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

February 3, 2024
~~May 14,2024~~

RECIRCULATED 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

RECIRCULATED IS/ MND CEQA PROCESS

For ease of review, the County has included the entirety of the Draft Revised MND and Initial Study Checklist. However, the County requests that **comments are provided on only the text indicated in red underline format**, which identify changes to these documents. The reader can view all deleted text as indicated in red text strikethrough format. The previous Draft MND had a planned circulated 30-day public review period. The County as Lead Agency has determined that the 30-day public review period for the recirculated Draft Revised MND is appropriate.

The Draft Revised MND in its entirety is available on the State Clearinghouse website (SCH 2024050605). The major additions or changes within the Draft MND include the following:
1) Information on CEQA regulation and background on the violation and corrective actions is included below.

CEQA Regulation

Pursuant to the California Code of Regulations Title 14, Section 15073.5:

(a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.

(b) A "substantial revision" of the negative declaration shall mean:

(1) A new, avoidable significant effect is identified, and mitigation measures or project revisions must be added in order to reduce the effect to insignificance.

Accordingly, this recirculated IS/MND has been prepared because the project would meet the criterion described under Section 15073.5(b)(1) above, as substantial project revisions to the May 14, 2024, IS/MND are required in order to reduce the effect to insignificance. These project revisions are covered in the sections that follow.

Reason for Recirculationa

On April 16, 2024, Initial Study IS 23-10 was published and uploaded to the State Clearinghouse (SCH 2024050605). Corrections to the project name and permit type were made on May 21, 2024, and the 30-day review period began on May 21, 2024, and was scheduled to end on June 20, 2024. However, on June 10, 2024, staff received notification from the Lake County Code Enforcement Division regarding grading on the property. On June 14, 2024, the Lake County Grading and Stormwater Inspector opened an investigation, and a site visit was conducted on June 18, 2024. A Stop Work Order was posted on the site by the Lake County Stormwater and Grading Inspector on July 2, 2024, citing the Lake County Code Chapter 30-Grading Ordinance Sections 30-46.1 and 30-46.2, and in violation with Chapter 13, Article 1, Section 3.1(e)(5).

During the June 18, 2024, site visit it was determined that the applicant had graded the entire proposed project site without applying any erosion or sediment control measures, removed(estimated 5) and damaged (estimated 8) several ponderosa pine trees, and built a fence exceeding the required height limits of the Lake County Code. The applicant's representative who met the County during the site visit stated that the applicant had completed the work to comply with CAL FIRE's regulations for defensible clearance of forest fuels. However, when correcting defensible space around structures in forested areas, pursuant to the 2023 California Code Division 4, Part 2, Chapter 3, Section 4291:

Consistent with fuels management objectives, steps should be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds.

However, both grading and tree removal were all proposed in the Mitigated Negative Declaration (IS 23-08) that was still under public review when the violations occurred. In addition, none of the proposed mitigation measures required for grading and tree removal that are included in IS 23-08 were applied when the violation occurred.

In addition to grading and tree removal, a seven (7) foot plus tall wooden fence was constructed without the proper permit.

During investigation, it was found that the Community Development Department, Building Division, had inadvertently issued a building permit on August 14, 2023, for commercial renovation within footprint of the existing cabin. Pursuant to the California Code of Regulations Title 14, Sections 15378, 115003 (h), and 15165 a project must address the 'whole of an action'.

This cabin had been covered in the Cultural Resource Evaluation completed for the project and was determined to meet the definition under CEQA as an “historically significant structure. For historical structures, the Community Development Department, Building Division implements the 2022 California Historical Building Code, Title 24, Part 8 that states:

> For the purposes of this part, a qualified historical building or structure is any structure or collection of structures, and their associated sites deemed of importance to the history, are architecture or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts or landmarks

Although the cabin does not meet this definition, according to the Cultural Resources Assessment completed for the proposed project, this cabin is defined under CEQA as a ‘significant historical structure’ (CCR Title 14, Section 15064.5). In addition, pursuant to CCR Title 14, Section 15064.5 (a)(4):

> The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

As concluded in the Cultural Resources Assessment, the rarity of this style of cabin today suggests that this structure may meet criteria "C" as "historically significant" as listed by the California Register as:

> C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value.

According to CCR Title 14, Section 15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment would include:

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the

effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(2) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(3) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The following mitigation measures from IS 23-08 were incorporated into the project to reduce potential significant impacts from grading (which included flagging off the cabin), tree removal, construction of the fence are listed below and are found in the Evaluation of Environmental Impacts section of this study:

- AES-1 and AES-2
- AQ-1 through AQ-3
- BIO-1 through BIO-3
- CUL-1 through CUL-4
- GHG-1 and GHG-2
- TCR-1 through TCR-4
- WF-1

Conditions of Approval with other site-specific requirements as well as local, state, and federal regulations were also not implemented at the site during the violation activities. Additional mitigation measures not specific to the violations can be seen in Evaluation of Environmental Impacts section of this study.

Corrective Action Plan Recommendations (Grading)

The Lake County Stormwater and Grading Inspector prepared a Corrective Action Plan for the illegal activities that recommended the following:

1. Silt fencing: Silt fencing is addressed on Sheet C-3, Erosion Control Notes as “if necessary, as deemed by the site contractor” and detailed on sheet C-2; however not addressed or required on the sheet C-1 Site Plan.

   Being as the project site is at 10%-20% slope from east to west (from Western Pine flowing towards Hwy 175) the installation of this erosion control measure should be considered prior of October 15th or within 72 hours of a forecasted 40% or greater rain event.

2. Stormwater Permit: Being as the project is projected to be greater than one acre of soil disturbance, has there or will there be a Stormwater permit issued by the California Water Board.

3. Hours of Operation: As addressed in a neighbor's complaint "Memorial Day weekend while we were there. They were working up to 9pm" is a violation of LCC Section 30-6.1 and should be brought to the attention of the property owner.

   30-6.1 Standard hours of operation shall be 7:00 a.m. until 7:00 p.m. pursuant tothe Lake County Zoning Ordinance, Section 41.1(e).5. Grading activities between the hours of 7:00 p.m. and 7:00 a.m. are not permitted unless determination is made by the Administrative Official that the proposed activities will not be detrimental to the health, safety and welfare of the adjacent and neighboring properties.

4. Fiber rolls: As required on sheet C-1 Site plan, detailed on C-2 and C-3 (Shall be installed at all locations indicated by the SLPPP and any other locations deemed necessary by the on-site contractor).

   As documented by the site photos, to date the required fiber rolls have not been installed, and should be properly installed, inspected and maintained as detailed on sheet C-2.

5. Landscaping: Sheet C-1 does indicate one 800 sf area of landscaping in the southeast section of the property, sheet C-3 (Landscape management), addresses permanent erosion control measures by hydroseeding disturbed areas.

   Prior to project completion, verification of the landscaping and erosion control measures should be confirmed by inspection.

6. Dust Control; As addressed on sheet C-3, Erosion Control Notes "dust control measures shall be implemented as necessary to prevent soils and dusts from being transported off site by wind".

   As documented by the site photos, to date no dust control measures have been implemented or achieved.

7. Construction site Entrance/Exit: As indicated on sheet C-1 and addressed on sheet C-3, then documented by site photos, a stabilized construction site entrance/exit location has not been established.

   Due to the limited space available on site, and low on/off site traffic a separate entrance and exit gate would not be feasible, and that a single gate would suffice. To avoid tracking, stabilization could be achieved by either the placement of entrance rock or rumble plates inside the current entrance point.

8. Temporary concrete washout basin: As indicated on sheet C-3, detailed on sheet C-1 a temporary washout basin has not been constructed.

   As the proposed amount of placed concrete is considerable, it is imperative that this basin is constructed prior to any further concrete construction activities.

Violation Clearance Post Corrective Action Plan Inspection (Grading)

A Violation Clearance Post Corrective Action Plan Inspection was completed by the Grading and Inspector Stormwater on July 16, 2024. The following was noted, and the violation was cleared:

> Observed was evidence of soil saturation, sprinklers and hoses on site with no detectable signs of sediment departure, erosion wattles had been installed around the perimeter of the downhill slopes of the project site. Perimeter fence elevation to the adjacent streets (east, west, and south side) of the project has been reduced to a 4' maximum. I have confirmed with Annje Dodd that prior of October 15th or 72 hours of any rain forecast event of 40% that further erosion control measures would need to be implemented around the perimeter; track out rock and concrete washout pit will need be required prior of the next phase of construction.

Other Correction Actions

Fence Construction

The applicant cut the fence down from over seven (7) feet in height to four (4) feet. Initially, AES-2 would have required the applicant to collaborate on the design of the fence due to the historical significance of the site. Although the fence has been reduced to meet the height requirements not requiring a permit, staff noted during the June 18, 2024, site visit that the boards of the fence were thin and may not stand up to the weather conditions and warping may occur within a few years. Pursuant to Lake County Article 54, Section 21-54, subsection 54.5 (a) 5. the design of structures (which includes fences) in this zoning designation must be compatible with the existing development and will not detract from the visual setting. To reduce any potential visual impacts to the site, mitigation measure AES-2 has been added to the proposed project which will require the applicant to repair or replace the fence if the boards start to show signs of warping.

Grading Activities

To address any potential impacts that may have occurred to cultural resources during the violation activities, the County required a second cultural report. Archaeologist John W. Parker prepared a Cultural Resource Revisit on October 11, 2024. The report concluded that no significant disturbance had occurred to the historic cabin or to recorded archaeological or tribal cultural resources during the brush clearing project. Photo 1 and Photo 2 below include before and after photos of the historic cabin.

The County reached out to the Tribal Historic Preservation Officer (THPO) at the Middletown Rancheria on September 23, 2024, to provide information on the violation. The tribe was informed that the County was going to re-evaluate the proposed project under CEQA, including a re-evaluation of the cultural resources. On September 5, 2024, the County contacted the tribe to let them know that a Cultural Resource Revisit was prepared by Archaeologist John W. Parker on October 11, 2024, and the report concluded that no significant disturbance had occurred to the historic cabin or prehistoric site during the brush clearing project. In fact, even rock alignments related to the cabin location were still intact.

Tree Removal

Due to tree removals occurring during the nesting season (February 1 to August 31), and maternity roosting season (April 1 through September 15), an email was sent to the California Department of Fish and Wildlife on November 5, 2024. Mitigation measure BIO-3 has been added

to the proposed project which will require the applicant to prepare a Habitat Mitigation and Monitoring Plan (HMMP) and submit it to the Community Development Department.

Photo 1: Before Alteration

Source: John Parker, 2022. Note: From Cultural Resource Evaluation for the proposed project.

Photo 2: After Alteration

County of Lake, 2024. From the June 18, 2024, site visit.

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 46-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, and 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-~~4-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.

_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 4-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 ~~4~~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 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. An email was sent to THPO on May 10, 2024, to close consultation.

Following AB52 consultation closure, the County reached out to THPO at the Middletown Rancheria on September 23, 2024, to provide information on the reported violation. The tribe was informed that the County was going to re-evaluate the proposed project under CEQA, including a re-evaluation of the cultural resources. The County contacted the tribe by email again on November 5, 2024, to let them know that a Cultural Resource Revisit was prepared by Archaeologist John W. Parker on October 11, 2024, and the report concluded the following: No significant disturbance had occurred to the historic cabin or prehistoric site during the brush clearing project. In fact, even rock alignments related to the cabin location were still intact. As of January 11, 2024, the County has not received a response from the Middletown Rancheria.

20. Initial Study Attachments

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

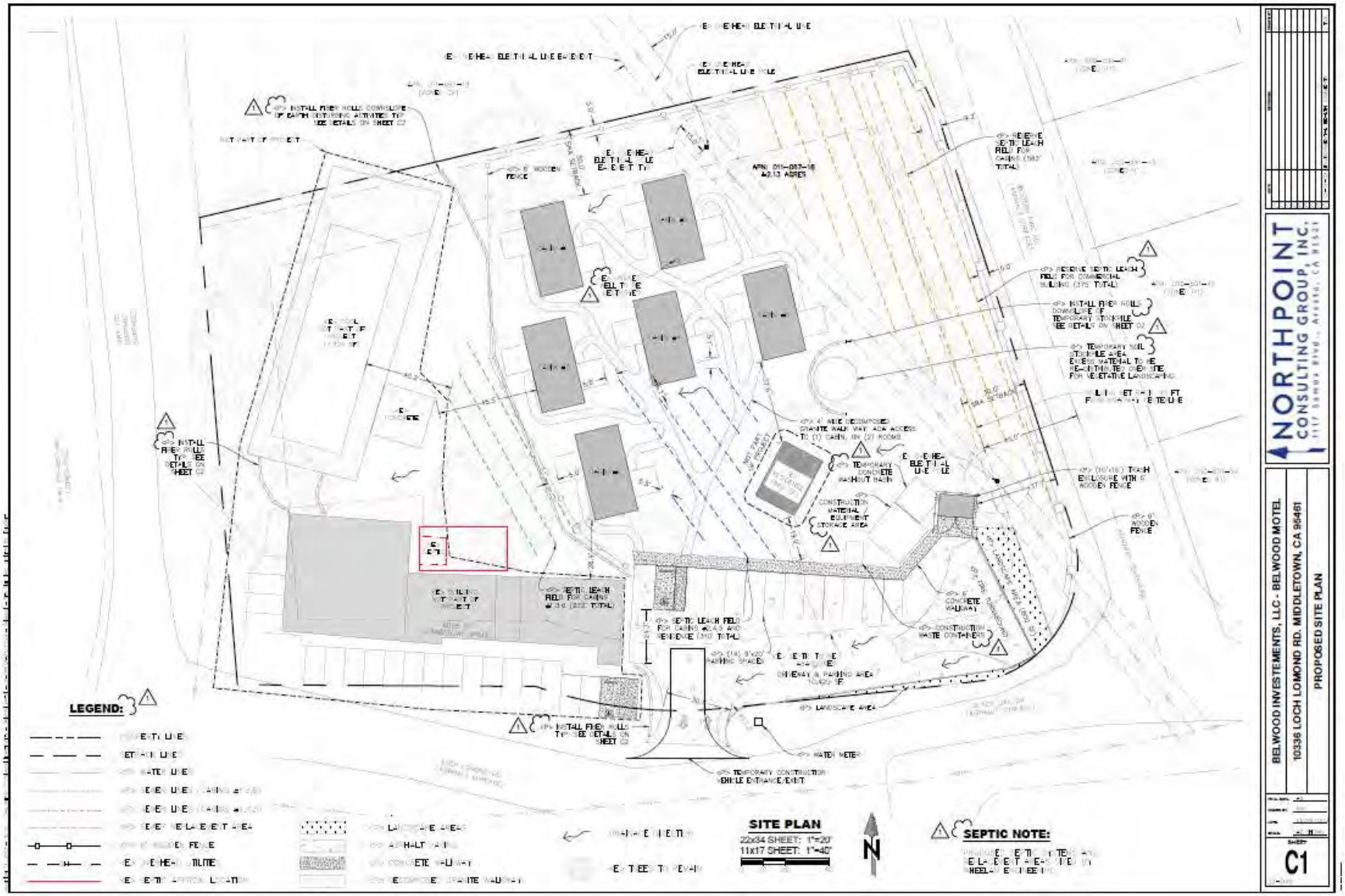
- C0 Plot Plan
- C1 Site Plan
- C2 Standard Silt Fence Detail
- C3 Erosion Control Notes
- A1 Cabin Floor Plans
- A2 Cabin Elevations.

Attachment 3: Biological Resource Assessment with Botanical Survey
Attachment 4: CalEEMod Results
Attachment 5: Will Serve Letter
Attachment 6: Violation Photos (June 18, 2024)
Attachment 7: Correction Action Plan/ Recommendations with Email
Attachment 8: Final Inspection Email and Photos

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: Laura Hall Date: 2/3/25

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, t~~ The parcel ~~would still have~~ has significant tree coverage screening (Figure 3).

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

Source: Google Street, 2012.

Figure 4: Photo of Project Site (June 18, 2024)

Source: Lake County Grading and Stormwater Inspector, 2024.

Figure 4 includes a photo of the site taken during the June 18, 2024, inspection following the violation. Although it is taken from a slightly different angle, it shows how the site appears now.

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. Due to the material that the fence was constructed with; it 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: The property owner shall conduct quarterly visual inspections of the fence throughout the operational life of the project to identify any warping, cracking, deterioration, or visual defects, with findings documented through photographs and written reports maintained for the Lake County Community Development Department's review, in accordance with to Lake County Article 54, Section 21-54, subsection 54.5 (a) 5. Any damaged, warped, or deteriorated fence components shall be repaired or replaced within 30 days of identification using materials that match the original in composition, dimensions, color, and finish to maintain visual compatibility with the site's architectural character, and all repair/replacement activities shall be documented and reported to the Lake County Community Development Department.

~~**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

(d) 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.~~ The applicant removed and damaged several Pondarosa Pine trees prior to the public review period ending for this initial study. Although, due to the very high fire hazardous classification, removing these trees would have agreed with the California Department of Forestry and Fire Protection (CAL FIRE) defensible space requirements, due to illegal grading without having any BMPs in place, vegetation clearance was not in compliance with CAL FIRE's regulations. However, 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.

Tree removal occurred during the nesting season from February 1 to August 31, and during the bat roosting season from April 1 through September 15. It is uncertain whether any “taking” of endangered or threatened species occurred. The County did reach out to the California Department of Fish and Wildlife for comments and the following mitigation measure was recommended:

BIO-3: Habitat Mitigation and Monitoring Plan (HMMP). Prior to operations, theproject applicant shall submit to the Community Development Department for review and approval a HMMP that identifies how the project proponent will compensate for the removal of (4) trees on the project site. The HMMP shall be comprised of habitat creation and/or habitat enhancements activities equal to twelve (12) trees or equivalent native plants and shrubs equal to the canopy cover of twelve (12) trees. The HMMP shall also include the following information:

a. a description of the existing physical conditions of the proposed creation and/or restoration site and a map that identifies the location of the site;
b. a plan for the preparation of the restoration site, including the removal of nonnative plant species, if needed;
c. a local California native plant palette;
d. a planting plan, including the species that will be planted on-site, quantity, and location;
e. monitoring and maintenance measures and a timeline;
f. an irrigation plan (if needed);
g. procedures to ensure that nonnative plants are not introduced or allowed to sustain within the creation or restoration site and a nonnative plant removal plan;
h. success standards

BIO-~~3~~4: 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~~ 4

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. There is no mention of deer migratory routes in the BRA. If deer or other migratory species were to enter the site, they would simply jump over the 4' fence and same animals would go between the wooden slats.

Less Than Significant Impact

e) Pursuant to Public Resources Code Section 4584(g)(1) the applicant was required to apply for a Less than 3-Acre Conversion Exemption from CAL FIRE prior to removal of four trees. However, this recirculated initial study will be sent to CAL FIRE for comments. In addition, Due

to the violation activities and cutting down trees inside of the nesting season, the applicant will be required to implement BIO-3.

Less Than Significant Impact with Mitigation Measure BIO-3

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.

To address any potential impacts that may have occurred to cultural resources during the violation activities, the County required a second cultural report. Archaeologist John W. Parker prepared a Cultural Resource Revisit on October 11, 2024. The report concluded that no significant disturbance had occurred to the historic cabin or to recorded archaeological or tribal cultural resources during the brush clearing project. Photo 1 and Photo 2 in the beginning of this report include before and after pictures of the historic cabin.

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.

The applicant states grading was done to create defensible space. However, when complying with state regulations for correcting defensible space around structures in forested areas, pursuant to the 2023 California Code Division 4, Part 2, Chapter 3, Section 4291:

> Consistent with fuels management objectives, steps should be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds.

As required to clear the violations reported on June 10, 2024, the applicant did implement a Correction Action Plan prepared by the Grading and Stormwater inspector. The violations which included grading were cleared on July 16, 2024.

Prior to any additional grading, the applicant will still be required to apply for Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP).

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 complex, 5 to 30 percent slopes	Very limited	Collayomi (36%)	Slope (1.00)	3.8	100.0%
				Slow water movement (0.50)		
			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 shall be installed in each cabin.
- Parking lot shall install a hammer-head T turnaround.
- The driveway shall 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 minin

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. ~~Due to the~~

~~rich tribal heritage present in Lake County, the following mitigation measures listed below are added as a precautionary measure in case of inadvertent discovery of significant items, relics, artifacts or remains~~.

As previously mentioned, following AB52 consultation closure, a violation on the property was reported to the County on June 10, 2024. The County reached out to the Middletown Rancheria THPO on September 23, 2024, to provide information on the violation. The tribe was informed that the County was going to re-evaluate the proposed project under CEQA, including a re-evaluation of the cultural resources. The County contacted the tribe by email again on November 5, 2024, to let them know that a Cultural Resource Revisit was prepared by Archaeologist John W. Parker on October 11, 2024, and the report concluded that no significant disturbance had occurred to the prehistoric sites during the brush clearing activities.

Due to the rich tribal heritage present in Lake County, the ~~following~~ mitigation measures listed below 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.

REFERENCES

Bay Area Air Quality Management District. 2022. Bay Area Air Quality Management District California Environmental Quality Act Air Quality Guidelines. Access 18 March 2024 at <https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-3-thresholds_final_v2-pdf.pdf?la=en.>

California Department of Conservation. 2022. *Mines Online*. Accessed 14 March 2024 at <https://maps.conservation.ca.gov/mol/index.html>.

California Air Resources Board. 2016. *Changes to California's Commercial Vehicle Idling Regulation*. Accessed 12 March 2024 at < https://ww2.arb.ca.gov/sites/default/files/2020-12/commercial_vehicle_idling_requirements_July%202016.pdf>.

___. 2017. *California's 2017 Climate Change Scoping Plan*. November 2017.

California Air Pollution Control Officers Association 2021. *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*. 2021.

California Department of Fish and Wildlife. 1993. *Loch Lomond Vernal Pool Ecological Reserve*. September 1994 (PDF).

California Department of Forestry and Fire Protection. 2023. *Fire Hazard Severity Zones in State Responsibility Area*. September 29, 2023-Effective April 1, 2024.

California Department of Transportation. 2020. *Caltrans Visual Impact Assessment Memorandum*. Per Exhibit D, Article XVIII, Section A. (1) of the contract: (c) 2020 California Department of Transportation.

___. 2024. *Scenic Highways, California State Scenic Highways.* Accessed 18 February 2024 at: < https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

California Department of Water Resources. 2021. *Results of the Indoor Residential Water Use Study, A Report to the Legislature Prepared pursuant to Water Code Section 10609.4(b).* August 2021.

CalRecycle. 2024. *SWIS Facility/Site Activity Details.* Accessed 15 March 2024 at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3787?siteID=930>.

Bay Area Air Quality Management District. 2011. *California Environmental Quality Act Air Quality Guidelines.* Updated May 2011.

Department of Conservation. 2018. *California Important Farmland Finder*. Accessed 13 February 2024 at: < https://maps.conservation.ca.gov/dlrp/ciff/app/>.

Department of Forestry and Fire Protection. 2023*. Lake County, State Responsibility Area Fire Hazard Severity Zones*. June 15, 2023.

Eakins, D. 1994. *Loch Lomond Vernal Pool Ecological Reserve*. California Department of Fish and Wildlife. September 1994.

Environmental Protection Agency. 2024. *Waters GeoViewer 2.0*. Accessed 19 February 2024 at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=074cfede236341b6a1e03779c2bd0692>.

Governor's Office of Planning and Research. 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.

ICF. Cal*ifornia Emission Estimator Model. 2020.* CalEEMod 2020.4.0

Lake County Planning Department, Resource Management Division. 1992. *Lake County Aggregate Resource Management Plan, An Element of the Lake County General Plan.* Adopted November 19, 1992.

Mendocino County Air Quality Management District. 2010. *Adopted Air Quality CEQA thresholds of Significance – June 2, 2010*. Accessed 14 March 2024 at <https://www.co.mendocino.ca.us/aqmd/pdf_files/MCAQMDCEQARecomendations.pdf>.

Northpoint Consulting Group, Inc., 2023. Email from Annje Dodd, PhD P.E., Principal Engineer. March, 13, 2024.

Northwest Biosurvey. 2023. Biological Resource Assessment with Botanical Survey for 10336 Loch Lomond Road. May 4, 2023.

Parker W., John. 2022. Cultural Resource Evaluation of 10336 Loch Lomond Road, Loch Lomond APN 11-67-18. August 4, 2022.

___. 2024. Cultural Resource Revisit at 10336 Loch Lomond Road, Loch Lomond APN 011-067-18. October 11, 2024.

University of California. 2024. Center for Landscape & Urban Horticulture, Landscape Water Requirement Calculators. Accessed 17 February 2024 at: <https://ucanr.edu/sites/UrbanHort/Water_Use_of_Turfgrass_and_Landscape_Plant_Materials/Water_Demand_Calculators/Water_Demand_Calculators/index.cfm>.

United States Department of Agriculture. 2014. NAL Agricultural Thesaurus. Accessed 19 February 2024 at: <https://agclass.nal.usda.gov/vocabularies/nalt/concept?uri=https://lod.nal.usda.gov/nalt/82101>.

United States Fish and Wildlife Service. 2018. National Wetlands Inventory, Surface Waters and Wetlands.