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COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

February 14, 2019

California Environmental Quality Act

INITIAL STUDY IS18-57

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Corrigan Agricultural Reservoir Minor Use Permit and Complex Grading Permit
2. **Permit:** GR18-025; MUP18-47
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Planning Division
Courthouse - 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person and Phone Number:** Peggy Barthel, Associate Resource Planner (707) 263-2221
5. **Project Location:** 2495 East Finley Road; Finley, CA; APN 008-024-23; Lucerne
USGS Quad, Section 4, T13N, R9W, M.D.M.
6. **Project Sponsor's Name and Address:** Christopher Corrigan
4125 Silverado Trail
Napa, CA 94515
7. **General Plan Designation:** Agriculture
8. **Zoning:** "APZ - FF" Agricultural Preserve - Floodway Fringe
9. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

The project applicant requests a Complex Grading permit for construction of a 16.27 acre-foot lined pond within a currently-operated agricultural footprint, to provide irrigation and frost protection. The parcel is relatively flat. The soil is considered generally stable, with a slight erosion hazard rating. An existing well at the northeast corner of the property will supply water to the pond. No chemicals, pesticides, or fertilizers will be added. The reservoir requires a Minor Use Permit. The Lake County Grading Ordinance requires approval of a complex grading permit, which in turn triggers environmental review pursuant to CEQA.

The parcel is zoned "APZ" Agriculture Preserve. The parcel contains agricultural crops and buildings.

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

The project parcel is located in a rural area dominated by agricultural uses. The project is located in a rural area where the surrounding parcels are developed with vineyards and orchards. Surrounding parcels range in size from 10 to 54 acres. The applicant's residence is approximately 1,000 feet from the proposed reservoir site. The nearest residence is approximately 200 feet southeast of the reservoir location.

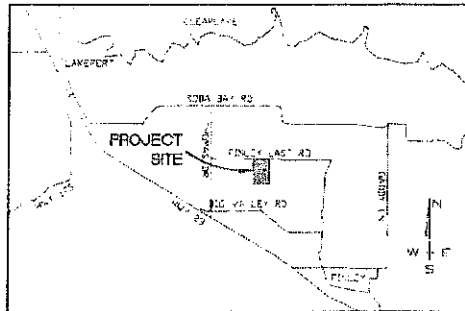
11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Lake County Air Quality Management District
Lake County Building Division
California Department of Fish & Wildlife
Central Valley Regional Water Quality Control Board

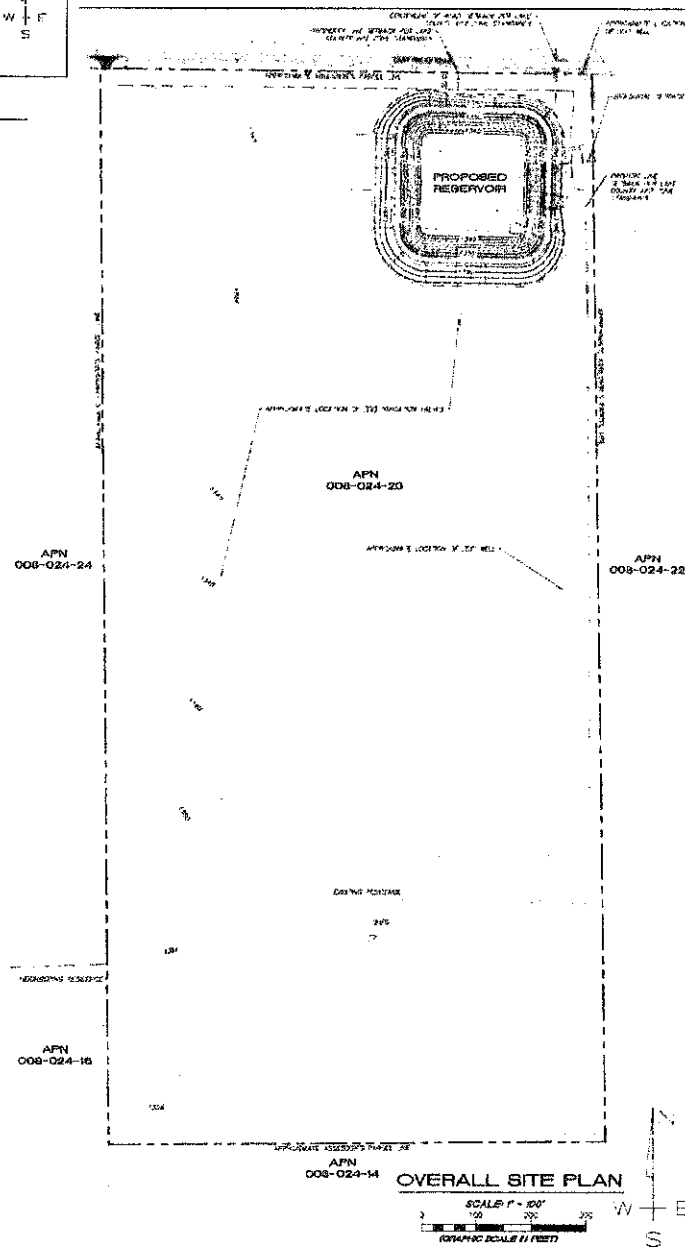
12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) 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.

Requests for review of the project were sent to local tribes. Middletown Rancheria indicated they had no specific comments on the project. Big Valley Rancheria requested that a Tribal Monitor be present during excavation. The Permit Holder shall engage Big Valley Rancheria prior to grading. If a Monitor Agreement is prepared, a copy of the Agreement shall be provided to the Community Development Department.

Project Site Plan



LOCATION MAP



OVERALL SITE PLAN

SCALE 1" = 100'
GRAPHIC SCALE (1" = 100')

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study prepared by:

Peggy Barthel, Associate Resource Planner

SIGNATURE

Date:

2/14/19

Michalyn DelValle, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?				X	The project is not located in view of a scenic vista.	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	No scenic resources would be disturbed within a state scenic highway.	1, 2, 3, 4, 5, 6, 7
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X	The project is not anticipated to degrade the existing visual character of the site.	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	The project does not include a source of substantial light or glare. No lighting is proposed.	1, 2, 3, 4, 5
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The project area is designated as "Prime Farmland" by the Lake County Important Farmland Map. The project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.	1, 2, 3, 4, 5, 6, 8, 9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The proposed project is consistent with the "APZ" Agriculture Preserve zoning.	1, 2, 3, 4, 5
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	This property is zoned "APZ" Agriculture Preserve. The General Plan designation is Agriculture. The project would not result in the rezone of forest land, timber land, or Timberland Production lands.	1, 2, 3, 4, 5
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.	1, 2, 3, 4, 5, 6, 8, 9
III. AIR QUALITY						
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has the potential to result in short-term air quality impacts. Dust and fumes may be released as a result of grading activities.</p> <p>Mitigation Measures:</p> <p>AQ-1: Work practices shall minimize vehicular and fugitive dust during reservoir excavation and construction to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by the use of water and/or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property and cause a nuisance to surrounding parcels. Access to project areas shall be limited to authorized vehicles.</p> <p>AQ-2: Vehicles and equipment shall be well-maintained and in compliance with State emission requirements. A complete list of all equipment installed as operating, support, or emergency backup equipment shall be submitted to LCAQMD including generators, diesel powered pumps, and diesel engines.</p>	1, 2, 3, 4, 5, 10, 11
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			See response to Section III (a). Implementation of Mitigation Measures AQ-1 and AQ-2 would reduce air quality impacts to less than significant.	1, 2, 3, 4, 5, 10, 11
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X	The Lake County Air Basin is designated as an attainment area. No criteria pollutants for the project region have been exceeded.	1, 2, 3, 4, 5, 10, 11
d) Expose sensitive receptors to substantial pollutant concentrations?		X			The project is located in a rural area where the surrounding parcels are developed with vineyards and orchards. Surrounding parcels range in size from 10 to 54 acres. The applicant's residence is approximately 1,000 feet from Middle Creek. The nearest non-applicant residence is about 200 feet southeast of the creek. The nearest school is approximately two air-miles southeast of the project area. While the project is not expected to result in significant air quality impacts, Mitigation Measures AQ-1 and AQ-2 would further ensure that sensitive receptors would not be exposed to substantial pollutant concentrations.	1, 2, 3, 4, 5, 6
e) Create objectionable odors affecting a substantial number of people?				X	The proposed project is not located within close proximity to residential development.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>The California National Diversity Database (CNDDDB) does not identify any listed species in the vicinity of the project parcel.</p> <p>The biological resources assessment prepared for the project identified a seasonal wetland on the eastern boundary of the parcel, and a roadside ditch on the northern side of the parcel. The toe of the reservoir berm will be approximately 30 feet from the seasonal wetland boundary. Implementation of Mitigation Measures GEO-1 and GEO-2 will reduce potential impacts to less than significant.</p> <p>No special-status plant or wildlife species were identified. Sediment control measures, primarily straw waddles will be deployed around the entire reservoir. Staging of equipment and materials, and a concrete wash-out station will be on the western edge of the final footprint. Following construction, the earthen berms will be seeded to provide vegetative growth to bank stability.</p> <p>A variety of non-status bird species with baseline protections under the Migratory Bird Treaty Act and California Fish and Game Code may use the orchard trees within the Study Area for nesting. Therefore, tree removal should occur from August 16 to January 31, outside of the general bird nesting season.</p> <p>Mitigation Measure BIO-1: If tree removal is performed between January 31 and August 16, a preconstruction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal and ground disturbance. The survey shall cover the project disturbance area and surrounding 200 feet. If active bird nests are found during the survey, an appropriate no-disturbance buffer shall be established by the qualified biologist. Once it is determined that the young have fledged or the nest otherwise becomes inactive, the buffer may be lifted and work may be initiated within the buffer.</p>	1, 2, 3, 4, 5, 6, 12, 13
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	The project is not proposed within a creek. Removal of riparian vegetation is not proposed.	1, 2, 3, 4, 5, 6, 12, 13, 14
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			A seasonal wetland is identified in the biological resources assessment, along the eastern boundary of the project parcel. The toe of the reservoir berm will be approximately 30 feet from the seasonal wetland boundary. Implementation of Mitigation Measures GEO-1 and GEO-2 will reduce potential impacts to less than significant.	1, 2, 3, 4, 5, 6, 12, 13, 14
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The parcel is developed with a pear orchard. The reservoir project would not interfere with the movement of any native resident or migratory fish or wildlife species or nursery sites.	1, 2, 3, 4, 5, 6, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The project would not conflict with any local policies or ordinances.	1, 2, 3, 4, 5
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	The project would not conflict with any established conservation plan.	1, 2, 3, 4, 5
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X		<p>No adverse impacts to historical resources are anticipated. Big Valley Rancheria requested that a Tribal Monitor be present during excavation. The permit holder shall provide copies of any Monitoring Agreement or other engagement to with Big Valley Rancheria to the Community Development Department.</p> <p>A historical resources study was prepared for the project by Tom Origer and Associates. No historical resources were discovered within the project area. The study concluded that there is a high potential for buried archaeological site indicators within the study area.</p> <p>Should any archaeological, paleontological, or cultural materials be discovered during the project, all activity should be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p>	1, 2, 3, 4, 5, 6, 15, 16
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See response to Section V (a).	1, 2, 3, 4, 5, 6, 15, 16
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		See response to Section V (a).	1, 2, 3, 4, 5, 6, 15, 16
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		<p>See response to Section V (a).</p> <p>The applicant shall halt all work and immediately halt all work and contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.</p>	1, 2, 3, 4, 5, 6, 15, 16

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VI. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?				X	<u>Earthquake Faults</u> There are no Earthquake Fault Zones, as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, mapped in the vicinity of the project. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> 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. Risks related to ground shaking, ground failure, and liquefaction would not be increased as a result of this project. No structures are proposed with this project. <u>Landslides</u> According to the Lawrence Livermore landslide map series for Lake County, 1979, the area is considered generally stable with a marginal landslide risk.	1, 2, 3, 4, 5, 6, 8, 10, 17, 18, 19, 20, 21
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil is Clear Lake clay, drained, cool (soil unit 121). The soil formed in lacustrine deposits derived from mixed rock sources. Slope is 0% to 2%. The permeability is slow. Surface runoff is slow and the hazard of erosion is slight. Compliance with mitigation measures requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level. Mitigation Measures: GEO-1: The project design shall protect the project area through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance to prevent or reduce discharge of all pollutants and hazardous materials offsite. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from any disturbed area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. Erosion and sediment control measures shall be in place by the end of the grading project and shall be maintained until such time that permanent control has been established. GEO-2: The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.	1, 2, 3, 4, 5, 6, 8, 18, 19, 20, 21, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. However, improper earthwork resulting in erosion has the potential to induce localized subsidence or earth movement. Proper grading and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level. Implementation of Mitigation Measures GEO-1 and GEO-2 as described in Section VI (b) will reduce potential impacts to less than significant.	1, 2, 3, 4, 5, 6, 8, 17, 20, 21, 22
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		The shrink-swell potential for the soil unit is high. There are no structures proposed; there would be no risk to life or property.	1, 2, 3, 4, 5, 6, 8
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	No septic tanks are proposed or needed for the project.	1, 2, 3, 4, 5
VII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, GHG emissions from construction activities include the use of construction equipment, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from the temporary use of standard grading equipment would be negligible and would not result in a significant impact to the environment.	1, 2, 3, 4, 5, 11
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.	1, 2, 3, 4, 5, 11
VIII. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The proposed grading would not create an increased routine hazard for accidents that could involve the release of hazardous materials into the environment.	1, 2, 3, 4, 5, 6, 23, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			<p>The proposed gravel extraction does not specifically include the handling, storage or use of hazardous materials; however, diesel fuel and other substances associated with grading equipment may be considered hazardous if released into the environment.</p> <p>Mitigation Measures:</p> <p>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-2: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Spills and leaks shall be immediately contained. Hazardous materials and contaminated soil shall be stored, transported and disposed of consistent with applicable local, state and federal regulations. The storage of hazardous materials shall be located at least 100 feet from any existing water well and shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p>	1, 2, 3, 4, 5, 6, 23, 24
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	Local schools are approximately two air-miles away from the project area.	1, 2, 3, 4, 5, 6
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project does not contain any sites listed as containing hazardous materials.	1, 2, 3, 4, 5, 6, 17, 25
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 for people residing or working in the project area?			X		The project is located approximately 1.7 miles northeast of Lampson Field. The project would not result in a safety hazard for people in the area.	1, 2, 3, 4, 5, 6, 26
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	The project is not located in the vicinity of a private airstrip.	1, 2, 3, 4, 5, 6
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	It is not anticipated that the project would interfere with an emergency response plan.	1, 2, 3, 4, 5, 6, 23

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X			<p>The site is located in a non-wildland/non-urban fire hazard area. Equipment and vehicles have the potential to ignite wildland fires during gravel extraction activities.</p> <p>Mitigation Measures:</p> <p>HAZ-3: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers if the project involves working within and adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. Brush shall be cut and removed and grass shall be mowed in staging areas.</p> <p>HAZ-4: The permit holder shall ensure that vehicles and equipment are maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.</p>	1, 2, 3, 4, 5, 6, 23, 27, 28
<p align="center">IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i></p>						
a) Violate any water quality standards or waste discharge requirements?		X			<p>There is an unnamed creek approximately 200 feet east of the eastern parcel boundary. The biological resources assessment prepared for the project identified a seasonal wetland on the eastern portion of the parcel. Reservoir excavation and construction activities have the potential to result in adverse impacts related to water quality through erosion and sediment loss. Grading permit conditions requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures in conjunction with the Lake County Grading Ordinance would reduce potential environmental impacts to less than significant levels.</p> <p>Implementation of Mitigation Measures GEO-1, GEO-2, HAZ-1, and HAZ-2 will reduce potential impacts to less than significant.</p>	1, 2, 3, 4, 5, 6, 8, 13, 22, 29
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X	<p>Withdrawal of groundwater for pond maintenance and irrigation has the potential to decrease the quantity of groundwater in the vicinity. The property is irrigated currently. The pond will allow for a reduced stable draw of groundwater to more readily allow for natural recharge of the groundwater supply. The reserved water will prevent excessive groundwater draw during periods of high demand.</p>	1, 2, 3, 4, 5, 6
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?		X			<p>The project does not proposed to alter the existing drainage pattern of the site or area.</p> <p>Grading permit conditions requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures in conjunction with the Lake County Grading Ordinance would reduce potential environmental impacts to less than significant levels.</p> <p>Implementation of Mitigation Measures GEO-1, HAZ-1, and HAZ-2 will reduce potential impacts to less than significant.</p>	1, 2, 3, 4, 5, 6, 8, 22, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?		X			See response to Section IX (c). Implementation of Mitigation Measures GEO-1, HAZ-1, and HAZ-2 will reduce potential impacts to less than significant.	1, 2, 3, 4, 5, 6, 8, 22, 29
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X			See response to Section IX (c). Implementation of Mitigation Measures GEO-1, GEO-2, HAZ-1, and HAZ-2 will reduce potential impacts to less than significant.	1, 2, 3, 4, 5, 6, 8, 22, 29
f) Otherwise substantially degrade water quality?				X	The project is not anticipated to substantially degrade water quality.	1, 2, 3, 4, 5, 6, 8, 29, 30
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	The project does not involve the construction of housing within the 100-year floodplain.	1, 2, 3, 4, 5, 6, 31
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	The project does not propose to place any permanent structures within the 100-year floodplain.	1, 2, 3, 4, 5, 6, 31
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	There is no levee or dam located within the project area that could induce flooding within the project area.	1, 2, 3, 4, 5, 6, 30
j) Inundation by seiche, tsunami, or mudflow?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The soils at the project site are relatively stable; there is minimal potential to induce mudflows.	1, 2, 3, 4, 5, 6, 8, 17, 20
X. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The project would not divide a community.	1, 2, 3, 4, 5, 6
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	The project would not conflict with any County plan, policy, or regulation.	1, 2, 3, 4, 5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	There are no habitat or natural community conservation plans for the County of Lake.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XI. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	Project site is not identified by the Lake County Aggregate Resource Management Plan as a mineral resource site.	1, 2, 3, 4, 5, 6, 32
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	See response to Section XI (a).	1, 2, 3, 4, 5, 6, 32
XII. NOISE <i>Would the project result in:</i>						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		The proposed project has the potential to result in temporary increased level of noise during construction. The project is unlikely to expose anyone to noise levels in excess of established noise standards. All grading activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.	1, 2, 3, 4, 5, 6
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration. The low level truck traffic would create a minimal amount of groundborne vibration. Impacts are expected to be less than significant.	1, 2, 3, 4, 5, 6
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		Noise levels are expected to be temporary and less than significant.	1, 2, 3, 4, 5, 6
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		See response to Section XII (a).	1, 2, 3, 4, 5, 6
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 expose people residing or working in the project area to excessive noise levels?			X		The project is located approximately 1.7 miles northeast of Lampson Field. The project would not result in excessive noise.	1, 2, 3, 4, 5, 6, 26
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X		The project is not located in the vicinity of a private airstrip.	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIII. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth.	1, 2, 3, 4, 5
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project.	1, 2, 3, 4, 5
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No people would be displaced as a result of the project.	1, 2, 3, 4, 5
XIV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?				X	The project would not require new police protection, schools, parks, or other public facilities.	1, 2, 3, 4, 5
XV. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	This project would not impact the use of recreational facilities.	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	The project does not include recreational facilities nor require the construction or expansion of recreational facilities.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVI. TRANSPORTATION / TRAFFIC <i>Would the project:</i>						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X	No increase in traffic is expected.	1, 2, 3, 4, 5, 7, 33
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X	There is no congestion management plan for the County of Lake.	1, 2, 3, 4, 5, 33
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve any impact to air traffic patterns.	1, 2, 3, 4, 5, 26
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project does not include design features that would increase hazards.	1, 2, 3, 4, 5, 6, 33
e) Result in inadequate emergency access?				X	The project would not impact existing emergency access.	1, 2, 3, 4, 5, 6, 33
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X	The project would not conflict with alternative transportation programs.	1, 2, 3, 4, 5, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRIBAL CULTURAL RESOURCES						
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		No adverse impacts to historical resources are anticipated. Big Valley Rancheria requested that a Tribal Monitor be present during excavation. The Permit Holder shall provide copies of any Monitoring Agreement or other engagement with Big Valley Rancheria to the Community Development Department. Should any archaeological, paleontological, or cultural materials be discovered during gravel extraction, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.	1, 2, 3, 4, 5, 6, 15, 16
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		See response to Section XVII (a).	1, 2, 3, 4, 5, 6, 15, 16
XVIII. UTILITIES AND SERVICE SYSTEMS						
<i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	The project does not require wastewater treatment.	1, 2, 3, 4, 5
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project would not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.	1, 2, 3, 4, 5, 34
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project would not require the construction of new storm water facilities or the expansion of existing facilities.	1, 2, 3, 4, 5, 34
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	The project as designed does not need any new water entitlements or sources. The pond will be filled primarily with pumped groundwater. Any proposed drilling of additional wells would require a permit through the Lake County Environmental Health Division.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The project would not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.	1, 2, 3, 4, 5, 34
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	Lake County Waste Solutions is located approximately two miles northwest of the project site. The landfill has the capacity to accommodate development-related waste. It is not anticipated that there would be ongoing waste generated from the project that the landfill would need to facilitate.	1, 2, 3, 4, 5, 35, 36
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	The project would comply with all federal, state, and local statutes and regulations related to solid waste.	1, 2, 3, 4, 5, 35, 36
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		This project is not anticipated to significantly impact habitat of fish or wildlife species or cultural resources.	1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Air Quality, Biological Resources, Geology & Soils, Hazards & Hazardous Materials, and Hydrology & Water Quality. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The mitigation measures relating to Air Quality, Biological Resources, Geology & Soils, and Hazards & Hazardous Materials would insure that there would be less than significant impacts due to the gravel extraction project.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Kelseyville Area Plan
3. Lake County Zoning Ordinance
4. Site Visit December 6, 2018
5. Community Development Department Application
6. U.S.G.S. Topographic Maps
7. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8. U.S.D.A. Lake County Soil Survey
9. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
10. Lake County Serpentine Soil mapping
11. Lake County Air Quality Management District
12. California Natural Diversity Database
13. Biological Resources Assessment, Finley Reservoir, WRA Environmental Consultants, September 2018
14. U.S. Fish and Wildlife Service National Wetlands Inventory
15. Big Valley Rancheria Correspondence
16. Historical Resources Study for the Proposed Corrigan Vineyard reservoir, Tom Origer and Associates, June 13, 2018
17. Lake County Natural Hazard database
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. Lawrence Livermore landslide map series for Lake County, 1979
21. Geotechnical Investigation, PJC & Associates, September 26, 2018
22. Lake County Grading Ordinance
23. Lake County Emergency Management Plan
24. Lake County Hazardous Waste Management Plan, adopted 1989
25. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
26. Lake County Airport Land Use Compatibility Plan, adopted 1992
27. California Department of Forestry and Fire Protection, fire hazard mapping
28. Kelseyville Fire Protection District
29. National Pollution Discharge Elimination System (NPDES)
30. Lake County Water Resources Department
31. FEMA flood hazard maps
32. Lake County Aggregate Resource Management Plan
33. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
34. Lake County Special Districts
35. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
36. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996