Helena morning-glory	None	None	-	4.2
JIMTOWN	*Cryptantha dissita*	serpentine cryptantha	None	None	-	1B.2
JIMTOWN	*Erythronium helenae*	St. Helena fawn lily	None	None	-	4.2
JIMTOWN	*Lasthenia burkei*	Burke's goldfields	End	End	-	1B.1

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
JIMTOWN	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
JIMTOWN	*Leptosiphon jepsonii*	Jepson's leptosiphon	None	None	-	1B.2
JIMTOWN	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
JIMTOWN	*Streptanthus brachiatus ssp. hoffmanii*	Freed's jewelflower	None	None	-	1B.2
JIMTOWN	*Streptanthus glandulosus ssp. hoffmanii*	Hoffman's bristly jewelflower	None	None	-	1B.3
KELSEYVILLE	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
KELSEYVILLE	*Rana draytonii*	California red-legged frog	Threat	None	SSC	-
KELSEYVILLE	*Taricha rivularis*	red-bellied newt	None	None	SSC	-
KELSEYVILLE	*Pandion haliaetus*	osprey	None	None	WL	-
KELSEYVILLE	*Progne subis*	purple martin	None	None	SSC	-
KELSEYVILLE	*Calasellus californicus*	An isopod	None	None	-	-
KELSEYVILLE	*Linderiella occidentalis*	California linderiella	None	None	-	-
KELSEYVILLE	*Hesperoleucus venustus navarroensis*	northern coastal roach	None	None	SSC	-
KELSEYVILLE	*Lavinia exilicauda chi*	Clear Lake hitch	None	Threat	-	-
KELSEYVILLE	*Bombus caliginosus*	obscure bumble bee	None	None	-	-
KELSEYVILLE	*Hydrochara rickseckeri*	Ricksecker's water scavenger beetle	None	None	-	-
KELSEYVILLE	*Erethizon dorsatum*	North American porcupine	None	None	-	-
KELSEYVILLE	*Emys marmorata*	western pond turtle	None	None	SSC	-
KELSEYVILLE	*Clear Lake Drainage Cyprinid/Catostomid Stream*	Clear Lake Drainage Cyprinid/Catostomid Stream	None	None	-	-
KELSEYVILLE	*Clear Lake Drainage Resident Trout Stream*	Clear Lake Drainage Resident Trout Stream	None	None	-	-
KELSEYVILLE	*Clear Lake Drainage Seasonal Lakefish Spawning Stream*	Clear Lake Drainage Seasonal Lakefish Spawning Stream	None	None	-	-
KELSEYVILLE	*Northern Volcanic Ash Vernal Pool*	Northern Volcanic Ash Vernal Pool	None	None	-	-
KELSEYVILLE	*Amsinckia lunaris*	bent-flowered fiddleneck	None	None	-	1B.2
KELSEYVILLE	*Arctostaphylos manzanita ssp. elegans*	Konocti manzanita	None	None	-	1B.3
KELSEYVILLE	*Arctostaphylos stanfordiana ssp. raichei*	Raiche's manzanita	None	None	-	1B.1
KELSEYVILLE	*Astragalus breweri*	Brewer's milk-vetch	None	None	-	4.2
KELSEYVILLE	*Azolla microphylla*	Mexican mosquito fern	None	None	-	4.2
KELSEYVILLE	*Brasenia schreberi*	watershield	None	None	-	2B.3
KELSEYVILLE	*Calyptridium quadripetalum*	four-petaled pussypaws	None	None	-	4.3
KELSEYVILLE	*Clarkia gracilis ssp. tracyi*	Tracy's clarkia	None	None	-	4.2
KELSEYVILLE	*Cordylanthus tenuis ssp. brunneus*	serpentine bird's-beak	None	None	-	4.3
KELSEYVILLE	*Eriastrum brandegeeae*	Brandegee's eriastrum	None	None	-	1B.1
KELSEYVILLE	*Gratiola heterosepala*	Boggs Lake hedge-hyssop	None	End	-	1B.2
KELSEYVILLE	*Harmonia hallii*	Hall's harmonia	None	None	-	1B.2
KELSEYVILLE	*Hesperolinon adenophyllum*	glandular western flax	None	None	-	1B.2

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
KELSEYVILLE	*Horkelia bolanderi*	Bolander's horkelia	None	None	-	1B.2
KELSEYVILLE	*Lasthenia burkei*	Burke's goldfields	End	End	-	1B.1
KELSEYVILLE	*Layia septentrionalis*	Colusa layia	None	None	-	1B.2
KELSEYVILLE	*Legenere limosa*	legenere	None	None	-	1B.1
KELSEYVILLE	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
KELSEYVILLE	*Limnanthes floccosa ssp. floccosa*	woolly meadowfoam	None	None	-	4.2
KELSEYVILLE	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
KELSEYVILLE	*Lupinus sericatus*	Cobb Mountain lupine	None	None	-	1B.2
KELSEYVILLE	*Micropus amphibolus*	Mt. Diablo cottonweed	None	None	-	3.2
KELSEYVILLE	*Monardella viridis*	green monardella	None	None	-	4.3
KELSEYVILLE	*Navarretia leucocephala ssp. pauciflora*	few-flowered navarretia	End	Threat	-	1B.1
KELSEYVILLE	*Navarretia leucocephala ssp. plieantha*	many-flowered navarretia	End	End	-	1B.2
KELSEYVILLE	*Orcuttia tenuis*	slender Orcutt grass	Threat	End	-	1B.1
KELSEYVILLE	*Penstemon newberryi var. sonomensis*	Sonoma beardtongue	None	None	-	1B.3
KELSEYVILLE	*Potamogeton zosteriformis*	eel-grass pondweed	None	None	-	2B.2
KELSEYVILLE	*Sidalcea oregana ssp. hydrophila*	marsh checkerbloom	None	None	-	1B.2
KELSEYVILLE	*Streptanthus barbiger*	bearded jewelflower	None	None	-	4.2
KELSEYVILLE	*Trichostema ruygtii*	Napa bluecurls	None	None	-	1B.2
LOWER LAKE	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
LOWER LAKE	*Taricha rivularis*	red-bellied newt	None	None	SSC	-
LOWER LAKE	*Aquila chrysaetos*	golden eagle	None	None	FP ; WL	-
LOWER LAKE	*Haliaeetus leucocephalus*	bald eagle	Delisted	End	FP	-
LOWER LAKE	*Hesperoleucus venustus navarroensis*	northern coastal roach	None	None	SSC	-
LOWER LAKE	*Lavinia exilicauda chi*	Clear Lake hitch	None	Threat	-	-
LOWER LAKE	*Saldula usingeri*	Wilbur Springs shorebug	None	None	-	-
LOWER LAKE	*Antrozous pallidus*	pallid bat	None	None	SSC	-
LOWER LAKE	*Corynorhinus townsendii*	Townsend's big-eared bat	None	None	SSC	-
LOWER LAKE	*Myotis yumanensis*	Yuma myotis	None	None	-	-
LOWER LAKE	*Emys marmorata*	western pond turtle	None	None	SSC	-
LOWER LAKE	*Amsinckia lunaris*	bent-flowered fiddleneck	None	None	-	1B.2
LOWER LAKE	*Astragalus rattanii var. jepsonianus*	Jepson's milk-vetch	None	None	-	1B.2
LOWER LAKE	*Delphinium uliginosum*	swamp larkspur	None	None	-	4.2
LOWER LAKE	*Fritillaria pluriflora*	adobe-lily	None	None	-	1B.2
LOWER LAKE	*Harmonia hallii*	Hall's harmonia	None	None	-	1B.2
LOWER LAKE	*Hesperolinon sharsmithiae*	Sharsmith's western flax	None	None	-	1B.2
LOWER LAKE	*Lasthenia burkei*	Burke's goldfields	End	End	-	1B.1

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
LOWER LAKE	*Layia septentrionalis*	Colusa layia	None	None	-	1B.2
LOWER LAKE	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
LOWER LAKE	*Lomatium hooveri*	Hoover's lomatium	None	None	-	4.3
LOWER LAKE	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
LOWER LAKE	*Malacothamnus helleri*	Heller's bush-mallow	None	None	-	3.3
LOWER LAKE	*Navarretia leucocephala ssp. bakeri*	Baker's navarretia	None	None	-	1B.1
LOWER LAKE	*Navarretia leucocephala ssp. pauciflora*	few-flowered navarretia	End	Threat	-	1B.1
LOWER LAKE	*Potamogeton zosteriformis*	eel-grass pondweed	None	None	-	2B.2
LOWER LAKE	*Sidalcea keckii*	Keck's checkerbloom	End	None	-	1B.1
MIDDLETOWN	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
MIDDLETOWN	*Haliaeetus leucocephalus*	bald eagle	Delisted	End	FP	-
MIDDLETOWN	*Corynorhinus townsendii*	Townsend's big-eared bat	None	None	SSC	-
MIDDLETOWN	*Lasionycteris noctivagans*	silver-haired bat	None	None	-	-
MIDDLETOWN	*Lasiurus cinereus*	hoary bat	None	None	-	-
MIDDLETOWN	*Myotis yumanensis*	Yuma myotis	None	None	-	-
MIDDLETOWN	*Margaritifera falcata*	western pearlshell	None	None	-	-
MIDDLETOWN	*Emys marmorata*	western pond turtle	None	None	SSC	-
MIDDLETOWN	*Northern Basalt Flow Vernal Pool*	Northern Basalt Flow Vernal Pool	None	None	-	-
MIDDLETOWN	*Amsinckia lunaris*	bent-flowered fiddleneck	None	None	-	1B.2
MIDDLETOWN	*Astragalus breweri*	Brewer's milk-vetch	None	None	-	4.2
MIDDLETOWN	*Astragalus rattanii var. jepsonianus*	Jepson's milk-vetch	None	None	-	1B.2
MIDDLETOWN	*Calamagrostis ophitidis*	serpentine reed grass	None	None	-	4.3
MIDDLETOWN	*Calochortus uniflorus*	pink star-tulip	None	None	-	4.2
MIDDLETOWN	*Calystegia collina ssp. oxyphylla*	Mt. Saint Helena morning-glory	None	None	-	4.2
MIDDLETOWN	*Castilleja rubicundula var. rubicundula*	pink creamsacs	None	None	-	1B.2
MIDDLETOWN	*Collomia diversifolia*	serpentine collomia	None	None	-	4.3
MIDDLETOWN	*Delphinium uliginosum*	swamp larkspur	None	None	-	4.2
MIDDLETOWN	*Erigeron greenei*	Greene's narrow-leaved daisy	None	None	-	1B.2
MIDDLETOWN	*Erythranthe nudata*	bare monkeyflower	None	None	-	4.3
MIDDLETOWN	*Erythronium helenae*	St. Helena fawn lily	None	None	-	4.2
MIDDLETOWN	*Gratiola heterosepala*	Boggs Lake hedge-hyssop	None	End	-	1B.2
MIDDLETOWN	*Harmonia hallii*	Hall's harmonia	None	None	-	1B.2
MIDDLETOWN	*Hemizonia congesta ssp. congesta*	congested-headed hayfield tarplant	None	None	-	1B.2
MIDDLETOWN	*Hesperolinon bicarpellatum*	two-carpellate western flax	None	None	-	1B.2
MIDDLETOWN	*Hesperolinon didymocarpum*	Lake County western flax	None	End	-	1B.2
MIDDLETOWN	*Hesperolinon sharsmithiae*	Sharsmith's western flax	None	None	-	1B.2
MIDDLETOWN	*Lasthenia burkei*	Burke's goldfields	End	End	-	1B.1

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
MIDDLETOWN	*Legenere limosa*	legenere	None	None	-	1B.1
MIDDLETOWN	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
MIDDLETOWN	*Leptosiphon jepsonii*	Jepson's leptosiphon	None	None	-	1B.2
MIDDLETOWN	*Leptosiphon latisectus*	broad-lobed leptosiphon	None	None	-	4.3
MIDDLETOWN	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
MIDDLETOWN	*Navarretia cotulifolia*	cotula navarretia	None	None	-	4.2
MIDDLETOWN	*Navarretia jepsonii*	Jepson's navarretia	None	None	-	4.3
MIDDLETOWN	*Navarretia leucocephala ssp. bakeri*	Baker's navarretia	None	None	-	1B.1
MIDDLETOWN	*Navarretia leucocephala ssp. plieantha*	many-flowered navarretia	End	End	-	1B.2
MIDDLETOWN	*Navarretia paradoxinota*	Porter's navarretia	None	None	-	1B.3
MIDDLETOWN	*Orcuttia tenuis*	slender Orcutt grass	Threat	End	-	1B.1
MIDDLETOWN	*Sedella leiocarpa*	Lake County stonecrop	End	End	-	1B.1
MIDDLETOWN	*Streptanthus hesperidis*	green jewelflower	None	None	-	1B.2
MIDDLETOWN	*Trifolium hydrophilum*	saline clover	None	None	-	1B.2
MT. ST. HELENA	*Dicamptodon ensatus*	California giant salamander	None	None	SSC	-
MT. ST. HELENA	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
MT. ST. HELENA	*Taricha rivularis*	red-bellied newt	None	None	SSC	-
MT. ST. HELENA	*Aquila chrysaetos*	golden eagle	None	None	FP ; WL	-
MT. ST. HELENA	*Ardea alba*	great egret	None	None	-	-
MT. ST. HELENA	*Ardea herodias*	great blue heron	None	None	-	-
MT. ST. HELENA	*Egretta thula*	snowy egret	None	None	-	-
MT. ST. HELENA	*Falco peregrinus anatum*	American peregrine falcon	Delisted	Delisted	FP	-
MT. ST. HELENA	*Pandion haliaetus*	osprey	None	None	WL	-
MT. ST. HELENA	*Strix occidentalis caurina*	Northern Spotted Owl	Threat	Threat	-	-
MT. ST. HELENA	*Stygobromus cherylae*	Barr's amphipod	None	None	-	-
MT. ST. HELENA	*Syncaris pacifica*	California freshwater shrimp	End	End	-	-
MT. ST. HELENA	*Entosphenus tridentatus*	Pacific lamprey	None	None	SSC	-
MT. ST. HELENA	*Hesperoleucus venustus navarroensis*	northern coastal roach	None	None	SSC	-
MT. ST. HELENA	*Hysterocarpus traskii pomo*	Russian River tule perch	None	None	SSC	-
MT. ST. HELENA	*Oncorhynchus kisutch pop. 4*	coho salmon - central California coast ESU	End	End	-	-
MT. ST. HELENA	*Oncorhynchus mykiss irideus pop. 8*	steelhead - central California coast DPS	Threat	None	-	-
MT. ST. HELENA	*Oncorhynchus tshawytscha pop. 17*	chinook salmon - California coastal ESU	Threat	None	-	-
MT. ST. HELENA	*Trachykele hartmani*	serpentine cypress wood-boring beetle	None	None	-	-
MT. ST. HELENA	*Antrozous pallidus*	pallid bat	None	None	SSC	-
MT. ST. HELENA	*Corynorhinus townsendii*	Townsend's big-eared bat	None	None	SSC	-
MT. ST. HELENA	*Pekania pennanti*	Fisher	None	None	SSC	-

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
MT. ST. HELENA	*Emys marmorata*	western pond turtle	None	None	SSC	-
MT. ST. HELENA	*Arctostaphylos manzanita ssp. elegans*	Konocti manzanita	None	None	-	1B.3
MT. ST. HELENA	*Astragalus clevelandii*	Cleveland's milk-vetch	None	None	-	4.3
MT. ST. HELENA	*Astragalus rattanii var. jepsonianus*	Jepson's milk-vetch	None	None	-	1B.2
MT. ST. HELENA	*Brodiaea leptandra*	narrow-anthered brodiaea	None	None	-	1B.2
MT. ST. HELENA	*Calystegia collina ssp. oxyphylla*	Mt. Saint Helena morning-glory	None	None	-	4.2
MT. ST. HELENA	*Ceanothus confusus*	Rincon Ridge ceanothus	None	None	-	1B.1
MT. ST. HELENA	*Ceanothus divergens*	Calistoga ceanothus	None	None	-	1B.2
MT. ST. HELENA	*Cordylanthus tenuis ssp. brunneus*	serpentine bird's-beak	None	None	-	4.3
MT. ST. HELENA	*Delphinium uliginosum*	swamp larkspur	None	None	-	4.2
MT. ST. HELENA	*Erigeron greenei*	Greene's narrow-leaved daisy	None	None	-	1B.2
MT. ST. HELENA	*Eriogonum nervulosum*	Snow Mountain buckwheat	None	None	-	1B.2
MT. ST. HELENA	*Erythronium helenae*	St. Helena fawn lily	None	None	-	4.2
MT. ST. HELENA	*Fritillaria purdyi*	Purdy's fritillary	None	None	-	4.3
MT. ST. HELENA	*Harmonia nutans*	nodding harmonia	None	None	-	4.3
MT. ST. HELENA	*Hesperolinon bicarpellatum*	two-carpellate western flax	None	None	-	1B.2
MT. ST. HELENA	*Horkelia parryi*	Parry's horkelia	None	None	-	1B.2
MT. ST. HELENA	*Leptosiphon jepsonii*	Jepson's leptosiphon	None	None	-	1B.2
MT. ST. HELENA	*Leptosiphon latisectus*	broad-lobed leptosiphon	None	None	-	4.3
MT. ST. HELENA	*Limnanthes vinculans*	Sebastopol meadowfoam	End	End	-	1B.1
MT. ST. HELENA	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
MT. ST. HELENA	*Lupinus sericatus*	Cobb Mountain lupine	None	None	-	1B.2
MT. ST. HELENA	*Navarretia cotulifolia*	cotula navarretia	None	None	-	4.2
MT. ST. HELENA	*Penstemon newberryi var. sonomensis*	Sonoma beardtongue	None	None	-	1B.3
MT. ST. HELENA	*Sidalcea oregana ssp. valida*	Kenwood Marsh checkerbloom	End	End	-	1B.1
MT. ST. HELENA	*Streptanthus brachiatus ssp. hoffmanii*	Freed's jewelflower	None	None	-	1B.2
MT. ST. HELENA	*Stuckenia filiformis ssp. alpina*	northern slender pondweed	None	None	-	2B.2
THE GEYSERS	*Dicamptodon ensatus*	California giant salamander	None	None	SSC	-
THE GEYSERS	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
THE GEYSERS	*Taricha rivularis*	red-bellied newt	None	None	SSC	-
THE GEYSERS	*Ardea herodias*	great blue heron	None	None	-	-
THE GEYSERS	*Progne subis*	purple martin	None	None	SSC	-
THE GEYSERS	*Entosphenus tridentatus*	Pacific lamprey	None	None	SSC	-
THE GEYSERS	*Hesperoleucus venustus navarroensis*	northern coastal roach	None	None	SSC	-
THE GEYSERS	*Hysterocarpus traskii pomo*	Russian River tule perch	None	None	SSC	-
THE GEYSERS	*Oncorhynchus mykiss irideus pop. 8*	steelhead - central California coast DPS	Threat	None	-	-

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
THE GEYSERS	*Bombus occidentalis*	western bumble bee	None	None	-	-
THE GEYSERS	*Emys marmorata*	western pond turtle	None	None	SSC	-
THE GEYSERS	*Clear Lake Drainage Resident Trout Stream*	Clear Lake Drainage Resident Trout Stream	None	None	-	-
THE GEYSERS	*Antirrhinum virga*	twig-like snapdragon	None	None	-	4.3
THE GEYSERS	*Arctostaphylos manzanita ssp. elegans*	Konocti manzanita	None	None	-	1B.3
THE GEYSERS	*Asclepias solanoana*	serpentine milkweed	None	None	-	4.2
THE GEYSERS	*Astragalus breweri*	Brewer's milk-vetch	None	None	-	4.2
THE GEYSERS	*Astragalus clevelandii*	Cleveland's milk-vetch	None	None	-	4.3
THE GEYSERS	*Calamagrostis ophitidis*	serpentine reed grass	None	None	-	4.3
THE GEYSERS	*Calyptridium quadripetalum*	four-petaled pussypaws	None	None	-	4.3
THE GEYSERS	*Calystegia collina ssp. oxyphylla*	Mt. Saint Helena morning-glory	None	None	-	4.2
THE GEYSERS	*Calystegia collina ssp. tridactylosa*	three-fingered morning-glory	None	None	-	1B.2
THE GEYSERS	*Ceanothus confusus*	Rincon Ridge ceanothus	None	None	-	1B.1
THE GEYSERS	*Ceanothus divergens*	Calistoga ceanothus	None	None	-	1B.2
THE GEYSERS	*Clarkia gracilis ssp. tracyi*	Tracy's clarkia	None	None	-	4.2
THE GEYSERS	*Collomia diversifolia*	serpentine collomia	None	None	-	4.3
THE GEYSERS	*Cordylanthus tenuis ssp. brunneus*	serpentine bird's-beak	None	None	-	4.3
THE GEYSERS	*Eriastrum brandegeeae*	Brandegee's eriastrum	None	None	-	1B.1
THE GEYSERS	*Erythronium helenae*	St. Helena fawn lily	None	None	-	4.2
THE GEYSERS	*Fritillaria purdyi*	Purdy's fritillary	None	None	-	4.3
THE GEYSERS	*Harmonia hallii*	Hall's harmonia	None	None	-	1B.2
THE GEYSERS	*Hesperolinon adenophyllum*	glandular western flax	None	None	-	1B.2
THE GEYSERS	*Layia septentrionalis*	Colusa layia	None	None	-	1B.2
THE GEYSERS	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
THE GEYSERS	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
THE GEYSERS	*Lupinus sericatus*	Cobb Mountain lupine	None	None	-	1B.2
THE GEYSERS	*Navarretia leucocephala ssp. pauciflora*	few-flowered navarretia	End	Threat	-	1B.1
THE GEYSERS	*Panicum acuminatum var. thermale*	Geysers panicum	None	End	-	1B.2
THE GEYSERS	*Sidalcea oregana ssp. hydrophila*	marsh checkerbloom	None	None	-	1B.2
THE GEYSERS	*Streptanthus barbiger*	bearded jewelflower	None	None	-	4.2
THE GEYSERS	*Streptanthus brachiatus ssp. brachiatus*	Socrates Mine jewelflower	None	None	-	1B.2
THE GEYSERS	*Streptanthus glandulosus ssp. hoffmanii*	Hoffman's bristly jewelflower	None	None	-	1B.3
WHISP. PINES	*Dicamptodon ensatus*	California giant salamander	None	None	SSC	-
WHISP. PINES	*Rana boylii pop. 1*	foothill yellow-legged frog - north coast DPS	None	None	SSC	-
WHISP. PINES	*Rana draytonii*	California red-legged frog	Threat	None	SSC	-
WHISP. PINES	*Taricha rivularis*	red-bellied newt	None	None	SSC	-
WHISP. PINES	*Progne subis*	purple martin	None	None	SSC	-

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
WHISP. PINES	*Strix occidentalis caurina*	Northern Spotted Owl	Threat	Threat	-	-
WHISP. PINES	*Bombus occidentalis*	western bumble bee	None	None	-	-
WHISP. PINES	*Antrozous pallidus*	pallid bat	None	None	SSC	-
WHISP. PINES	*Corynorhinus townsendii*	Townsend's big-eared bat	None	None	SSC	-
WHISP. PINES	*Lasiurus blossevillii*	western red bat	None	None	SSC	-
WHISP. PINES	*Lasiurus cinereus*	hoary bat	None	None	-	-
WHISP. PINES	*Myotis evotis*	long-eared myotis	None	None	-	-
WHISP. PINES	*Myotis thysanodes*	fringed myotis	None	None	-	-
WHISP. PINES	*Emys marmorata*	western pond turtle	None	None	SSC	-
WHISP. PINES	*Central Valley Drainage Rainbow Trout/Cyprinid Stream*	Central Valley Drainage Rainbow Trout/Cyprinid Stream	None	None	-	-
WHISP. PINES	*Clear Lake Drainage Resident Trout Stream*	Clear Lake Drainage Resident Trout Stream	None	None	-	-
WHISP. PINES	*Grimmia torenii*	Toren's grimmia	None	None	-	1B.3
WHISP. PINES	*Mielichhoferia elongata*	elongate copper moss	None	None	-	4.3
WHISP. PINES	*Amsinckia lunaris*	bent-flowered fiddleneck	None	None	-	1B.2
WHISP. PINES	*Antirrhinum subcordatum*	dimorphic snapdragon	None	None	-	4.3
WHISP. PINES	*Antirrhinum virga*	twig-like snapdragon	None	None	-	4.3
WHISP. PINES	*Arctostaphylos manzanita ssp. elegans*	Konocti manzanita	None	None	-	1B.3
WHISP. PINES	*Arctostaphylos stanfordiana ssp. raichei*	Raiche's manzanita	None	None	-	1B.1
WHISP. PINES	*Asclepias solanoana*	serpentine milkweed	None	None	-	4.2
WHISP. PINES	*Astragalus breweri*	Brewer's milk-vetch	None	None	-	4.2
WHISP. PINES	*Astragalus clevelandii*	Cleveland's milk-vetch	None	None	-	4.3
WHISP. PINES	*Astragalus rattanii var. jepsonianus*	Jepson's milk-vetch	None	None	-	1B.2
WHISP. PINES	*Calamagrostis ophitidis*	serpentine reed grass	None	None	-	4.3
WHISP. PINES	*Calyptridium quadripetalum*	four-petaled pussypaws	None	None	-	4.3
WHISP. PINES	*Calystegia collina ssp. oxyphylla*	Mt. Saint Helena morning-glory	None	None	-	4.2
WHISP. PINES	*Carex praticola*	northern meadow sedge	None	None	-	2B.2
WHISP. PINES	*Ceanothus confusus*	Rincon Ridge ceanothus	None	None	-	1B.1
WHISP. PINES	*Ceanothus divergens*	Calistoga ceanothus	None	None	-	1B.2
WHISP. PINES	*Chlorogalum pomeridianum var. minus*	dwarf soaproot	None	None	-	1B.2
WHISP. PINES	*Collomia diversifolia*	serpentine collomia	None	None	-	4.3
WHISP. PINES	*Cordylanthus tenuis ssp. brunneus*	serpentine bird's-beak	None	None	-	4.3
WHISP. PINES	*Cordylanthus tenuis ssp. capillaris*	Pennell's bird's-beak	End	Rare	-	1B.2
WHISP. PINES	*Delphinium uliginosum*	swamp larkspur	None	None	-	4.2
WHISP. PINES	*Downingia willamettensis*	Cascade downingia	None	None	-	2B.2
WHISP. PINES	*Erigeron greenei*	Greene's narrow-leaved daisy	None	None	-	1B.2
WHISP. PINES	*Eriogonum nervulosum*	Snow Mountain buckwheat	None	None	-	1B.2

QUAD NAME	SCIENTIFIC NAME	COMMON NAME	FEDERAL	CALIF	CDFW	CNPS
WHISP. PINES	*Eryngium constancei*	Loch Lomond button-celery	End	End	-	1B.1
WHISP. PINES	*Erythranthe nudata*	bare monkeyflower	None	None	-	4.3
WHISP. PINES	*Erythronium helenae*	St. Helena fawn lily	None	None	-	4.2
WHISP. PINES	*Fritillaria purdyi*	Purdy's fritillary	None	None	-	4.3
WHISP. PINES	*Hesperolinon adenophyllum*	glandular western flax	None	None	-	1B.2
WHISP. PINES	*Hesperolinon bicarpellatum*	two-carpellate western flax	None	None	-	1B.2
WHISP. PINES	*Horkelia bolanderi*	Bolander's horkelia	None	None	-	1B.2
WHISP. PINES	*Imperata brevifolia*	California satintail	None	None	-	2B.1
WHISP. PINES	*Layia septentrionalis*	Colusa layia	None	None	-	1B.2
WHISP. PINES	*Legenere limosa*	legenere	None	None	-	1B.1
WHISP. PINES	*Leptosiphon acicularis*	bristly leptosiphon	None	None	-	4.2
WHISP. PINES	*Leptosiphon grandiflorus*	large-flowered leptosiphon	None	None	-	4.2
WHISP. PINES	*Leptosiphon jepsonii*	Jepson's leptosiphon	None	None	-	1B.2
WHISP. PINES	*Lomatium repostum*	Napa lomatium	None	None	-	1B.2
WHISP. PINES	*Lupinus sericatus*	Cobb Mountain lupine	None	None	-	1B.2
WHISP. PINES	*Navarretia leucocephala ssp. bakeri*	Baker's navarretia	None	None	-	1B.1
WHISP. PINES	*Navarretia leucocephala ssp. pauciflora*	few-flowered navarretia	End	Threat	-	1B.1
WHISP. PINES	*Navarretia leucocephala ssp. plieantha*	many-flowered navarretia	End	End	-	1B.2
WHISP. PINES	*Panicum acuminatum var. thermale*	Geysers panicum	None	End	-	1B.2
WHISP. PINES	*Penstemon newberryi var. sonomensis*	Sonoma beardtongue	None	None	-	1B.3
WHISP. PINES	*Sedella leiocarpa*	Lake County stonecrop	End	End	-	1B.1
WHISP. PINES	*Sidalcea oregana ssp. hydrophila*	marsh checkerbloom	None	None	-	1B.2
WHISP. PINES	*Streptanthus brachiatus ssp. brachiatus*	Socrates Mine jewelflower	None	None	-	1B.2
WHISP. PINES	*Streptanthus brachiatus ssp. hoffmanii*	Freed's jewelflower	None	None	-	1B.2
WHISP. PINES	*Streptanthus hesperidis*	green jewelflower	None	None	-	1B.2

Key for 9-Quad Table:

CNPS Rare Plant-Threat Rank Definitions:

1B.1 = Rare, threatened, or endangered in California and elsewhere; seriously threatened in California
1B.2 = Rare, threatened, or endangered in California and elsewhere; fairly threatened in California
1B.3 = Rare, threatened, or endangered in California and elsewhere; not very threatened in California
2A = Presumed extinct in California, but extant elsewhere
2B.1 = Rare, threatened, or endangered in Calif., but more common elsewhere; seriously threatened in Calif.
2B.2 = Rare, threatened, or endangered in Calif., but more common elsewhere; fairly threatened in Calif.

CNPS Rare Plant-Threat Rank Definitions (cont.):

2B.3= Rare, threatened, or endangered in Calif., but more common elsewhere; not very threatened in Calif.
3 = Plants about which we need more information (Review List)
3.1 = Plants about which we need more information (Review List); seriously threatened in California
3.2 = Plants about which we need more information (Review List); fairly threatened in California
3.3 = Plants about which we need more information (Review List); not very threatened in California
4.1 = Plants of limited distribution (watch list); seriously threatened in California
4.2 = Plants of limited distribution (watch list); fairly threatened in California
4.3 = Plants of limited distribution (watch list); not very threatened in California

Key for 9-Quad Table (cont):

CDFW / State and Federal Status:

SE/ST/SD = State Endangered/Threatened/Delisted
SSC = CDFW Species of Special Concern
WL = CDFW Watch List
FPE/FPT/FPD/FP = Federal Proposed Endangered/Threatened/Delisting
SC/SCD = State Candidate for Listing/Delisting
SFP = State Fully Protected
FE/FT/FD = Federal Endangered/Threatened/Delisted
FC = Federal Candidate

State and Federal Status:

Threat = Threatened
Prop = Proposed
Cand End/Threat = State Candidate for Endangered/Threatened
End = Endangered
Cand = Candidate

Attachment 4: CalEEMod Results

Bellwood Motel IS 23-03 - Lake County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Bellwood Motel IS 23-03

Lake County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Motel	12.00	Room	2.13	4,800.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	67
Climate Zone	1			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Best managment practices included in the Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) prepared by the Northpoint Consulting Group, Inc. will be incorporated where applicable.

Land Use - Six 800 sq. ft. cabins with 2 units each.

Construction Phase - Schedule is tentatively planned for completion in 2024.

Off-road Equipment -

Off-road Equipment - Hours per day have been adjusted.

Off-road Equipment - Skid steer loader added.

Off-road Equipment - Rollers reduced to one.

Off-road Equipment - Based on project description and CalEEMod defaults.

Trips and VMT - Estimated six workers coming from Lower Lake. Vendors coming from Lower Lake except for Building and Paving coming from Lakeport.

Demolition - No demolition proposed.

Grading - Grading would result in distribing 1,310 cubic yards. Dirt to be redistrubed with no export.

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Land Use Change -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - LED lighting to be installed in the cabins and outsite for outdoors for security.

Water Mitigation - Drip irrigation will be applied to landscaping during operations.

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblApplianceMitigation	PercentImprovement	30.00	100.00
tblApplianceMitigation	PercentImprovement	15.00	100.00
tblApplianceMitigation	PercentImprovement	15.00	50.00
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	25
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	45.00
tblConstructionPhase	NumDays	6.00	15.00
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	3.00	10.00
tblGrading	AcresOfGrading	7.50	0.50
tblGrading	MaterialImported	0.00	244.00
tblLandUse	LandUseSquareFeet	23,522.40	4,800.00
tblLandUse	LotAcreage	0.54	2.13
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	UsageHours	8.00	5.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	8.00	5.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	HaulingTripNumber	31.00	20.00
tblTripsAndVMT	HaulingTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripLength	6.60	9.00
tblTripsAndVMT	VendorTripLength	6.60	9.00
tblTripsAndVMT	VendorTripLength	6.60	20.00
tblTripsAndVMT	VendorTripLength	6.60	20.00
tblTripsAndVMT	VendorTripLength	6.60	9.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	1.00	2.00
tblTripsAndVMT	WorkerTripLength	16.80	9.00
tblTripsAndVMT	WorkerTripLength	16.80	9.00
tblTripsAndVMT	WorkerTripLength	16.80	9.00
tblTripsAndVMT	WorkerTripLength	16.80	9.00
tblTripsAndVMT	WorkerTripLength	16.80	9.00
tblTripsAndVMT	WorkerTripNumber	3.00	6.00
tblTripsAndVMT	WorkerTripNumber	5.00	6.00
tblTripsAndVMT	WorkerTripNumber	2.00	6.00
tblTripsAndVMT	WorkerTripNumber	10.00	3.00
tblTripsAndVMT	WorkerTripNumber	0.00	3.00
tblWaterMitigation	UseWaterEfficientIrrigationSystemPercentReduction	6.1	6.2

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0832	0.2539	0.2790	5.5000e-004	3.2200e-003	0.0104	0.0137	8.4000e-004	9.8500e-003	0.0107	0.0000	48.2225	48.2225	0.0100	6.7000e-004	48.6716
Maximum	**0.0832**	**0.2539**	**0.2790**	**5.5000e-004**	**3.2200e-003**	**0.0104**	**0.0137**	**8.4000e-004**	**9.8500e-003**	**0.0107**	**0.0000**	**48.2225**	**48.2225**	**0.0100**	**6.7000e-004**	**48.6716**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0832	0.2539	0.2790	5.5000e-004	3.0000e-003	0.0104	0.0134	8.1000e-004	9.8500e-003	0.0107	0.0000	48.2225	48.2225	0.0100	6.7000e-004	48.6715
Maximum	**0.0832**	**0.2539**	**0.2790**	**5.5000e-004**	**3.0000e-003**	**0.0104**	**0.0134**	**8.1000e-004**	**9.8500e-003**	**0.0107**	**0.0000**	**48.2225**	**48.2225**	**0.0100**	**6.7000e-004**	**48.6715**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**6.83**	**0.00**	**1.61**	**3.57**	**0.00**	**0.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-3-2024	9-2-2024	0.2183	0.2183
2	9-3-2024	9-30-2024	0.0702	0.0702
		Highest	0.2183	0.2183

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0243	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
Energy	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	8.4862	8.4862	6.2000e-004	1.6000e-004	8.5493
Mobile	0.0317	0.0377	0.2242	3.2000e-004	0.0297	3.9000e-004	0.0301	7.9600e-003	3.7000e-004	8.3300e-003	0.0000	30.3079	30.3079	2.8400e-003	1.9000e-003	30.9461
Waste						0.0000	0.0000		0.0000	0.0000	1.3337	0.0000	1.3337	0.0788	0.0000	3.3041
Water						0.0000	0.0000		0.0000	0.0000	0.0966	0.1634	0.2599	9.9500e-003	2.4000e-004	0.5793
Total	**0.0565**	**0.0425**	**0.2284**	**3.5000e-004**	**0.0297**	**7.6000e-004**	**0.0305**	**7.9600e-003**	**7.4000e-004**	**8.7000e-003**	**1.4302**	**38.9577**	**40.3879**	**0.0922**	**2.3000e-003**	**43.3790**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0229	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
Energy	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	7.9155	7.9155	5.3000e-004	1.5000e-004	7.9730
Mobile	0.0317	0.0377	0.2242	3.2000e-004	0.0297	3.9000e-004	0.0301	7.9600e-003	3.7000e-004	8.3300e-003	0.0000	30.3079	30.3079	2.8400e-003	1.9000e-003	30.9461
Waste						0.0000	0.0000		0.0000	0.0000	1.3337	0.0000	1.3337	0.0788	0.0000	3.3041
Water						0.0000	0.0000		0.0000	0.0000	0.0966	0.1627	0.2592	9.9500e-003	2.4000e-004	0.5786
Total	**0.0551**	**0.0425**	**0.2284**	**3.5000e-004**	**0.0297**	**7.6000e-004**	**0.0305**	**7.9600e-003**	**7.4000e-004**	**8.7000e-003**	**1.4302**	**38.3863**	**39.8165**	**0.0921**	**2.2900e-003**	**42.8020**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**2.48**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.47**	**1.41**	**0.10**	**0.43**	**1.33**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/3/2024	6/14/2024	5	10	
2	Grading	Grading	6/14/2024	7/4/2024	5	15	
3	Building Construction	Building Construction	7/5/2024	9/5/2024	5	45	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Paving	Paving	9/6/2024	9/26/2024	5	15	
5	Architectural Coating	Architectural Coating	9/25/2024	10/15/2024	5	15	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 7,200; Non-Residential Outdoor: 2,400; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Cranes	1	5.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	6.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	1	5.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	1	6.00	0.00	0.00	9.00	9.00	20.00	LD_Mix	HDT_Mix	HHDT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	2	6.00	2.00	20.00	9.00	9.00	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	6.00	2.00	20.00	9.00	20.00	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	3.00	0.00	0.00	9.00	20.00	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	9.00	9.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.4000e-004	5.4300e-003	8.3800e-003	1.0000e-005		2.5000e-004	2.5000e-004		2.3000e-004	2.3000e-004	0.0000	1.0266	1.0266	3.3000e-004	0.0000	1.0349
Total	**5.4000e-004**	**5.4300e-003**	**8.3800e-003**	**1.0000e-005**	**0.0000**	**2.5000e-004**	**2.5000e-004**	**0.0000**	**2.3000e-004**	**2.3000e-004**	**0.0000**	**1.0266**	**1.0266**	**3.3000e-004**	**0.0000**	**1.0349**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	9.0000e-005	9.3000e-004	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1678	0.1678	1.0000e-005	1.0000e-005	0.1701
Total	**1.6000e-004**	**9.0000e-005**	**9.3000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**2.0000e-004**	**5.0000e-005**	**0.0000**	**5.0000e-005**	**0.0000**	**0.1678**	**0.1678**	**1.0000e-005**	**1.0000e-005**	**0.1701**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.4000e-004	5.4300e-003	8.3800e-003	1.0000e-005		2.5000e-004	2.5000e-004		2.3000e-004	2.3000e-004	0.0000	1.0266	1.0266	3.3000e-004	0.0000	1.0349
Total	**5.4000e-004**	**5.4300e-003**	**8.3800e-003**	**1.0000e-005**	**0.0000**	**2.5000e-004**	**2.5000e-004**	**0.0000**	**2.3000e-004**	**2.3000e-004**	**0.0000**	**1.0266**	**1.0266**	**3.3000e-004**	**0.0000**	**1.0349**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	9.0000e-005	9.3000e-004	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1678	0.1678	1.0000e-005	1.0000e-005	0.1701
Total	**1.6000e-004**	**9.0000e-005**	**9.3000e-004**	**0.0000**	**2.0000e-004**	**0.0000**	**2.0000e-004**	**5.0000e-005**	**0.0000**	**5.0000e-005**	**0.0000**	**0.1678**	**0.1678**	**1.0000e-005**	**1.0000e-005**	**0.1701**

3.3 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.8000e-004	0.0000	2.8000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1300e-003	0.0374	0.0228	7.0000e-005		1.2100e-003	1.2100e-003		1.1100e-003	1.1100e-003	0.0000	5.7226	5.7226	1.8500e-003	0.0000	5.7689
Total	**3.1300e-003**	**0.0374**	**0.0228**	**7.0000e-005**	**2.8000e-004**	**1.2100e-003**	**1.4900e-003**	**3.0000e-005**	**1.1100e-003**	**1.1400e-003**	**0.0000**	**5.7226**	**5.7226**	**1.8500e-003**	**0.0000**	**5.7689**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.9500e-003	2.7000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.6182	0.6182	0.0000	1.0000e-004	0.6471
Vendor	3.0000e-005	1.1000e-003	2.5000e-004	0.0000	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3797	0.3797	0.0000	6.0000e-005	0.3962
Worker	2.4000e-004	1.4000e-004	1.4000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2517	0.2517	1.0000e-005	1.0000e-005	0.2551
Total	**3.0000e-004**	**3.1900e-003**	**1.9200e-003**	**1.0000e-005**	**5.9000e-004**	**2.0000e-005**	**6.1000e-004**	**1.6000e-004**	**2.0000e-005**	**1.8000e-004**	**0.0000**	**1.2495**	**1.2495**	**1.0000e-005**	**1.7000e-004**	**1.2984**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1300e-003	0.0374	0.0228	7.0000e-005		1.2100e-003	1.2100e-003		1.1100e-003	1.1100e-003	0.0000	5.7226	5.7226	1.8500e-003	0.0000	5.7688
Total	**3.1300e-003**	**0.0374**	**0.0228**	**7.0000e-005**	**6.0000e-005**	**1.2100e-003**	**1.2700e-003**	**1.0000e-005**	**1.1100e-003**	**1.1200e-003**	**0.0000**	**5.7226**	**5.7226**	**1.8500e-003**	**0.0000**	**5.7688**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.9500e-003	2.7000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.6182	0.6182	0.0000	1.0000e-004	0.6471
Vendor	3.0000e-005	1.1000e-003	2.5000e-004	0.0000	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3797	0.3797	0.0000	6.0000e-005	0.3962
Worker	2.4000e-004	1.4000e-004	1.4000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2517	0.2517	1.0000e-005	1.0000e-005	0.2551
Total	**3.0000e-004**	**3.1900e-003**	**1.9200e-003**	**1.0000e-005**	**5.9000e-004**	**2.0000e-005**	**6.1000e-004**	**1.6000e-004**	**2.0000e-005**	**1.8000e-004**	**0.0000**	**1.2495**	**1.2495**	**1.0000e-005**	**1.7000e-004**	**1.2984**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0168	0.1510	0.1671	3.1000e-004		6.5700e-003	6.5700e-003		6.2500e-003	6.2500e-003	0.0000	26.1994	26.1994	5.1900e-003	0.0000	26.3292
Total	**0.0168**	**0.1510**	**0.1671**	**3.1000e-004**		**6.5700e-003**	**6.5700e-003**		**6.2500e-003**	**6.2500e-003**	**0.0000**	**26.1994**	**26.1994**	**5.1900e-003**	**0.0000**	**26.3292**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.9500e-003	2.7000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.6182	0.6182	0.0000	1.0000e-004	0.6471
Vendor	1.8000e-004	6.7000e-003	1.2100e-003	3.0000e-005	8.0000e-004	4.0000e-005	8.5000e-004	2.3000e-004	4.0000e-005	2.7000e-004	0.0000	2.4632	2.4632	1.0000e-005	3.6000e-004	2.5699
Worker	7.3000e-004	4.2000e-004	4.2000e-003	1.0000e-005	8.9000e-004	1.0000e-005	8.9000e-004	2.4000e-004	1.0000e-005	2.4000e-004	0.0000	0.7551	0.7551	4.0000e-005	3.0000e-005	0.7652
Total	**9.4000e-004**	**9.0700e-003**	**5.6800e-003**	**5.0000e-005**	**1.8600e-003**	**6.0000e-005**	**1.9200e-003**	**5.2000e-004**	**6.0000e-005**	**5.7000e-004**	**0.0000**	**3.8364**	**3.8364**	**5.0000e-005**	**4.9000e-004**	**3.9823**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0168	0.1510	0.1671	3.1000e-004		6.5700e-003	6.5700e-003		6.2500e-003	6.2500e-003	0.0000	26.1994	26.1994	5.1900e-003	0.0000	26.3291
Total	**0.0168**	**0.1510**	**0.1671**	**3.1000e-004**		**6.5700e-003**	**6.5700e-003**		**6.2500e-003**	**6.2500e-003**	**0.0000**	**26.1994**	**26.1994**	**5.1900e-003**	**0.0000**	**26.3291**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.9500e-003	2.7000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.6182	0.6182	0.0000	1.0000e-004	0.6471
Vendor	1.8000e-004	6.7000e-003	1.2100e-003	3.0000e-005	8.0000e-004	4.0000e-005	8.5000e-004	2.3000e-004	4.0000e-005	2.7000e-004	0.0000	2.4632	2.4632	1.0000e-005	3.6000e-004	2.5699
Worker	7.3000e-004	4.2000e-004	4.2000e-003	1.0000e-005	8.9000e-004	1.0000e-005	8.9000e-004	2.4000e-004	1.0000e-005	2.4000e-004	0.0000	0.7551	0.7551	4.0000e-005	3.0000e-005	0.7652
Total	**9.4000e-004**	**9.0700e-003**	**5.6800e-003**	**5.0000e-005**	**1.8600e-003**	**6.0000e-005**	**1.9200e-003**	**5.2000e-004**	**6.0000e-005**	**5.7000e-004**	**0.0000**	**3.8364**	**3.8364**	**5.0000e-005**	**4.9000e-004**	**3.9823**

3.5 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1500e-003	0.0385	0.0572	9.0000e-005		1.8600e-003	1.8600e-003		1.7200e-003	1.7200e-003	0.0000	7.8537	7.8537	2.4600e-003	0.0000	7.9153
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.1500e-003**	**0.0385**	**0.0572**	**9.0000e-005**		**1.8600e-003**	**1.8600e-003**		**1.7200e-003**	**1.7200e-003**	**0.0000**	**7.8537**	**7.8537**	**2.4600e-003**	**0.0000**	**7.9153**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	7.0000e-005	7.0000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1258	0.1258	1.0000e-005	1.0000e-005	0.1275
Total	**1.2000e-004**	**7.0000e-005**	**7.0000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1258**	**0.1258**	**1.0000e-005**	**1.0000e-005**	**0.1275**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1500e-003	0.0385	0.0572	9.0000e-005		1.8600e-003	1.8600e-003		1.7200e-003	1.7200e-003	0.0000	7.8537	7.8537	2.4600e-003	0.0000	7.9153
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.1500e-003**	**0.0385**	**0.0572**	**9.0000e-005**		**1.8600e-003**	**1.8600e-003**		**1.7200e-003**	**1.7200e-003**	**0.0000**	**7.8537**	**7.8537**	**2.4600e-003**	**0.0000**	**7.9153**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	7.0000e-005	7.0000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1258	0.1258	1.0000e-005	1.0000e-005	0.1275
Total	**1.2000e-004**	**7.0000e-005**	**7.0000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1258**	**0.1258**	**1.0000e-005**	**1.0000e-005**	**0.1275**

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0556					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3600e-003	9.1400e-003	0.0136	2.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9176
Total	**0.0570**	**9.1400e-003**	**0.0136**	**2.0000e-005**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.1000e-004**	**0.0000**	**1.9176**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	7.0000e-005	7.0000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1258	0.1258	1.0000e-005	1.0000e-005	0.1275
Total	**1.2000e-004**	**7.0000e-005**	**7.0000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1258**	**0.1258**	**1.0000e-005**	**1.0000e-005**	**0.1275**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0556					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3600e-003	9.1400e-003	0.0136	2.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9176
Total	**0.0570**	**9.1400e-003**	**0.0136**	**2.0000e-005**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.1000e-004**	**0.0000**	**1.9176**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	7.0000e-005	7.0000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1258	0.1258	1.0000e-005	1.0000e-005	0.1275
Total	**1.2000e-004**	**7.0000e-005**	**7.0000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1258**	**0.1258**	**1.0000e-005**	**1.0000e-005**	**0.1275**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0317	0.0377	0.2242	3.2000e-004	0.0297	3.9000e-004	0.0301	7.9600e-003	3.7000e-004	8.3300e-003	0.0000	30.3079	30.3079	2.8400e-003	1.9000e-003	30.9461
Unmitigated	0.0317	0.0377	0.2242	3.2000e-004	0.0297	3.9000e-004	0.0301	7.9600e-003	3.7000e-004	8.3300e-003	0.0000	30.3079	30.3079	2.8400e-003	1.9000e-003	30.9461

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Motel	40.20	40.20	40.20	80,449	80,449
Total	40.20	40.20	40.20	80,449	80,449

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Motel	14.70	6.60	6.60	19.00	62.00	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Motel	0.464659	0.064863	0.191817	0.155973	0.051760	0.009603	0.008536	0.006240	0.000416	0.000000	0.037661	0.001217	0.007255

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.6491	2.6491	4.3000e-004	5.0000e-005	2.6753
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	3.2198	3.2198	5.2000e-004	6.0000e-005	3.2517
NaturalGas Mitigated	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2664	5.2664	1.0000e-004	1.0000e-004	5.2977
NaturalGas Unmitigated	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2664	5.2664	1.0000e-004	1.0000e-004	5.2977

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Motel	98688	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2664	5.2664	1.0000e-004	1.0000e-004	5.2977
Total		**5.3000e-004**	**4.8400e-003**	**4.0600e-003**	**3.0000e-005**		**3.7000e-004**	**3.7000e-004**		**3.7000e-004**	**3.7000e-004**	**0.0000**	**5.2664**	**5.2664**	**1.0000e-004**	**1.0000e-004**	**5.2977**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Motel	98688	5.3000e-004	4.8400e-003	4.0600e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2664	5.2664	1.0000e-004	1.0000e-004	5.2977
Total		**5.3000e-004**	**4.8400e-003**	**4.0600e-003**	**3.0000e-005**		**3.7000e-004**	**3.7000e-004**		**3.7000e-004**	**3.7000e-004**	**0.0000**	**5.2664**	**5.2664**	**1.0000e-004**	**1.0000e-004**	**5.2977**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Motel	34800	3.2198	5.2000e-004	6.0000e-005	3.2517
Total		**3.2198**	**5.2000e-004**	**6.0000e-005**	**3.2517**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Motel	28632	2.6491	4.3000e-004	5.0000e-005	2.6753
Total		**2.6491**	**4.3000e-004**	**5.0000e-005**	**2.6753**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Bellwood Motel IS 23-03 - Lake County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0229	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
Unmitigated	0.0243	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
Total	**0.0243**	**0.0000**	**1.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.1000e-004**	**2.1000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-004	2.1000e-004	0.0000	0.0000	2.3000e-004
Total	**0.0229**	**0.0000**	**1.1000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.1000e-004**	**2.1000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.2592	9.9500e-003	2.4000e-004	0.5786
Unmitigated	0.2599	9.9500e-003	2.4000e-004	0.5793

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Motel	0.304401 / 0.0338224	0.2599	9.9500e-003	2.4000e-004	0.5793
Total		**0.2599**	**9.9500e-003**	**2.4000e-004**	**0.5793**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Motel	0.304401 / 0.0317254	0.2592	9.9500e-003	2.4000e-004	0.5786
Total		**0.2592**	**9.9500e-003**	**2.4000e-004**	**0.5786**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.3337	0.0788	0.0000	3.3041
Unmitigated	1.3337	0.0788	0.0000	3.3041

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Motel	6.57	1.3337	0.0788	0.0000	3.3041
Total		**1.3337**	**0.0788**	**0.0000**	**3.3041**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Motel	6.57	1.3337	0.0788	0.0000	3.3041
Total		**1.3337**	**0.0788**	**0.0000**	**3.3041**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment 5: Will Serve Letter

Loch Lomond Mutual Water Co.

16320 High Rd/ P.O. BOX 13 COBB, CA 95426 PH 707-928-5262 FAX 707-928-5263
cal@cobbareawater.com EMAIL ben@cobbareawater.com

August 3, 2023

SUBJECT: CAN SERVE WATER
PARCEL# 011-067-18
ADDRESS: 10336 LOCH LOMOND RD
LOCH LOMOND, CA 95461

TO WHOM IT MAY CONCERN,

The Loch Lomond Mutual Water Company (LLMWC) can serve water to the property located at 10336 Loch Lomond Rd., when the engineered plans with the appropriate approvals from environmental, plumbing, fire codes and flows are met. The LLMWC will have our engineer run appropriate hydraulics on these flows to provide the necessary upgrades that will be needed. These upgrades will be at the cost of the owner (Belwood Investments) to the specifications of the LLMWC.

The LLMWC looks forward to serving water to this address,

Thank you,

Ben Murphy
General Manager