CITY OF LAKEPORT
PLANNING COMMISSION

MEMORANDUM

RE: Architectural and Design Review for Jonathan Bridges at 1125 North Main Street (Bell Air Apartments)	**MEETING DATE:** August 28, 2019
SUBMITTED BY: Daniel Chance, Associate Planner DC	
PURPOSE OF REPORT: ☐ Information only ☒ Discussion ☒ Commission Action	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

On August 14, 2019, the Planning Commission continued the project for Jonathan Bridges (Bell Air Apartments) at 1125 North Main Street to the September 11, 2019 Planning Commission hearing with a request the applicant address the following items:

- Have the structure reviewed by a Historical Architect, to conduct archival and/or field research to the determine the structure's historical value.
- Prepare a Landscape Plan for the site.
- Review the structural integrity of the covered parking structures in the rear of the property.

The applicant, Jonathan Bridges was not present at the August 14, 2019 meeting, but had his father Doug Bridges representing him. Jonathan Bridges had concerns he would be out of town on September 11, 2019 and requested the next available Planning Commission meeting of August 28, 2019. In consultation with City staff, it was determined that if the item was to be heard on August 28th, revised noticing for the public hearing would be required. On August 15th the project was re-noticed for the August 28, 2019 Planning Commission hearing.

DISCUSSION:

The applicant has provided staff with revised architectural renderings which address issues raised at the August 14th Planning Commission. Those revisions include revised elevations that preserve the "art deco" roofline and a landscape plan.

PROPOSED FRONT ELEVATION

SCALE 1/4"=1'

The revised plan calls for the pitched roof over the structure and maintaining the "art deco" curvature of the existing roof. This would be accomplished by leaving the gables open at the three sections of the front building (two extending out towards North Main Street and one set back in the center) and a wall extending up from the existing parapet. The existing terra-cotta would delineate the new addition from the existing parapet. The applicant is also proposing to remove some of the medallions along the side and rear to replace those damaged by the fire. The landscape plan identifies all of the areas that would allow landscaping and a palette of plants for those areas. Staff's landscape condition would require the irrigation be in working order which would require either repair or replacement. The revised Elevation Plan and Landscape Plan have been included in the Application; Site Plan & Elevation (Attachment D).

The applicant has stated he would be reluctant to hiring an Architectural Historian. The applicant has stated the cost associated with repairing this building is close to being infeasible, and any additional costs could have the applicant abandon the reconstruction of this building.

As far as the structural integrity of the covered parking structures in the rear of the property, the Building Official made a site visit on August 21, 2019 and determined the covered parking areas have been maintained in a stable condition. The applicant has stated he would make any necessary improvements, as well as, painting the covered parking area to match the building.

SUGGESTED MOTION:

If the Planning Commission is in support of the current revised project, they could approve this project in the Sample Motion attached in the August 14, 2019 Staff Report (Attachment A).

☒ **Attachments:**

Attachment A: August 14, 2019 Staff Report
Attachment B: Vicinity Map

Attachment C: Project Conditions Agreement
Attachment D: Application; Site Plan & Elevation

Attachment A:
August 14, 2019 Staff Report

CITY OF LAKEPORT
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE:	**August 14, 2019**
FILE NO:	**AR 19-06/ CE 19-12**
APPLICANT:	**Jonathan Bridges** **923 Parallel Drive, Suite 14** **Lakeport, CA 95453**
OWNER:	**Mike and Pat McCollum** **PO Box 25** **Sebastopol, CA 95473**
REPRESENTATIVE/ AGENT:	**Glenn Bridges** **10500 Bottle Rock Road** **Kelseyville, CA 95453**
LOCATION:	**1125 North Main Street (026-244-03)**
GENERAL PLAN:	**High Density Residential**
ZONING:	**R-3, High Density Residential**
STAFF CONTACT:	**Daniel D. Chance, Associate Planner** DC

REQUESTED ACTION: The Planning Commission is being asked to review and approve an application for an Architectural and Design Review that allows the redesign of a 10,720 square foot; two story building significantly impacted by fire damage. The redesign would include changing the roof pitch, roof material, front façade, siding material and color of an existing building at 1125 north Main Street.

GENERAL PLAN AND ZONING DISTRICT: The subject property is designated High Density Residential according to the City of Lakeport General Plan Land Use Map and is within the R-3, High Density Residential zoning district according to the City Zoning Map. Approval of this Architectural and Design Review is consistent with the intent of the General Plan and Zoning Ordinance Section 17.27, Architectural and Design Review, in respect to community design.

Section 17.27.020 of the Municipal Code indicates that Architectural and Design Review is required for the proposed exterior remodel of multi-family buildings that result in altered appearances, additions, extensions, or enlargements. It further indicates that no building permit or other entitlement for remodel shall be issued until the site plan; the architectural elevations and related plans have been

reviewed and approved by either the Planning Commission or Community Development Director as provided for in the Zoning Ordinance.

Based on the scale and scope of the project, staff determined the proposed project would require approval by the Planning Commission for the Architectural and Design Review (17.27.030.D).

The City's Housing Element Policies 1B and 1C, encourages the preservation of its existing affordable housing and discourage conversion of housing to non-residential uses.

As proposed, the allowance for the façade changes at this site is consistent with the objective LU 1 of the General Plan which seeks to: "preserve and enhance existing residential neighborhoods and promote the development of new residential development that compliments the existing character and rural nature of Lakeport... (Page II-6)" Objective CD-4 of the General Plan encourages promoting a vibrant, healthy, pedestrian oriented downtown commercial district as the heart of the City. Furthermore, the enhancement of this high density residential building promotes an important component along North Main Street region in our community

PROJECT DESCRIPTION: The proposed project consists of a redesign of a 10,720 square foot, two story building formerly known as the "Bell Air Apartments". On November 12, 2018 the building was significantly impacted by a fire that destroyed the southern portion of the two story building, and the entire building is currently uninhabitable. At the time of the fire, the multi-family building had 14-units, no additional units are proposed as part of this project. The proposed project consists of exterior modifications to the structure, which includes the following:

- Demolition of the existing flat roof.
- Changing to pitched roofs with asphalt shingles brown in color.
- The existing concrete walls would remain; however "art deco" features would be removed or covered, as well as replaced with modern trim.
- New paint color on the building and trim would be light tan "Swiss coffee."
- No changes or modifications to existing carports structures, including number and location are proposed with this project.

The total square footage of the existing building is 10,720 square feet, with no additional square footage with the redesign. Staff reviewed all of the criteria applicable to this project and has determined that the proposed improvements are in compliance with the architectural and design review standards set forth in the Municipal Code at this location.

The applicant has indicated that the fire in the building destroyed a number of the "art deco" architectural features associated with the design of the original building. The building originally has a flat roof design that was subject to frequent leaks and is proposing the addition of a pitched roof. The applicant has also indicated the design of the building with the pitched roof and tan color would be consistent with the neighboring building to the south at 1101 North Main Street. The addition of the pitched roof would provide an interior location for heating and cooling systems, as well as utilities within that attic area. The applicant concluded reconstruction would modernize the interior and exterior of the older building, representing a significant

upgrade for those new tenants. The R-3 Zoning District allows for a wide variety of higher density uses (LMC 17.06.030) that are consistent within the R-3 Zoning.

Fire Damaged "Bell Air Apartments" Building

Historical Status: The multi-family apartment building represents an "art deco design" which dates back to the 1930's and 1940's. This building reflects the only example of this design in the City, and would not represent the historic theme of the City. Many of the historical "art deco" elements were destroyed by the fire. Although there is a significant desire to protect the historical integrity of the downtown area, this building does not reflect the time period or the historical appearance the City is working to preserve. A condition shall be added that the applicant shall provide detailed photographs of the "art deco" elements of the elements of the existing building that can be used if any future developer would like to return the building to that "art deco" design.

Parking and Circulation: The parking for the 14-unit multi-family building would remain the same with 12 covered and 2 uncovered parking spaces in the rear of the property, with vehicular access from Forbes Street. Under the Parking Ordinance 17.23, 1½ parking spaces are required for each dwelling unit (Dwelling units with two or less bedrooms) which requires one covered parking space and one half uncovered parking spaces per unit. The parking requirements for this use would be 14 covered and 7 uncovered parking spaces, with a total of 21-parking spaces. The site would continue to remain 14- dwelling units, same as has historically taken place on the property and would not intensify the overall parking demand for the property. Since the project consists of a design change to a building with no additional square footage, additional units or additional bedrooms, no additional parking is required with this project (17.23.030.c).

Landscaping: The project site landscaping on the property has been neglected over the past several years, which was compounded by the fire. Staff has added a condition of approval that a landscaping plan shall be required prior to the issuance of a building permit, and said landscaping shall be installed prior to

issuance of occupancy. The Landscape plan shall include drought tolerant planting on the property consistent with MWELO requirements.

Agency Review Comments: The submitted plans were provided to the Building Official, City Engineer, City Public Works, Lakeport Disposal, Police and Fire District for their review.

- Building Official: All looks good.
- City Engineer: No comments.
- Public Works Roads: The Public Works director would like to see the curb, gutter and sidewalk replaced in the front of the building. The current curb, gutter and sidewalk are failing, and should be replaced.
- Public Works Utilities: Did not comment. Does not appear to increase utilities.
- City Police: No Police concerns.
- Fire District: No comments at this time.
- Lakeport Disposal: No enclosure for debris and recycling bin. No concrete pad.

Since the permit did not include new construction or grading a "Request for Review" was not sent to Air Quality Management. However a condition has been added for the potential of asbestos during demolition. The conditions of approval would address many of the concerns raised, while other concerns raised would be addressed as part of the Building Permit process. Project Conditions of Approval and vicinity map are attached.

ARCHITECTURAL AND DESIGN REVIEW APPLICATION FINDINGS: As described, the attached plans depict the design change, the roof pitch, front façade, siding material, roof material and color of an existing multi-family building. The design changes compliment the overall design of the existing commercial building.

Finding 1: The proposed project is consistent with the purpose of the Lakeport Zoning Ordinance. The property is zoned R-3, High Density Residential which allows multi-family residential uses, with a design consistent with the performance standards as set forth in the Architectural and design review standards.

Finding 2: The project is in substantial compliance with the design criteria. The proposed design changes to the existing commercial building represent an enhancement to an existing building, reflecting a harmonious design within the immediate area, and compliments the overall design of the residential and commercial North Main Street area. The modified project is in compliance with the criteria and standards for 17.27.110 Architectural and Design Review.

Finding 3: The project is consistent with the Lakeport General Plan. The project as proposed is consistent with the objectives and policies of the Lakeport General Plan. Objective CD-4 of the General Plan encourages promoting a vibrant, healthy, pedestrian oriented downtown commercial district as the heart of the City. Furthermore, the enhancement of this high density residential building promotes an important component along North Main Street region in our community of the General Plan. The proposed restoration of this building at its proposed location

reflects that objective by fostering economic growth, while complimenting adjacent land uses. As well as, the City's Housing Element Policies 1B and 1C, encourages the preservation of its existing affordable housing and discourage conversion of housing to non-residential uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS:

Finding 4: The project is categorically exempt of the California Environmental Quality Act. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act according to Section 15301(d) of the 2018 CEQA guidelines. This section exempts restoration and rehabilitation of damaged structures that do not increase the overall size of the building.

CONCLUSION, RECOMMENDATION, AND CONDITIONS: Based on the information provided by the applicant and the comments received from City staff, a finding is made that the design changes that include roof pitch, front façade, siding material, roof material and color of an existing multi-family residential building at 1125 North Main Street is in general conformance with the Lakeport Municipal Code Section 17.27.110 (Architectural and Design Review criteria and standards). The proposed improvements will not significantly impact the appearance of the buildings and will improve the functionality of the existing service station. The canopy is consistent with the requirements of the Zoning Ordinance. The proposed project has been determined to be exempt from the provisions of the California Environmental Quality Act according to Section 15301(d) of the 2016 CEQA guidelines. This section exempts restoration and rehabilitation of damaged structures.

Staff recommends that the Planning Commission approve the Architectural and Design Review application subject to the conditions of approval set forth in the staff report (Attachment B).

SAMPLE MOTION

Categorical exemption Approval

I move that the Planning Commission find that AR 19-06 as applied for by Jonathan Bridges is categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines.

Architectural and Design Review Approval

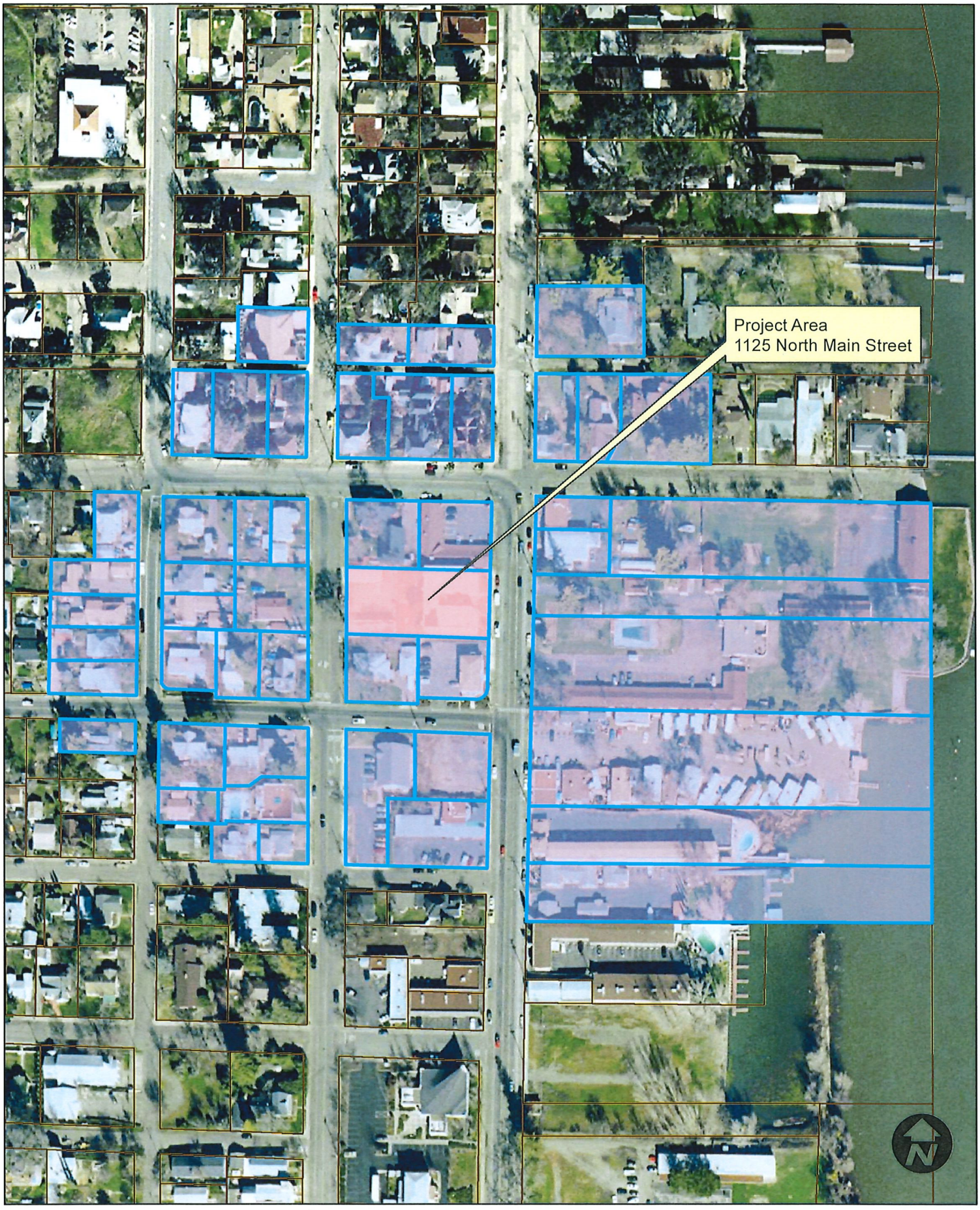
I move that the Planning Commission find that the Architectural and Design Review applied for by Jonathan Bridges, on property located at 1125 North Main Street does meet the requirements of Section 17.27.080 of the Lakeport Zoning Ordinance; consistent with the objectives and policies of the Lakeport General Plan; and subject to the project conditions of approval (Attachment B), and with the findings listed in the August 14, 2019 staff report.

The Planning Commission's approval of the applications shall be subject to the conditions of approval specified in the staff report and/or as amended by the Planning Commission at the public hearing.

Attachment A:	Vicinity Map
Attachment B:	Project Conditions Agreement
Attachment C:	Application; Site Plan & Elevation

Attachment B:
Legal Notice Area Map

City of Lakeport, CA



AR 19-06 Bridges Construction Legal Notice Area

Attachment C:
Project Conditions Agreement

CITY OF LAKEPORT
Community Development Department
225 Park Street
Lakeport, Ca 95453

PROJECT CONDITIONS AGREEMENT

Land Use Application File No. AR 19-06

This Agreement is entered into by ***Jonathon Bridges*** *(hereinafter Applicant/Owner).*

RECITALS

WHEREAS, Applicant/Owner applied to the City of Lakeport for an Architectural and Design Review approval for the design change, the roof pitch, front façade, siding material, roof material and color of an existing commercial building; and

WHEREAS, the City of Lakeport has reviewed and approved the project for conformance with the Architectural and Design Review criteria and standards set forth in Section 17.27.110 of the Lakeport Municipal Code; and

WHEREAS, the proposed project is hereby approved subject to the following conditions:

1. The applicant/owner shall sign a standard City of Lakeport Project Conditions Agreement which lists the conditions of approval and shall agree to said conditions. A copy of the signed agreement shall be returned to the Community Development Department.

2. The project shall be developed in accordance with the plans and specifications received by the City on July 9, 2019 and approved by the Planning Commission on August 14, 2019. Minor alterations may be approved in writing by the City of Lakeport Community Development Director or his designee.

3. The Building Permit plans shall address all curb, gutter and sidewalks along the frontage of the property, and shall make any identified required

improvements; said improvements shall be in place prior to the issuance of Building Permit Final.

4. All business activities shall be conducted in accordance with the guidelines set forth by the Lake County Air Quality Management District for dust mitigation and Asbestos removal. The storage and disposal of toxic materials shall be conducted in accordance with all applicable State and County rules and regulations related to air quality control.

5. The applicant/owner shall maintain the building in good condition for the life of the project. Damaged or dilapidated portions of the structure shall be repaired or replaced as necessary.

6. The applicant/owner/developer shall prepare and submit a detailed final landscaping plan, including irrigation plan, prior to the issuance of a building permit. The planting of all landscaping materials shall be completed prior to the issuance of an occupancy permit and shall be continuously maintained and watered over the life of the project. Landscaping irrigation shall comply with the State's Model Water Efficient Landscape Ordinance (AB 1881) and shall be designed to minimize water usage. All plant materials that are not healthy or that dies shall be replaces with similar landscape materials in a timely manner.

7. The applicant/owner shall provide to the Community Development Director a photographic record of the existing "art deco" design elements of the building at 1125 North Main Street. The photographs and electronic record shall be incorporated into the file AR 19-06.

8. If the applicant/owner is in violation of the conditions of said approval, the Architectural and Design Permit may be reviewed by the Planning Commission, if deemed necessary by staff or members of the Planning Commission.

NOW, THEREFORE, IT IS AGREED:

1. That the applicant/owner has read and agrees to each and every item and condition herein.
2. That the development and use of the real property described herein shall conform to the conditions listed above and all City of Lakeport Ordinances and Resolutions where applicable.
3. That said conditions shall be binding on all owners or persons having or acquiring any right, title, or interest in said real property, or any part thereof, subject to this agreement.

Dated: _____

APPLICANT/OWNER

_____

SIGNATURE- Jonathon Bridges

_____

PLEASE PRINT NAME

cc: Project File

Attachment D:
Application; Site Plan, Floor Plan, Elevation and Color Samples

CITY OF LAKEPORT, COMMUNITY DEVELOPMENT DEPARTMENT
225 PARK STREET, LAKEPORT, CA 95453 phone: (707) 263-5613 / fax: (707) 263-9413

LAND USE APPLICATION
WITH ENVIRONMENTAL REVIEW

APPLICANT'S INFORMATION	LAND OWNER'S INFORMATION
Name Jonathan Bridges	Name Mike and Pat McCollum
Company Name Bridges Construction	Company Name -na-
Mailing Address 923 Parallel Dr. St 14	Mailing Address P.O. Box 25
City, State, Zip Lakeport, CA 95453	City, State, Zip Sebastopol, CA 95473
Phone 707-263-4000 Fax	Phone 775-527-0989 Fax
Email jonathan@bridgesconstruction.com	Email macman47@aol.com

AGENT, ENGINEER, OR ARCHITECT'S INFORMATION (if any)

Name Glenn Bridges — Company Name -na-
Mailing Address 10500 Bottlerock Rd — Phone 707-349-0336 Fax
City, State, Zip Kelseyville, CA 95451 — Email watts0336@gmail.com

PROJECT INFORMATION

Project location: 1125 N. Main St.	Assessor Parcel No.(s): 026-244-03
Current land use: HDR	Size of existing parcel: 0.51 acres
Current Zoning: R-3	Current General Plan Designation: R3
Subdivision tract name: -na-	Lot and block numbers: -na-

Description of proposed project: Repair existing structure to pre fire conditions. Repair roof with sloped roof to eliminate current water intrusion issues.

ATTACH SUPPLEMENTAL INFORMATION AS REQUIRED

7/2/19

SIGNATURE OF APPLICANT **DATE** **SIGNATURE OF LAND OWNER** **DATE**

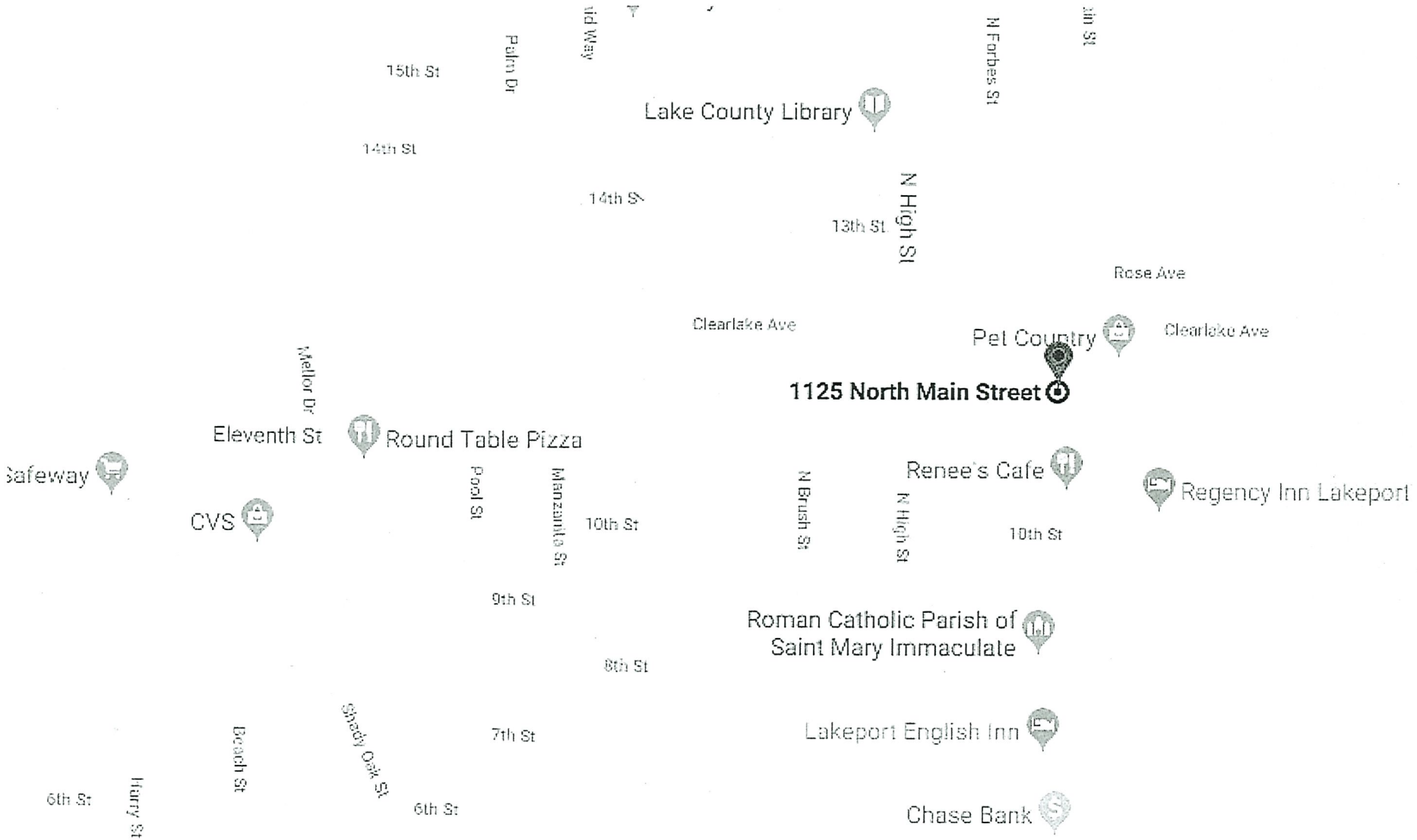
LAND USE APPLICATIONS REQUIRED FOR PROPOSED PROJECT:

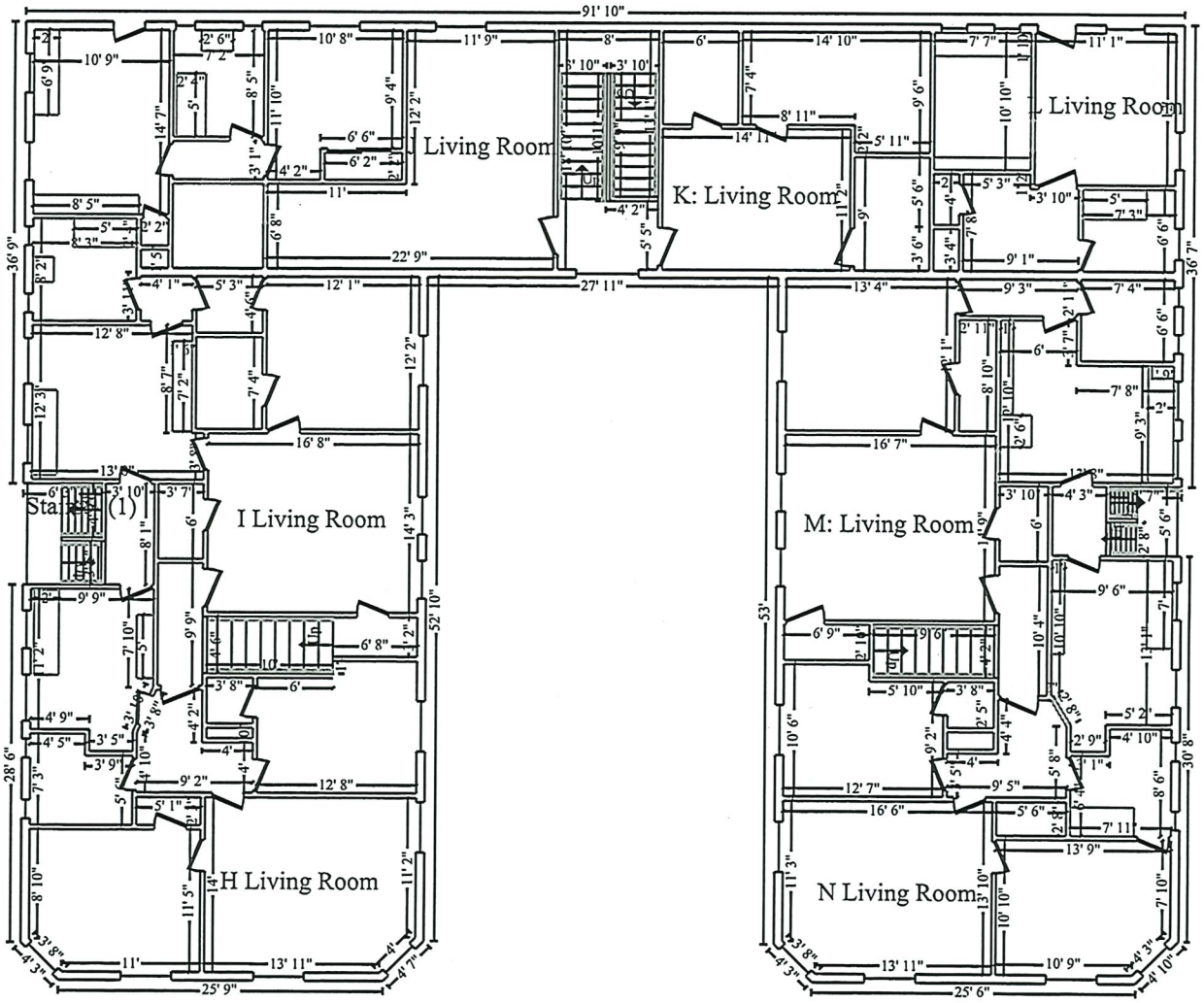
☐	661.60	Abandonment of Right-of-Way	☐	855.23	Lot Line Adjustment
☐	1,901.44*	Annexation	☐	114.23	Minor Exception
☐	142.47	Archeological Review	☐	448.46*	Formal Concept Plan Review
☐	2,701.64*	Architectural & Design Review	☐	88.87 & up**	Reapportionment – Sewer Assessment
☒	684.43	Arch. & Design Review (Minor)	☐	228.03	Shoreline Development
☐	86.04	Arch. & Design Review (Small Project)	☐	11,788.97*	Tentative Parcel Map
☐	284.93	Approved Plan Revision	☐	2,582.23*	Tentative Subdivision Map
☒	128.35	Categorical Exemption	☐	627.20	Use Permit, Major
☐	256.70	Certificate of Compliance	☐	165.40	Use Permit, Minor
☐	1,197.50	Development Agreement	☐	655.87	Variance
☒	812.45	**Environmental Review**	☐	213.70	Voluntary Merger
☐	235.20	Fence Request	☐	998.13	Zone Change
☐	313.60	Free-Standing Sign	☐	174.11*	Zoning Permit
☐	741.43	General Plan Amendment	☐		Other

*Planning and Engineering Fees ** Engineering Fee

Total Fees Collected: $_____ Receipt # _____ Initials _____ Date _____

Revised July 2018


15th St
Palm Dr
Lake County Library
14th St
14th St
N High St
13th St
N Forbes St
Rose Ave
Clearlake Ave
Clearlake Ave
Pet Country
1125 North Main Street
Mellor Dr
Eleventh St
Round Table Pizza
Safeway
CVS
Pool St
Manzanita St
10th St
N Brush St
N High St
Renee's Cafe
Regency Inn Lakeport
10th St
9th St
Roman Catholic Parish of
Saint Mary Immaculate
8th St
Lakeport English Inn
Shady Oak St
7th St
Beach St
6th St
6th St
Harry St
Chase Bank


91' 10"
Living Room
K: Living Room
L Living Room
I Living Room
M: Living Room
H Living Room
N Living Room
Stairs (1)
36' 9"
36' 7"
28' 6"
53'
52' 10"
30' 8"
25' 9"
25' 6"

N

Level 2

BRIDGES
CONSTRUCTION, INC.

923 Parallel Dr. Lakeport, CA 95453
(707)-263-4000 www.bridgesconstruction.com
License #: 607223

7/08/19

Site Address: 1125 N. Main Street

Re: Project Description/Narrative Detailing Proposed Improvements

To Whom it May Concern:

We propose a complete restoration of the apartments located at 1125 N. Main Street to pre-fire conditions with some minor detail changes.

-INTERIOR: Each unit will be fully gutted and replaced with all new materials. Existing rough plumbing, rough electrical, and framing will be repaired as needed. All units and common areas will be outfitted with new drywall/paint, new flooring, new appliances, new cabinets, etc. This will attract better tenants, as these units will be "turn-key."

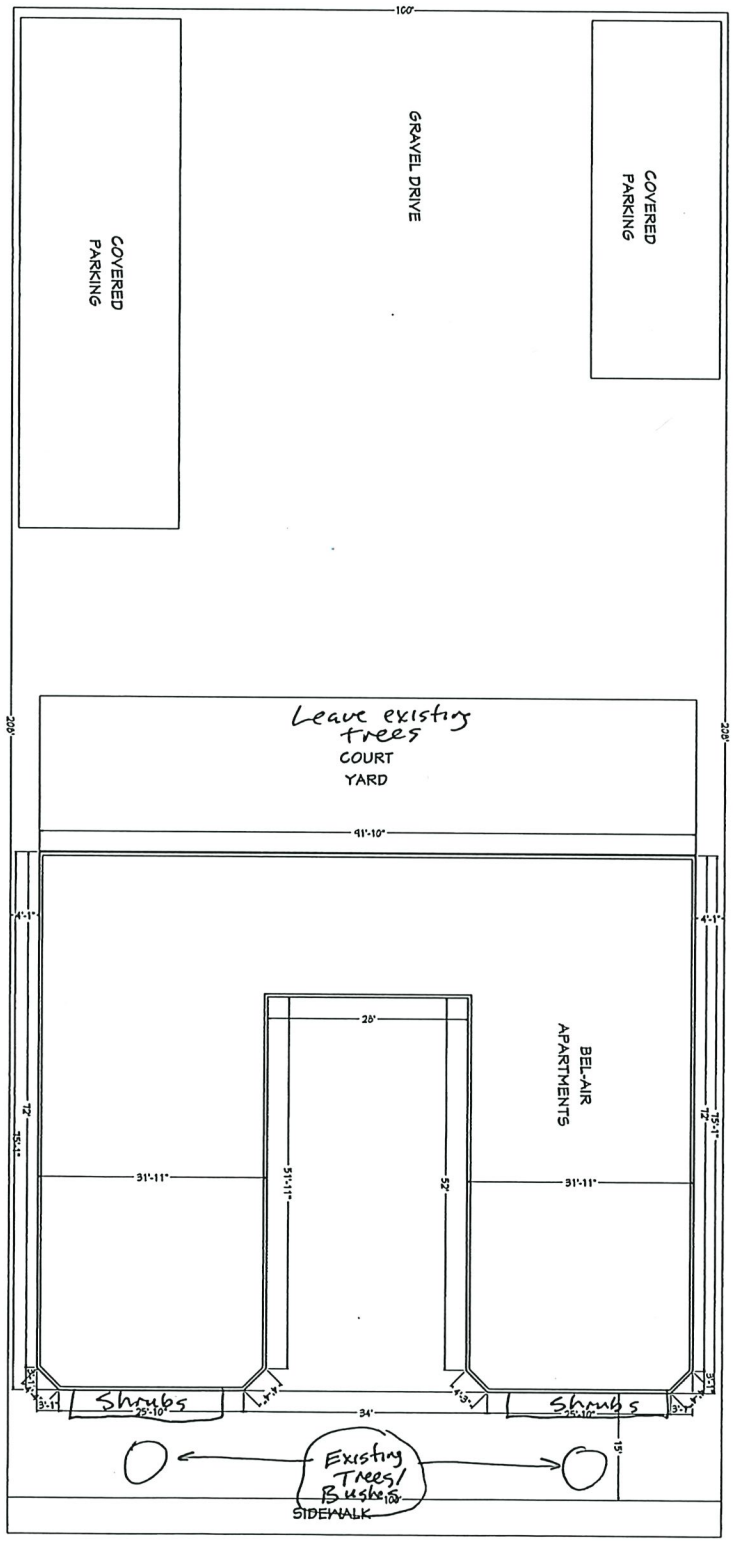
-EXTERIOR: For years these apartments have sat in disrepair, suffering from leaks of every kind. The main culprit is the flat roof system. We propose to remove the flat roof and replace with a sloped roof very similar to the CPA building next door. This will not only solve the leaking issue, but also create attic space in which to properly run ducting, electrical, plumbing, etc. Other misc. changes include a new paint job, new sign, refreshed landscaping, new gravel, etc.

We look forward to working with the City of Lakeport staff and the planning commission on this project.

Respectfully submitted,

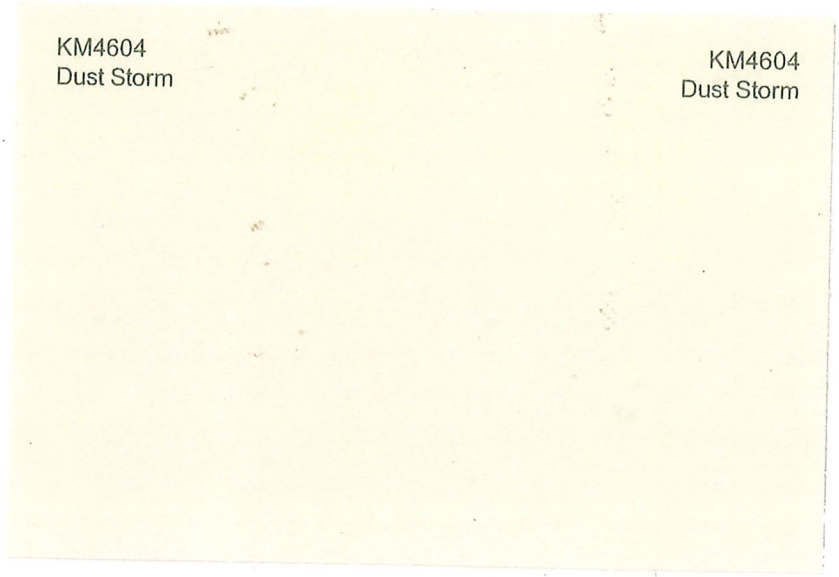
Jonathan Bridges- Bridges Construction Inc.

Landscaping Plan

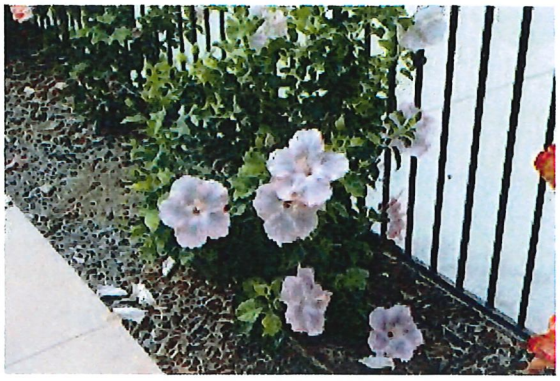


PLOT PLAN
SCALE 1"= 8'

SHEET:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	OWNER	CONTRACTOR
2	7/3/19	GLENN BRIDGES 10500 Bottle Rock rd. LICENSE # 524264 Kelseyville Calif. 95451 349 0336 CELL	Single Family Home PROJECT ADDRESS: AP# 026-244-03	PHONE #	BRIDGES CONSTRUCTION 923 Parallel Dr. Suite 14 LICENSE # 607223 Lakeport Calif. 95453 707-263-4000



23 Swiss Coffee	LL13-3 LL13-4	23 Swiss Coffee



COVERED
PARKING

GRAVEL DRIVE

100'

208'

COURT
YARD

41'-10"

BEL-AIR
APARTMENTS

75'-1"
72'
4'-1"
3'-1"
3'-1"
19'
31'-11"
25'-10"
1'-3"
52'
28'
34'
51'-11"
4'-4"
31'-11"
25'-10"
3'-1"
3'-1"
72'
4'-1"
75'-1"

100'

SIDEWALK

208'

COVERED
PARKING

PLOT PLAN

SCALE 1"= 8'

CONTRACTOR
BRIDGES CONSTRUCTION
923 Parallel Dr. Suite 14 . LICENSE # 607223
Lakeport Calif. 95453 707-263-4000

OWNER
BRIDGES CONSTRUCTION
PHONE # 707-263-4000

PROJECT DESCRIPTION: Bel-Air Apt. Repair

PROJECT ADDRESS: South Main St.
Lakeport Calif. 95453

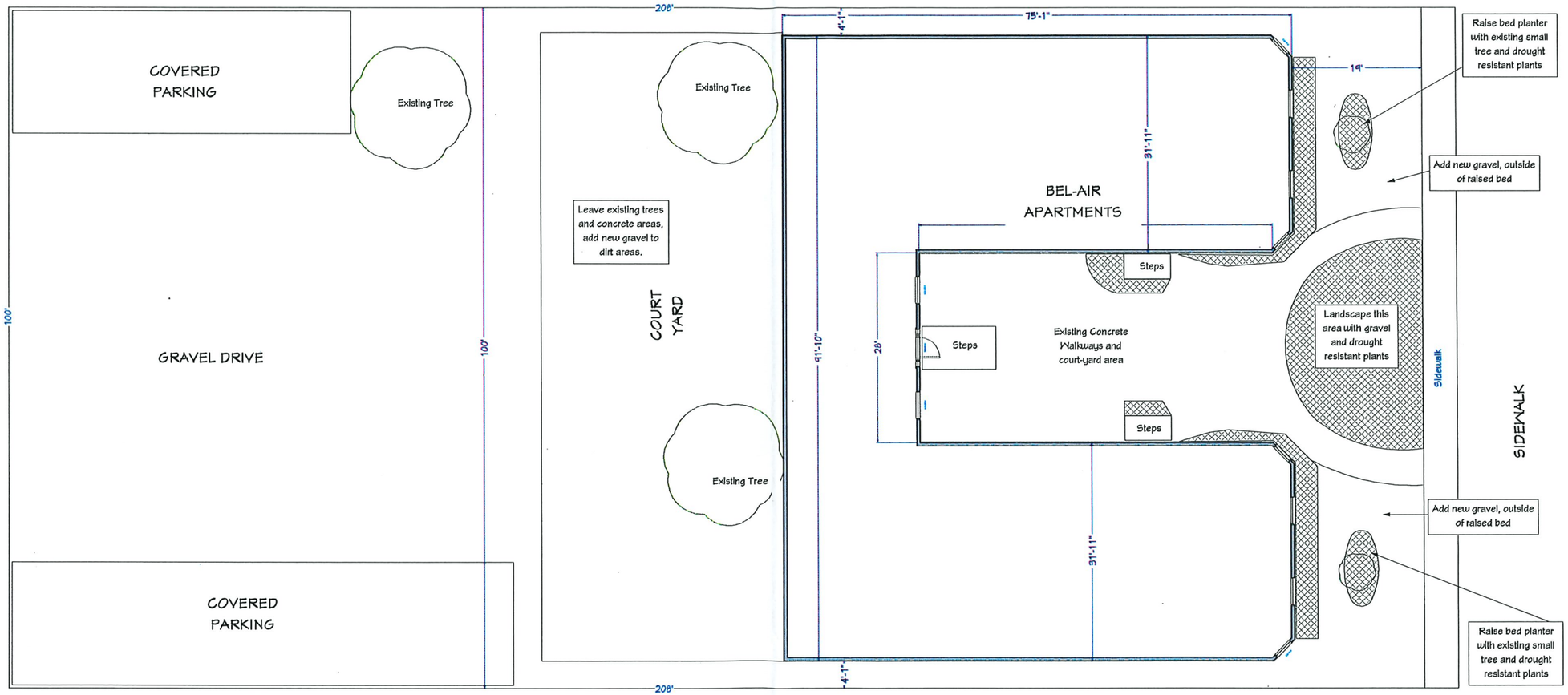
A.P.# 026-244-03

DRAWINGS PROVIDED BY:
GLENN BRIDGES LICENSE # 524264
10500 Bottle Rock rd. 349 0936 CELL
Kelseyville Calif. 95451

DATE:
7/9/19

SHEET:
2

Landscape Notes
Landscape all non hard-surface areas with gravel and drought resistant plants



PLOT PLAN
SCALE 1"= 8'

Remove damaged landscaping and replant using drought resistant plants, in these areas. Varieties to include, are, Agave, Hibiscus, Yarrow, Sage and lilac, Or similar

CONTRACTOR
BRIDGES CONSTRUCTION
423 Parallel Dr. Suite 14 LICENSE # 607223
Lakeport Calif. 95453 707-263-4000

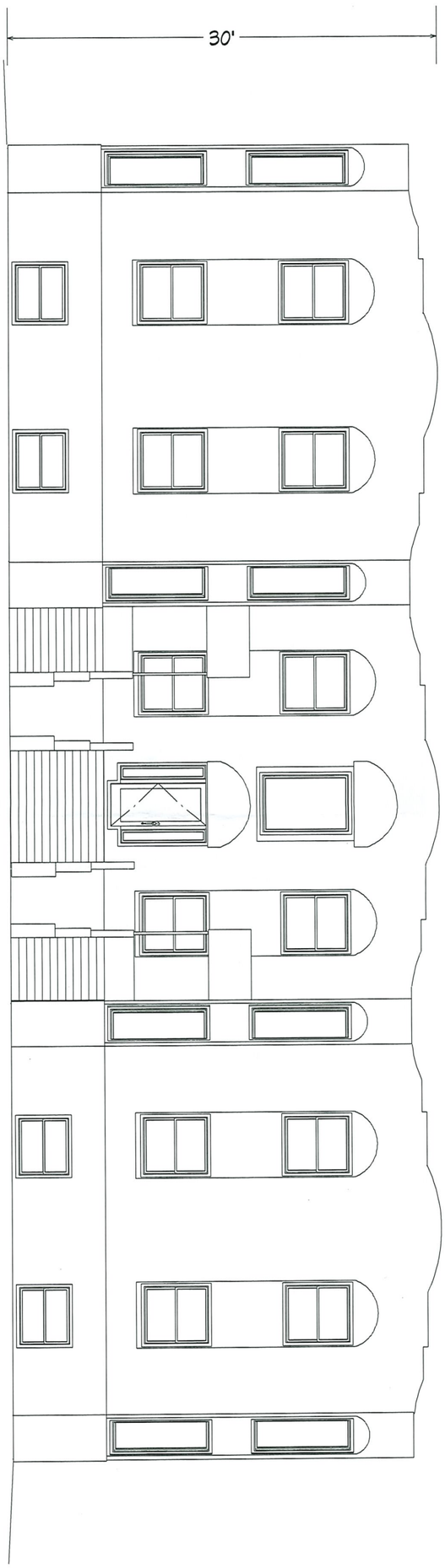
OWNER
BRIDGES CONSTRUCTION
PHONE # 707-263-4000

PROJECT DESCRIPTION: Bel-Air Apt. Repair
PROJECT ADDRESS: South Main St. Lakeport Calif. 95453
AP# 026-244-03

DRAWINGS PROVIDED BY:
GLENN BRIDGES LICENSE # 524264
10500 Bottle Rock rd. 349 0336 CELL
Kelseyville Calif. 95451

DATE:
8/20/19

SHEET:
2



EXISTING FRONT ELEVATION

SCALE 1/4"=1'

SHEET:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	OWNER	CONTRACTOR
3	7/9/19	GLENN BRIDGES 10500 Bottle Rock rd. LICENSE # 524264 Kelseyville Calif. 95451 349 0336 CELL	Bel-Air Apt. Repair PROJECT ADDRESS: South Main St. Lakeport Calif. 95453 APN 026-244-03	BRIDGES CONSTRUCTION PHONE # 707-263-4000	BRIDGES CONSTRUCTION 923 Parallel Dr. Suite 14 LICENSE # 607223 Lakeport Calif. 95453 707-263-4000

PROPOSED FRONT ELEVATION

SCALE 1/4"=1'

RECEIVED
AUG 19 2019
By

CONTRACTOR
BRIDGES CONSTRUCTION
923 Parallel Dr. Suite 14 LICENSE # 607223
Lakeport Calif. 95453 707-263-4000

OWNER
BRIDGES CONSTRUCTION
PHONE # 707-263-4000

PROJECT DESCRIPTION: Bel-Air Apt. Repair
PROJECT ADDRESS: South Main St. Lakeport Calif. 95453
A.P.# 026-244-03

DRAWINGS PROVIDED BY:
GLENN BRIDGES LICENSE # 524264
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CITY OF LAKEPORT
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

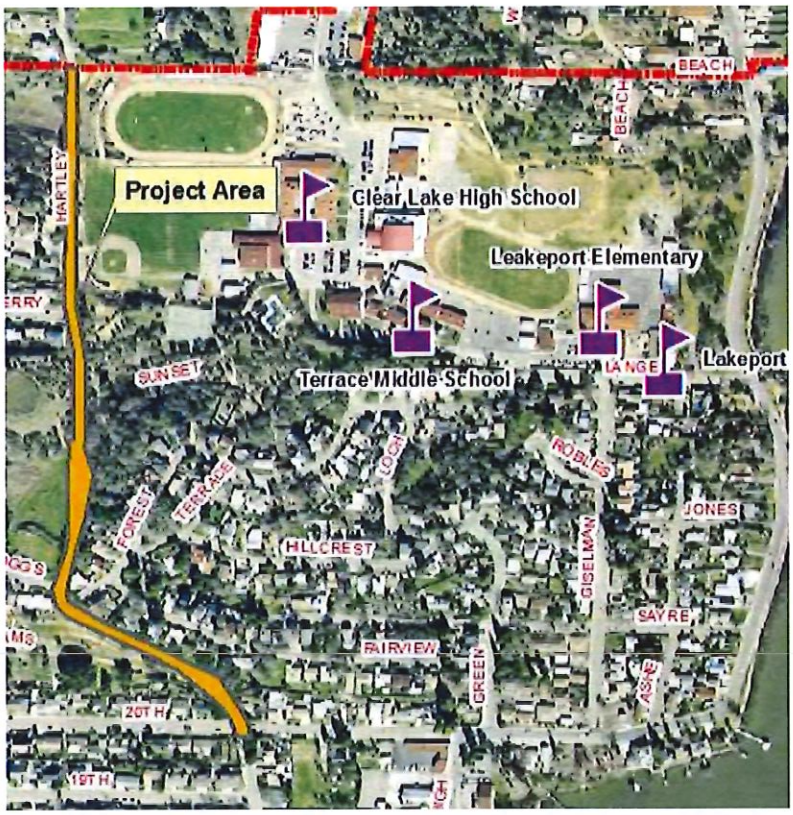
ITEM:	**VI. B.**
DATE:	**August 28, 2019**
FILE NO:	**ER 19-01& OA 19-03**
APPLICANT:	**City of Lakeport 225 Park Street Lakeport, CA 95453**
OWNER:	**City of Lakeport 225 Park Street Lakeport, CA 95453**
REPRESENTATIVE:	**LACO Associates 21 W. 4th Street Eureka, California 95501**
LOCATION:	**3,000 foot portion of Hartley Street (APN 026-031-18, 026-052-20, 026-062-10 and 026-321-11) in addition to the City's right-of-way**
GENERAL PLAN:	**Residential and Public and Civic Use**
ZONING:	**R-1, Low Density Residential and PCU, Public and Civic Use**
STAFF CONTACT:	**Daniel D. Chance, Associate Planner**

PROPOSED ACTION AND LOCATION: The Planning Commission is being asked to adopt an Initial Study that includes a Mitigated Negative Declaration on City owned public right-of-way, and some private property for pedestrian improvements along approximately 3,000 feet of Hartley Street from 20th Street to 200 feet north of Anastasia Drive.

BACKGROUND: A stated goal of the City of Lakeport is to provide safe pedestrian access for students walking to school. The Hartley Street Pedestrian Improvement Project (project) involves roadway widening, paving, and the installation of concrete sidewalk, curb, and gutter, and Americans with Disabilities Act (ADA)-compliant ramps along an approximately 2,800-foot length portion of Hartley Street, within the City of

Lakeport (City), from the sidewalk north of Anastasia Drive, south to the southerly portion of 20th Street, then roadway paving only of an approximately 200-foot-long segment of Hartley Street, north of Anastasia Drive (Site or project area). Funding for the project is from a Safe Routes to Schools grant through Caltrans, awarded in 2017. Hartley Street provides westerly access to the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School. The purpose of the project is to reduce the potential for conflicts between bicyclists, pedestrians, and vehicles utilizing Hartley Street to access the City's schools or the adjoining neighborhoods.

GENERAL PLAN OF CONFORMITY ANALYSIS: The project consists of an approximately 2,800-foot-long portion of Hartley Street (CR #408), a two-lane collector street, would be widened to provide two 12-foot travel lanes, one in each direction. Additionally, as part of the project, continuous sidewalks would be installed along the same portion of Hartley Street, along the west side. Existing portions of sidewalk along Hartley Street would remain; however, non-compliant ramps would be replaced to meet ADA standards. The concrete gutter along the west side of Hartley Street would be included in the 12-foot lane width of the southerly travel lane. An approximately 200-foot-long span of Hartley Street, within the very northern portion of the Site, would be repaved only. Due to the area's steep hillsides and current inadequate width for sidewalk and roadway, retaining walls and/or structures would be required as part of the project. Furthermore, ancillary work associated with the project would involve installation of safety fencing to protect and prevent pedestrians from accessing steep downhill slopes.



Several Elements of the City of Lakeport General Plan discuss the need for preserving and enhancing the quality and character of existing neighborhoods in Lakeport and the development of sidewalks, as well as, improve the bikeways system and pedestrian facilities. Policy CD 1.4 of the Community Design Element states *"Sidewalks, walkways or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic."*

There are a number of policies in the Transportation Element reflecting bikeways and pedestrian facilities. Policy T 21.1 *"Create and maintain a safe, convenient and effective bikeway system."* This policy included a number of programs to establish safe bikeways throughout the City. Policy T 25.1 *"Improve Pedestrian Facilities."* Policy T 27.1 *"Pedestrian Facilities as Traffic mitigation." Consider pedestrian facilities such as sidewalks and pedestrian paths as essential traffic mitigation for new developments."* T 29.1 *"Handicapped Accessibility. Improve accessibility for the handicapped."*

Altogether, this project would provide a safe alternative access to Lakeport schools, currently too narrow to provide a safe place for pedestrians and bicyclist. The implementation of this improvement achieves a significant number of goals as defined in the City of Lakeport General Plan. In conclusion, staff recommends that the Planning Commission report that this proposed project is in conformance with the Lakeport General Plan.

Adoption of the Mitigated Negative Declaration: The purpose of the proposed roadway and pedestrian facilities improvements is to provide a safe alternative path to the schools for those living in this northern area of City of Lakeport and needing to access Lakeport schools and facilities. Based on the findings set forth in the Initial Study, the proposed roadway and pedestrian facilities improvements would not have a significant impact on the environment. The Mitigated Negative Declaration was available for public review from July 20, 2019 to this date of August 28, 2019. As of the writing of this report the City of Lakeport has not received any written comments from the public or agencies.

The potentially significant effects identified herein are related to air quality, biological resources, cultural resources, Geology and soils, Greenhouse Gas Emissions, hazards and hazardous materials, noise and tribal cultural resources. Staff has incorporated mitigation measures to reduce those identified impacts to a less than significant level. The potential environmental impacts identified in the Initial Study are less than significant with mitigation measures incorporated. At this time, staff would be requesting the Planning Commission to adopt the Mitigated Negative Declaration.

SAMPLE MOTIONS

Mitigated Negative Declaration adoption

Move that the Planning Commission find that on the basis of the Initial Study ER 19-01 prepared by the LACO Associates for the City of Lakeport that the construction

of the Hartley Street Pedestrian improvement project along the City's right-of-way as applied for by City of Lakeport will not have a significant effect on the environment and, therefore, adopt a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act.

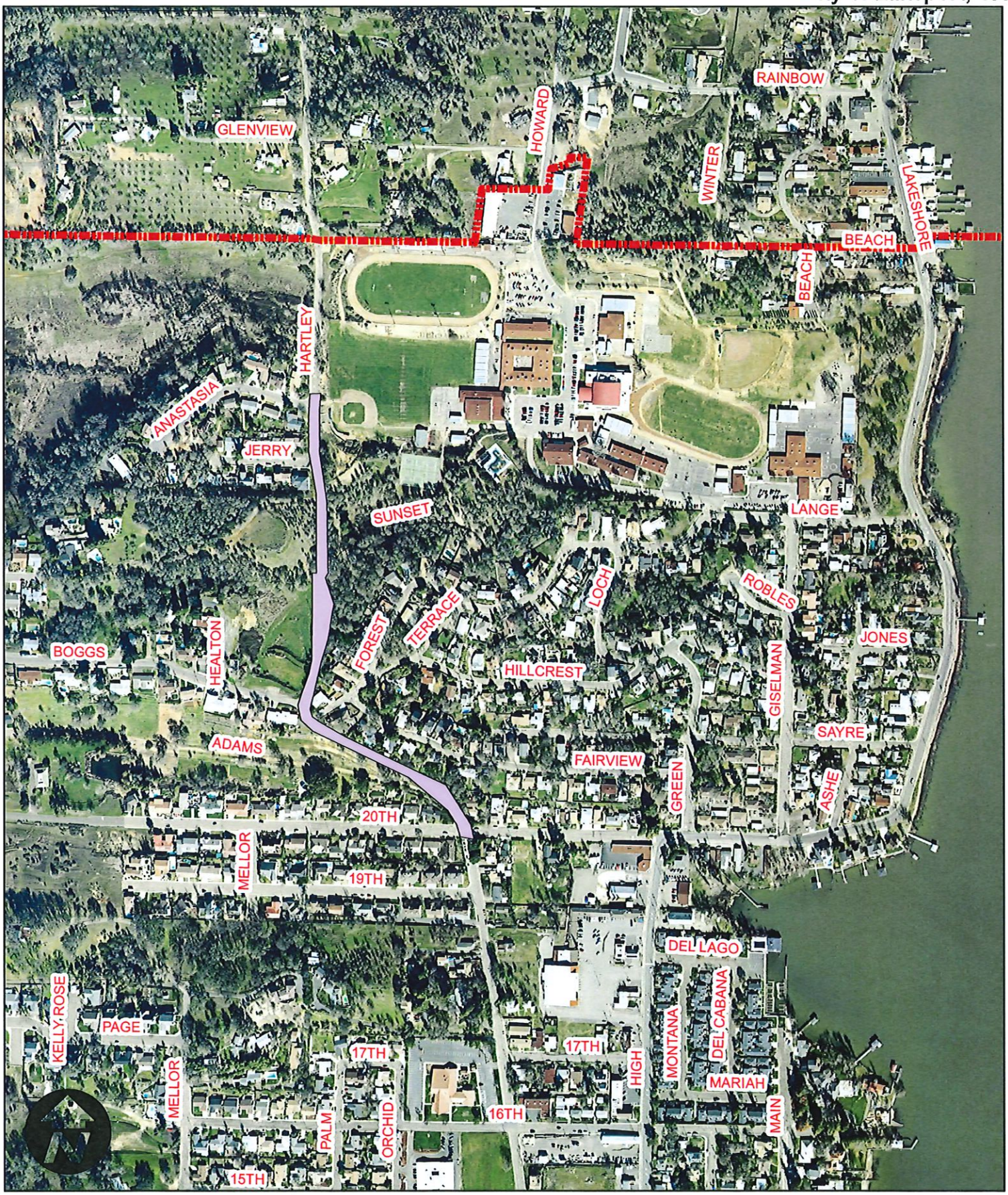
General Plan of Conformity

I move that the Planning Commission report that the construction of the Hartley Street Pedestrian improvement project along the City's right-of-way is in conformity with the Lakeport General Plan as noted in the staff report dated August 28, 2019.

Attachment A:	Vicinity Map
Attachment B:	Mitigated Negative Declaration/Initial Study
Attachment C:	Draft 2009 Harley SFRTS plans

Attachment A:
Vicinity Map

City of Lakeport, CA



Projected coordinate system name: NAD 1983 State Plane California II FIPS 0402 Feet
Geographic coordinate system name: GCS North American 1983

1 inch = 500 feet

Hartley Street ATP Project Area Map

Revised 3-26-2019

Attachment B: Mitigated Negative Declaration/Initial Study

DRAFT INITIAL STUDY and ENVIRONMENTAL CHECKLIST

FOR

HARTLEY STREET PEDESTRIAN IMPROVEMENT PROJECT

July 2019

Lead Agency:
City of Lakeport

Lead Agency Contact:
Doug Grider, Public Works Director
City of Lakeport
Public Works Department
225 Park Street, Lakeport, California 95453
(707) 263-3578

Prepared by:
LACO Associates
21 W. 4th Street
Eureka, California 95501
(707) 443-5054

LACO Project No. 7184.04

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FIGURES AND APPENDICES

I. PROJECT SUMMARY

Date: July 2019

Project Title: Hartley Street Pedestrian Improvement Project

Lead Agency: City of Lakeport

Contact: Doug Grider, Public Works Director
City of Lakeport
Public Works Department
225 Park Street, Lakeport, California 95453
(707) 263-3578

Location: The Hartley Street Pedestrian Improvement Project (project) is proposed within the City of Lakeport, along an approximately 3,000 foot portion of Hartley Street (County Road #408), a two-lane collector street, from approximately 200 feet north of Anastasia Drive, south to the southerly boundary of 20th Street (Site). The project would primarily occur within the City's right-of-way; however, as shown in Figure 1, improvements would also occur within the boundaries of four properties.

Coastal Zone: No

Affected Parcel(s): Assessor's Parcel Numbers (APNs) 026-031-180, 026-052-020, 026-062-010, and 026-321-110, in addition to the City's right-of-way

City of Lakeport General Plan Land Use Designation: Residential (R) and Public and Civic Use (PUB) (see Figure 2)

City of Lakeport Zoning Designation: Low Density Residential (R-1) and Public and Civic Uses (PCU) (see Figure 3)

Anticipated Permits and Approvals:

1) City of Lakeport approval of the Draft Initial Study/Mitigated Negative Declaration
2) City of Lakeport Encroachment Permit
3) California Department of Fish and Wildlife (CDFW) Lake or Streambed Alteration Agreement (LSAA)

Tribal Cultural Resources: 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.?

Alta Archaeological Consulting (ALTA), on behalf of the City of Lakeport, contacted the Native American Heritage Commission (NAHC) on April 2, 2019, to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated April 15, 2019, the NAHC indicated the SLF search returned a positive result and provided the contact information for eight (8) local Tribal

representatives. On May 7, 2019, in compliance with Assembly Bill (AB) 52, ALTA sent a consultation letter to each of the eight (8) Tribal representatives. ALTA was contacted by the Scotts Valley Band of Pomo Indians in a letter dated May 28, 2019, in which Hartley Street was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). Additionally, the Tribe expresses interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project.

As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

CEQA Requirement:
The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA). The Lead Agency is the City of Lakeport. The purpose of this Initial Study (IS) is to provide a basis for determining whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration. This IS is intended to satisfy the requirements of the CEQA (Public Resources Code, Div. 13, Sec. 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sec 15000-15387).

CEQA encourages lead agencies and applicants to modify their projects to avoid significant adverse impacts (CEQA Section 20180(c) (2) and State CEQA Guidelines Section 15070(b) (2)).

Section 15063(d) of the State CEQA Guidelines states that an IS shall contain the following information in brief form:

1) A description of the project including the project location
2) Identification of the environmental setting
3) Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to provide evidence to support the entries
4) Discussion of means to mitigate significant effects identified, if any
5) Examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls
6) The name of the person or persons who prepared and/or participated in the Initial Study

II. PROJECT DESCRIPTION

The Hartley Street Pedestrian Improvement Project (project) involves roadway widening, paving, and the installation of concrete sidewalk, curb, and gutter, and Americans with Disabilities Act (ADA)-compliant ramps along an approximately 2,800-foot length portion of Hartley Street, within the City of Lakeport (City), from the sidewalk north of Anastasia Drive, south to the southerly portion of 20th Street, then roadway paving only of an approximately 200-foot-long segment of Hartley Street, north of Anastasia Drive (Site or project area). Funding for the project is from a Safe Routes to Schools grant from the Lake County Transportation Commission, awarded in 2017. Hartley Street provides westerly access to the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School. The purpose of the project is to reduce the potential for conflicts between bicyclists, pedestrians, and vehicles utilizing Hartley Street to access the City's schools or the adjoining neighborhoods.

Under the project, an approximately 2,800-foot-long portion of Hartley Street (CR #408), a two-lane collector street, would be widened to provide two 12-foot travel lanes, one in each direction. Additionally, as part of the project, continuous sidewalks would be installed along the same portion of Hartley Street, along the west side. Existing portions of sidewalk along Hartley Street would remain; however, non-compliant ramps would be replaced to meet ADA standards. The concrete gutter along the west side of Hartley Street would be included in the 12-foot lane width of the southerly travel lane. An approximately 200-foot-long span of Hartley Street, within the very northern portion of the Site, would be repaved only. Due to the area's steep hillsides and current inadequate width for sidewalk and roadway, retaining walls and/or structures would be required as part of the project. Furthermore, ancillary work associated with the project would involve installation of safety fencing to protect and prevent pedestrians from accessing steep downhill slopes.

In addition to the proposed improvements, existing power poles and fire hydrants and relief valves may need to be relocated behind the new continuous sidewalk. New storm drain inlets and improvements to existing culverts may also be required, due to the anticipated change in drainage patterns associated with the sidewalk, curb, and gutter installation and roadway widening. An ADA-compliant accessible ramp down to Clear Lake High School, adjacent to the existing crosswalk and concrete stairs along the east side of Hartley Street at Anastasia Drive, would also be installed.

III. PROJECT SETTING AND LOCATION

The Site is located within the northern portion of the City of Lakeport, approximately one-half mile west of Clear Lake and approximately one-half mile east of Highway 29. The project would occur within an approximately 3,000-foot-long stretch of Hartley Street, which runs in a north-south direction and increases in elevation. The Site is located adjacent to both undeveloped and residential areas and is located immediately west of Clear Lake High School, with Lakeport Elementary School and Terrace Middle School located further east (see Figure 1). The project would primarily occur within the City's right-of-way; however, as indicated on Figure 1, project improvements are also proposed to occur within the boundaries of four individual parcels (APNs 026-031-180, 026-052-020, 026-062-010, and 026-321-110), which would require acquisition of these specific areas for use by the City.

The topography of the Site is varied, increasing from approximately 1,350 feet above mean sea level (amsl) in the south portion of the Site, increasing to a maximum of approximately 1,415 feet amsl at the intersection of Hartley Street/Boggs Lane, steadily decreasing to approximately 1,350 feet amsl adjacent to

the field at Clear Lake High School, before steadily inclining up to approximately 1,415 feet at the northernmost Site boundary, at the intersection of Hartley Street/Clearview Drive.

The Site contains portions of existing curb, gutter, and sidewalk (totaling approximately 750 linear feet) along the western side of Hartley Street, with another portion of curb and unpaved sidewalk (totaling approximately 500 linear feet) between Adams Street and Hillcrest Drive. Limited curb, gutter, and sidewalk is currently present along the east side of Hartley Street within the project area, primarily between 19th and 20th Streets, the majority of which is not currently paved.

IV. ENVIRONMENTAL EFFECTS

An environmental checklist follows this section, and addresses all potential adverse effects resulting from the proposed project. No significant adverse effects are expected from any of the proposed activities.

V. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

An explanation for all checklist responses is included, and all answers take into account the whole action involved and the following types of impacts: off-site and on-site; cumulative and project-level; indirect and direct; and construction and operational. The explanation of each issue identifies (a) the threshold of significance, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. All mitigation measures required for the project are provided in the Mitigation Monitoring and Reporting Program (MMRP) (see Appendix A).

In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the proposed project.

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.

_____ _____

Signature Date

Doug Grider, Public Works Director

Name and Title

I. **AESTHETICS.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public 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) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on aesthetics if it would have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; substantially degrade the existing visual character or quality of public views of the site and its surroundings (if the project is in a non-urbanized area) or conflict with applicable zoning and other regulations governing scenic quality (if the project is in an urbanized area); or create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

DISCUSSION

The proposed project area is located in a predominately residential area. Most of the land area in the project vicinity is designated as Residential under the City of Lakeport General Plan, with the land encompassing the school sites to the east (Lakeport Elementary School, Terrace Middle School, and Clear Lake High School) designated as Public and Civic Uses, and zoned as Low Density Residential (R-1), and Medium Density Residential (R-2), and Public and Civic Uses (PCU) according to the City of Lakeport Zoning Map. The project area does not contain important visual landmarks or areas of scenic interest. Amenities such as street trees to give rhythm, cadence and shade are notable throughout the project area. Overhead utility lines suspended from numerous vertical utility poles predominate within the field of view along with few eye-level signs to guide and control traffic throughout the area. There are no General Plan designated scenic viewpoints in the project area.

I.a-b) The proposed project is not located within a City- or County-mapped or designated scenic vista; within a scenic resources area; or along a state scenic highway (Caltrans, 2018). Therefore, the project would have no impact.

I.c) The project developments would consist of widening an existing road to include two 12-foot travel lanes (one lane in each direction) and adding a continuous sidewalk along the west side of Hartley Street. Additional proposed improvements include installing a safety fence to protect and prevent pedestrians from accessing steep downhill slopes as well as improvements to existing power poles and fire hydrants and relief valves, which may need to be relocated as a result of the proposed continuous sidewalk. Also, additional paving for a distance of approximately 200 feet north of Anastasia Drive would also occur. The proposed project does not conflict with any local zoning regulations and would not detract from the scenic quality of the area; therefore, the project would have no impact.

I.d) Expected new sources of light would come from the anticipated short-term construction activities. Any outdoor lighting included under the project would comply with all applicable Building and Zoning Codes and would be designed to minimize off-site illumination and glare. The proposed project may increase the level of illumination in the project area above existing levels due to the changing placement of the sidewalk and road construction, however due to the moderate setback areas from the adjacent residential uses, the proposed projects off-site illumination and glare would be minimized. Therefore, the light and glare impacts associated with the proposed project would be less than significant.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Aesthetics.

II. **AGRICULTURE AND FORESTRY RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 PRC 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 forestland to non-forest use?	☐	☐	☐	☒

Thresholds of Significance: The project would have a significant effect on agriculture and forestry resources if it would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (hereafter "farmland"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses; conflict with existing zoning for agricultural use or a Williamson Act contract; conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); Result in the loss of forest land or conversion of forest land to non-forest use; or 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 forestland to non-forest use.

DISCUSSION

The project area is primarily residential in nature, with areas of undeveloped land, and does not currently contain agricultural or forestry uses. The area immediately surrounding the Site is primarily designated as Residential (R), with the area containing the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School, designed for Public and Civic Use (PUB) under the City's 2025 General Plan (see Figure 2), and zoned as Low Density Residential (R-1), Medium Density Residential (R-2), and Public and Civic Uses (PCU) under the City's Zoning Ordinance (see Figure 3). The City's Zoning Map indicates that further to the east of the Site is zoned as Light Retail (C-1), Major Retail (C-2), Resort/High Density Residential (R-5), and Open Space (OS), with areas east of Main Street within the Shoreline Development overlay area. Under the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the Site and surrounding area is designated as "Urban and Built-Up Land" (DOC, 2016). No portion of the Site is under a Williamson Act contract.

II.a-c) The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, conflict with existing zoning for agricultural use or forest land, timberland, or timberland zoned Timberland Production, or conflict with a Williamson Act, as no portion of the Site is designated, zoned, or

utilized for agricultural or forestry use. Additionally, no portion of the Site is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance under the FMMP or currently under a Williamson Act contract. No impact would occur.

II.d) Although the removal of trees and/or other vegetation adjacent to Hartley Street may be required as a result of the project, the project would not result in the loss of forest land or conversion of forest land to non-forest use, as the project area is not designated or zoned as timberland or forest land, but rather designated and zoned as residential. A less than significant impact would occur.

II.e) The project would not 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 forestland to non-forest use. No such uses are located in the vicinity of the Site. No impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Agricultural and Forestry Resources.

III. **AIR QUALITY.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on air quality if it would conflict with or obstruct implementation of applicable air quality plans; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

DISCUSSION

The proposed project is located within the Lake County Air Basin (LCAB) and is subject to Lake County Air Quality Management District (LCAQMD) requirements. The LCAB is a federally and State recognized geographical area this is the same as the County boundary. The LCAQMD is responsible for regulating stationary sources of air pollution within the LCAB. The main purpose of the LCAQMD is to enforce local, State, and federal air quality laws, rules, and regulations in order to meet the Ambient Air Quality Standards (AAQSs), and protect the public from air toxins through local regulation, California Air Resources Board (CARB) Airborne Toxic Control Measures (ATCM) and federal Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) specific control regulations. These sources include industrial developments such as the Geysers Geothermal Power Generation as well as commercial businesses with air emissions such as mining operations and gasoline stations (LCAQMD, n.d.). As noted in the City's General Plan, because the County is in an attainment area (or is unclassified) for all criteria pollutants, both federal and State, it is not required to prepare an Air Quality Management Plan. Instead, LCAQMD's focus is on the prevention of significant deterioration in air quality (City General Plan, 2009).

The proposed project involves the widening of Hartley Street to include two 12-foot travel lanes and continuous ADA-compliant sidewalks along the west side of Hartley Street, from the sidewalk north of Anastasia Drive, south to the southerly portion of 20^{h} Street. In addition, an approximately 200-foot-long portion of Hartley Street, north of Anastasia Drive, would be paved, and an ADA-compliant ramp would be installed adjacent to Clear Lake High School, on the east side of Hartley Street.

The project and its emission sources are subject to State and federal standards contained in the most recent version of *Lake County Air Quality Management District Rulebook*. During the construction phase of the project, the contractor would be expected to use heavy construction machinery and temporary air pollutant emissions would be associated with cut and fill, grading, and paving activities within the project area. Water would be utilized as necessary during the construction activities to reduce potential impacts associated with fugitive dust. Once construction is complete, it is anticipated that operational emissions

would be comprised of direct emissions, including exhaust and fugitive dust from the operation of personal vehicles. However, because Hartley Street is currently in operation and utilized by personal vehicles at this time, it is anticipated that emissions would remain similar to what is currently experienced within the project area. Continued compliance with the federal and State emissions standards would be required once the project components have been installed within the project area.

LCAQMD has not formally adopted significance thresholds for use in evaluating project impacts under CEQA, but rather utilizes the State and federal standards on emission rates for stationary sources. LCAQMD does not currently have any thresholds for toxics, but recommends the use of the latest version of the California Air Pollution Control Officers Association's (CAPCOA) *Health Risk Assessments for Proposed Land Use Project* (available at: http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf) to evaluate and reduce air pollution impacts from new development, which includes recommended mitigation measures to help reduce air pollution impacts anticipated under the proposed project.

Lake County, which encompasses the City of Lakeport, was recognized by the American Lung Association in 2018 as being the 4th cleanest county in the nation for annual particulate average concentration (LCAQMD, 2018). In 2012, the CARB released a summary of the estimated annual average emissions rates in the LCAB, including stationary, area wide, and mobile source emissions. Table 1, below, shows a summary of LCAB's emissions by source category and are represented in tons per day. According to the report, the main stationary source of total organic gas (TOG) emissions is electric fuel combustion. The main mobile source was recreational boats, and the main area-wide source was solvent evaporation from consumer products. Carbon monoxide (CO) is mostly coming from managed burning and disposal. Recreational boats, light duty passenger vehicles, off-road equipment, and trucks make up two-thirds of the mobile source CO emissions, and one half of the total CO emissions in the LCAB. Finally, unpaved roads were the largest source of particulate matter (PM) in the County (CARB, 2012).

Table 1. Lake County Air Basin 2012 Estimated Annual Average Emissions (tons/day)

Sources	TOG	ROG	CO	NOx	SOx	PM	PM_{10}	$PM_{2.5}$	NH_3
Stationary Sources									
Fuel Combustion	5.5	0.4	6.0	0.3	0.1	0.3	0.2	0.1	1.7
Waste Disposal	--	--	--	--	--	--	--	--	0.0
Cleaning and Surface Coating	0.2	0.2	--	--	--	--	--	--	--
Petroleum Production and Marketing	0.2	0.2	--	--	--	--	--	--	--
Industrial Processes	0.1	0.1	0.0	0.2	0.2	1.4	0.8	0.2	--
Total Stationary Sources	**6.0**	**0.9**	**6.0**	**0.4**	**0.2**	**1.6**	**1.0**	**0.4**	**1.8**
Area Wide Sources									
Solvent Evaporation	1.3	1.2	--	--	--	--	--	--	0.1
Miscellaneous Processes	6.3	1.7	13.7	0.7	0.1	6.9	4.7	2.2	0.4
Total Area-Wide Sources	**7.5**	**2.9**	**13.7**	**0.7**	**0.1**	**6.9**	**4.7**	**2.2**	**0.5**
Mobile Sources									
On-road Motor Vehicles	1.6	1.4	10.2	2.3	0.0	0.1	0.1	0.1	0.1
Other Mobile Sources	3.3	2.9	11.4	1.2	0.0	0.2	0.2	0.2	0.0
Total Mobile Sources	**4.9**	**4.3**	**21.6**	**3.6**	**0.0**	**0.4**	**0.3**	**0.2**	**0.1**
Grand Total for Lake County Air Basin	**18.5**	**8.1**	**41.2**	**4.6**	**0.4**	**8.8**	**6.0**	**2.8**	**2.3**

Note: Spaces left blank in Table 2 indicate that average emissions could not be quantified in tons per day.
Source: California Air Resource Board (CARB). 2012 Estimated Annual Average Emissions. Lake County Air Basin. 2016 SIP Emission Projection Data. Available at: https://www.arb.ca.gov/app/emsinv/2017/emseic1_query.php?F_DIV=-4&F_YR=2012&F_AREA=AB&F_AB=LC&F_SEASON=A&SP=SIP105ADJ&F_DD=Y.

Air quality impacts anticipated under construction of the proposed project were modeled using the Roadway Construction Emissions Model, developed by the Sacramento Metropolitan Air Quality Management District (SMAQMD) (available at: http://www.airquality.org/Businesses/CEQA-Land-Use-Planning/CEQA-Guidance-Tools), to quantify potential criteria pollution and greenhouse gas (GHG) emissions during the different phases of the construction period, including grubbing/land clearing, grading/excavation, drainage/utilities/sub-grade, and paving. The model quantifies direct and indirect emissions from construction activities, including emissions associated with material hauling, worker commutes, water trucks, off-road equipment, in addition to fugitive dust.

Vehicles are known to be a major pollution contributor, producing significant amounts of nitrous oxides (NOx), carbon monoxide (CO), ozone (O_3), and particulate matter ($PM_{2.5}$ and PM_{10}), and must also be considered when evaluating potential air quality impacts of a proposed project. However, the widening of and the installation of continuous ADA-compliant sidewalks along the west side an approximately 2,800-foot-long section of Hartley Street, from Anastasia Drive south to 20th Street, with additional repaving of an approximately 200-foot-long section of Hartley Street, north of Anastasia Drive, would not be anticipated to introduce a significant number of new traffic trips in the area. The Roadway Construction Emissions Model results in their entirety are included in Appendix B. For a conservative analysis of the project, the analysis assumes the anticipated construction would begin in 2019 and be completed over a 3-month period. In addition, it is assumed that up to 5 truckloads (20 cubic yard capacity) of material would be imported and exported daily, although this very likely exceeds the actual amount of material to be imported and exported. To minimize potential fugitive dust, it is also assumed that water trucks would be utilized. The results of the Roadway Construction Emissions Model analysis are shown in Table 2, below. Since Hartley Street is an existing roadway, the proposed project is not anticipated to increase operational emissions.

Table 2. Roadway Construction Emissions Model Results for Construction of the Proposed Project

Pollutant	Anticipated Emissions (tons/construction period)*	Annual Thresholds (tons/year)
Carbon monoxide (CO)	1.28	100
Nitrogen oxides (NOx)	1.84	50
Particulate matter (PM_{10}) (total)	0.16	70
Particulate matter ($PM_{2.5}$) (total)	0.09	70
Reactive organic gases (ROG)	0.16	50
Sulfur oxides (SO_2)	0	50

Note:

** The Roadway Construction Emissions Model Results provide emissions data in tons per construction period (assumed to be a maximum of three months).*

Source: Roadway Construction Emissions Model Results, June 6, 2016, Appendix B.

As shown in Table 2, above, the anticipated emissions associated with the roadway widening and associated improvements would be well-below the State and federal annual thresholds of significance for carbon monoxide (CO), nitrogen oxides (NO_x), particulate matter (PM_{10} and $PM_{2.5}$), reactive organic gases (ROG), and sulfur oxides (SO_2). As noted above, compliance with LCAQMD requirements would be required during construction and operation of the project (see Mitigation Measure AIR-1), which would help minimize potential air quality impacts associated with the project.

There are numerous sensitive receptors located in the vicinity of the Site, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School to the east of the project area, in addition to residences along both sides of Hartley Street. In order to minimize potential air quality impacts associated with the proposed project, limit the generation of fugitive dust, minimize excessive exhaust emissions, and reduce potential impacts to these sensitive receptors, two mitigation measures are required below, including implementing Best Management Practices (BMPs) during project construction in compliance with LCAQMD rules and regulations, in addition to maintaining all equipment in good working condition (see Mitigation Measures AIR-1 and AIR-2, below).

There are a number of mapped areas in Lake County, including the Lakeport Planning Area, that contain serpentine rock and soils, which contain regulated amounts of asbestos. Unless adequately mitigated, the disturbance of serpentine may release asbestos into the air and water. The areas mapped within the Lakeport Planning Area (refer to Figure 19, Serpentine Rock and Soils, in the City's General Plan) are mostly within the southern and central portions of the City of Lakeport, with smaller areas scattered throughout the northern part of the City. The project area is located outside of the mapped areas containing serpentine rock and soils (City General Plan, 2009).

III.a-b) As noted in the discussion above, the City of Lakeport is currently in attainment of all State and federal ambient air quality standards. The proposed widening of Hartley Street and installation of ADA-compliant sidewalks along the east side of Hartley Street within the project area is not anticipated to generate unnecessary airborne particulate matter that would have the potential to create significant project-specific and cumulative effects to air quality, or conflict with or obstruct implementation of the applicable air quality plan. Because the proposed pedestrian improvements and modifications to Hartley Street would be subject to LCAQMD regulations and since the proposed improvements and modification would occur in accordance with these regulations, the proposed project would not obstruct implementation of federal and State standards.

LCAQMD has advised that generally, an activity that individually complies with the State or federal ambient air quality standards would not result in excess emissions or a violation. As shown in Table 2, above, project activities would not be anticipated to substantially increase pollutant concentrations or exceed LCAQMD's ambient air quality standards, which correspond to State and federal emissions thresholds. Although the proposed project would generate temporary emissions during construction and direct and indirect emissions once construction is complete, the project would not include any source of visible emissions, including intentional fire/burning or manufacturing. Hartley Street is an existing roadway and the proposed project, involving roadway widening and anticipated improvements, would not be anticipated to significantly increase use of this roadway. However, with the incorporation of Mitigation Measures AIR-1 and AIR-2, which require compliance with LCAQMD, State, and federal standards and regulations and maintaining all equipment in good working condition such that potential fugitive dust is controlled and exhaust emissions are minimized, the proposed project would not result in substantial adverse air quality impacts, and a less than significant impact would occur.

III.c) Sensitive receptors, as defined by the EPA, include, but are not limited to, hospitals, schools, daycare facilities, elderly housing, and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants. Extra care must be taken when dealing with contaminants and pollutants in close proximity to areas recognized as sensitive receptors. As noted above, numerous sensitive receptors are located in the vicinity of the Site, including three schools (Lakeport Elementary School, Terrace Middle School, and Clear Lake High School) to the east and single-family residential neighborhoods directly to the east and west. The proposed pedestrian and street improvements would be required to comply with LCAQMD rules and regulations, which include measures to protect air quality and reduce emissions.

As provided in Table 2, above, emissions associated with construction and operation of the proposed project would not exceed LCAQMD's ambient air quality standards, which correspond to State and federal emissions thresholds. However, temporary exhaust from construction equipment may, for short periods of time, impact residents and students when school is in session, located near the Site. However, with the incorporation of Mitigation Measures AIR-1 and AIR-2, potential fugitive dust and exhaust emissions associated with construction and operation of the proposed project would be minimized, and a less than significant impact would occur.

III.d) The project would not create substantial emissions (such as odors or dust) adversely affecting a substantial number of people. Temporary objectionable odors, typical of construction sites and equipment use, may be generated during the construction phase of the project, which way impact the residences and schools located adjacent to the Site. However, with the implementation of Mitigation Measures AIR-1 and AIR-2, potential fugitive dust and exhaust emissions, and a less than significant impact would occur.

MITIGATION MEASURES

AIR-1: Construction activities shall be conducted with adequate dust suppression methods, as necessary, including but not limited to watering during construction activities to limit the generation of fugitive dust or other methods approved by the LCAQMD.

AIR-2: At all times, construction equipment shall be maintained in good condition to minimize excessive exhaust emissions.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Air Quality.

IV. **BIOLOGICAL RESOURCES.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on biological resources if it would 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; 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; have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; 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; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or 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

The project involves roadway widening and the installation of concrete sidewalk, curb, and gutter, and ADA-compliant ramps along an approximately 2,800-foot length portion of Hartley Street, within the City of Lakeport, from Anastasia Drive, south to the southerly portion of 20th Street. Approximately 200 feet of paving would also occur north of Anastasia Drive. The project is located in a predominately low density residential area along Hartley Street, which runs in a north-to-south direction in the northern portion of the

City, services Lakeport homes and is adjacent to Clear Lake High School, with Terrace Middle School and Lakeport Elementary School further to the east.

A *Hartley Street Biological, Wetlands, and Stream Classification Survey* (Biological Report) was prepared by LACO Associates (LACO) on June 17, 2019 (see Appendix C), to identify any potential sensitive or special status species or habitat areas within the Site, including stream drainages, riparian, and wetland areas. One mid-season (April 2019) field survey was conducted by LACO's Senior Environmental Scientist. Prior to and during the survey, a number of resources were consulted to determine potential areas of sensitive plant and wildlife species occurrence in the vicinity of the Project Site, including California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDB) for the Lakeport quadrangle, U.S. Geological Survey's (USGS) 7.5-minute Lakeport quadrangle topographic map, and aerial photography. The biotic site survey was conducted following protocol developed by CDFW.

Natural features within the vicinity of the Site include blue oak woodland and ruderal grassland habitats. In addition, one Class III drainage/riparian habitat area was observed in proximity of the Project Site, found adjacent to Hartley Street, north of Boggs Lane. Soils as mapped by the Natural Resources Conservation Service (NRCS) include Wappo soils, primarily a deep brown loam originating from alluvial sources (NRCS, 1997).

Based on the species identified in the CNDDB records, the range of habitats present, and the geographical range of the various sensitive species, 8 special status plant species and 8 special status wildlife species, including 3 bird species of special concern, have the potential to occur within the project Site, as provided in Tables 3 and 4, below. No special habitats (such as freshwater ponds, thermal springs, or serpentine outcrops) are present at the Project Site, eliminating the potential for sensitive species specific to those types of habitats to occur within the project area.

Table 3. Sensitive Plant Species Occurring within the Project Vicinity (Including State and Federal Threatened, Endangered, or State Species of Concern)

Plant Species	Status[2]	Habitat	Occurrence at the Project Site[1]
Konocti manzanita *(Arctostaphylos manzanita ssp. elegans)*	CNPS 1B.3	Lower montane coniferous forest, volcanic soils (225-1,830m)	Absent. No suitable habitat occurs at the Project Site (obsidian slopes, McMinn, 1939).
Bent-flowered fiddleneck *(Amsinckia lunaris)*	CNPS 1B.2	Often serpentine, open oak/pine woodland (280-1,010m)	Absent. Suitable soils (serpentine) or habitat (open oak/pine woodland) do not occur at the Project Site.
Mayacamas popcornflower *(Plagiobothrys lithocaryus)*	CNPS 1A	Chaparral, cismontane woodland, grasslands (150-1,250m)	Absent. There is no suitable habitat for this species (moist sites), historic record only. There are no known occurrences at the Project Site
Serpentine cryptantha *(Cryptantha dissita)*	CNPS 1B.2	Chaparral, serpentine outcrops (135-735m)	Absent. There is no suitable habitat at the Project Site
glandular western flax *(Hesperolinon adenophyllum)*	CNPS 1B.2	Chaparral, cismontane woodlands, usually serpentine, (425-1,345m)	Absent. No suitable soils occur at the Project Site.
Burke's goldfields *(Lasthenia. burkei)*	FE/CE CNPS 1B.1	Vernal pools, (15-600m)	Absent. No suitable habitat (vernal pools) occurs in the Project Site.
Colusa layia *(Layia septentrionalis)*	CNPS 1B.2	Chaparral, cismontane woodlands, usually serpentine, (100-900m)	Absent. No suitable soils (gravelly or serpentine) occur at the Project Site.
Beaked tracyina *(Tractina rostrata)*	CNPS 1B.2	Chaparral, cismontane woodland (55-855m)	Absent. No suitable native grassland occur at the Project Site.

Source: LACO Associates, Hartley Street Biological, Wetlands, and Stream Classification Survey, June 17, 2019.

[1] OCCURRENCE DESIGNATIONS:
Present: Species observed at the Project site at time of field survey or during recent past.
Likely: Species not observed at the Project site, but it may be reasonably expected to occur there on a regular basis.
Possible: Species not observed at the Project site, but it could occur there from time to time.
Unlikely: Species not observed at the Project site, and would not be expected to occur there except, perhaps, as a transient.
Absent: Species not observed at the Project site, and precluded from occurring there because habitat requirements not met.

[2]STATUS CODES:

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CSC	California Species of Special Concern
CNPS	California Native Plant Society Listing		
D/FD	Delisted or proposed Federal delisting		

Table 4. Sensitive Animal Species Potentially Present at the Proposed Project Site

Species	Common Name	Fed/State List	Preferred Habitat/Potential Occurrence
Taxidea taxus	American badger	None	Open ground/Limited habitat
Phalacrocorax auritus	Double-crested Cormorant	None	Nests in tall trees on lake margins/Unlikely, few suitable trees
Ardea herodias	Great Blue Heron	None	Nests in tall trees on lake margins/Unlikely, few suitable trees
Agelaius tricolor	Tricolored Blackbird	None	Colonial nester/Unlikely, few suitable trees
Drybates nuttallii	Nuttall's Woodpecker	None	Oak woodlands/IPac BSS, species observed
Baeolophus inornatus	Oak Titmouse	None	Oak woodlands/IPaC BBS, species observed
Pandion haliaetus	Osprey	None	Nests in large tree or snags/Known City nesting species
Chamaea fasciata	Wrentit	None	Diverse dense cover/IPaC BBS, species observed

Source: LACO Associates, Hartley Street Biological, Wetlands, and Stream Classification Survey, June 17, 2019.

The biological survey detected no sensitive plant species within the project area. While bird species observed at the Project Site comprise primarily common occurring species expected in upland habitats near and around Lakeport, three birds of special concern (including Nuttall's woodpecker, oak titmouse, and wrentit) were also observed. Several recommendations are included in the Biological Report to minimize potential impacts to the Class III drainage and special status species, including applying for and obtaining a Streambed Alteration Agreement through CDFW and noting the time of year (outside of the bird nesting season, between August 1-March 1) when any necessary heavy vegetation removal (limbs over 6 inches in diameter) would be the least impactful. However, should heavy vegetation removal be proposed during the bird nesting season (March 1-August 1), it is recommended that a qualified biologist conduct a nest survey to identify the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Recommended protocol is also provided in the event active nests are identified.

IV.a) Construction activities under the proposed project would include the installation of continuous sidewalks and the widening and repaving of a portion of Hartley Street, an existing two-lane collector road. The project setting is located in a primarily low density residential area, however, the area along Hartley Street, between Boggs Lane and the unnamed road south of Jerry Drive, is primarily undeveloped and comprises a mix of grasses, shrubs, and trees. As noted in the Biological Report, prepared by LACO on June 17, 2019, no special habitats, such as freshwater ponds, thermal springs, or serpentine outcrops, are present at the Project Site. As noted above, only ruderal grassland, blue oak woodland habitats, and a Class III seasonal drainage were found to be present on-site, thereby eliminating the potential for sensitive species specific to other types of habitats. While no special status plant species were observed on-site during the field study, three bird species of special concern (oak titmouse, wrentit, and Nuttall's woodpecker) were observed within the project boundaries.

As the removal of vegetation, including a few select trees, may be necessary to accommodate the proposed project, the project has the potential to impact the bird species of special concern previously

observed on-site. As noted in the Biological Report, the nesting season is generally considered March 1 through August 1. In order to reduce the potential for impacts to these and other special status bird species that have the potential to be located on-site, specific recommendations were included in the Biological Report, which recommended any necessary heavy vegetation removal (limbs over 6 inches in diameter) occur during the non-nesting season (August 1-March 1); however, should heavy vegetation be proposed during the nesting season (March 1-August 1), it is recommended that a qualified biologist conduct a survey to determine the presence of vulnerable nests (within a distance of 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). It is recommended that any active nests be allowed to complete their nesting or until the biologist determines they are no longer active before removal occurs. These recommendations are included as Mitigation Measure BIO-1, below.

Therefore, with mitigation incorporated, the proposed project would not 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 Wildlife or U.S. Fish and Wildlife Service, and a less than significant impact would occur.

IV.b-c) According to the Biological Study, there is a Class III seasonal drainage near the junction of Boggs Lane and Hartley Street (see Figure 1). The drainage flows north on the west side of Hartley Street and borders Hartley Street for approximately 400 feet (see Appendix C, photos 3 through 6). The drainage ultimately passes under Hartley Street through a culvert and proceeds towards Clear Lake. The Class III drainage has a distinct erosional channel approximately 1 to 4 feet wide with an intermittent overstory canopy consisting of interior live oak, blue oak, valley oak, coyote brush, and bitter cherry. No distinct stream bank (riparian) or stream bed (wetland indicators) vegetation was observed, nor were any other natural streams or riparian areas observed within or along the Project Site (although other waterways are present in the vicinity; see Figure 1). Pursuant to Policy LU 7.4 of the City's General Plan and the General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ) (discussed further under Section IX, Hydrology and Water Quality), the project contractor would be required to implement stormwater Best Management Practices (BMPs) such as straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas (including the Class III drainage and other waterways within the surrounding area), limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. An additional recommendation in the Biological Study includes obtaining a Lake and Streambed Alteration Agreement (LSAA) from CDFW. An LSAA is mandatory when a project would:

- Divert or obstruct the natural flow of any river, stream, or lake;
- Change the bed, channel, or bank of any river, stream, or lake;
- Use material from any river, stream, or lake; and/or
- Deposit or dispose of material into any river, stream, or lake.

If the proposed project would do any one or more of these things, then an LSAA would be required through CDFW, as recommended in the Biological Report. With appropriate BMPs utilized and proper permits obtained, the project would have a less than significant impact.

IV.d) The proposed project would not impact the movement of any native resident or migratory fish, as the Site does not contain any waterways that support fish. As noted above, no sensitive plant species were observed during the mid-season biological survey, although three birds of special concern were observed within the project boundaries. Additionally, the Site is not located in a known migratory corridor and contains limited suitable habitat for many species; as a result, the project would therefore not be

anticipated to impede any potential migratory species. The Site already serves as a two-lane road leading to various residential areas and would not create new barriers to wildlife movement. However, as discussed above, the Site contains habitat, although limited, that may be utilized by several special status species, including birds. With implementation of Mitigation Measure BIO-1, which prescribes recommended protocol in the event heavy vegetation removal would occur during the nesting period, a less than significant impact would occur.

IV.e-f) As discussed above, the project consists of a sidewalk expansion and roadway widening of an existing two-lane street. The City of Lakeport's local polices and ordinances protecting biological resources are outlined in the City of Lakeport General Plan Conservation Element and the Zoning Code Chapter 17.21. The ordinances protect native trees, including oak, redwood, willow, and cottonwood (Ord. 796 Att. A(part), 1999).

Development projects involving applications for building permits and land use projects within the City are required to include a tree report which details where existing native trees are located on the site, and would be a condition of approval for the proposed project. The tree report should include information such as the type and number of trees and their size and health. Upon submittal of the tree report, the Director shall review the information and make a recommendation as to the necessity to revise the proposed development project in order to retain the trees or mitigate the impact to the trees. At this time, it is anticipated the project would require the removal of select trees. Any vegetation removal would be required to comply with the City's policies and ordinances, including General Plan Policies C 1.2 and C 1.3; and Lakeport Municipal Code measures 17.21.030 Preservation of native trees, 71.21.040 Land development tree report, and 1721.050 Review and determination. The City recognizes that some trees may have to be removed to facilitate development in accordance with the City's General Plan. Pursuant to Section 17.21.050 of the Lakeport Municipal Code, for those trees that are to be removed, the Director or the Commission shall require a 1:1 replacement with a minimum fifteen-gallon tree in the same or similar species as the tree to be removed. If the trees that are removed are mature and healthy, there shall be a 1:1 replacement with a minimum twenty-four-inch root ball specimen in the species that is the same or similar to the tree removed. Trees planted as replacements shall be continually maintained or replaced if they fail to survive. Replacement trees shall be planted on the site where the preexisting tree was removed or may be planted on a separate site at the discretion of the City.

Additionally, as discussed above, the Biological Survey recommend that any proposed heavy vegetation (limbs over 6 inches in diameter) removal shall be conducted in the non-nesting season (August 1-March 1). However, should any removal of heavy vegetation be proposed during the breeding nesting season, then a qualified biologist shall determine the presence of vulnerable nests (within a distance of 100 feet for passerines or 300 feet for raptors from the heavy vegetation removal). Any active nests within the above-mentioned distances shall be allowed to be complete their nesting or until the biologist determines that they are no longer active before removal (see Mitigation Measure BIO-1). With implementation of Mitigation Measure BIO-1 and compliance with City policies, the proposed project would have a less than significant impact.

MITIGATION MEASURES

BIO-1: Due to the presence of known sensitive bird species within the Site's blue oak woodland, any proposed heavy vegetation (limbs over 6 inches in diameter) shall be conducted in the non-nesting season (August 1-March 1). However, should removal of heavy vegetation be proposed during the nesting season (March 1-August 1), a qualified biologist shall determine the presence of vulnerable nests (within a distance of 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Any active nests

within the above-mentioned distances shall be allowed to complete their nesting or until the qualified biologist determines the nests are no longer active before the heavy vegetation shall be allowed to occur.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Biological Resources.

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

Thresholds of Significance: The project would have a significant effect on cultural resources if it would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; or disturb any human remains, including those interred outside of formal cemeteries.

DISCUSSION:

An *Archaeological Survey Report* (Archaeological Report) was prepared by Alta Archaeological Consulting (ALTA) on June 6, 2019, to identify and present any archaeological, historical, or cultural resources located within the Area of Potential Effect (APE). ALTA conducted a records search (File Number 18-1696) at the Northwest Information Center (NWIC), located on the campus of Sonoma State University, in Rohnert Park, California, which included a review of all study reports on file within a one-half mile radius of the project area. A total of 16 previous studies have been completed within the records search radius, in which 25 percent of the surrounding half-mile radius has been previously surveyed. One previous study was conducted within the project area (S-44235); however, no cultural resources were identified as a result of the prior investigation. As provided in the Archaeological Report, no cultural resources are documented within the project APE, although four prehistoric cultural resources, including two sites containing lithic scatters and two sites containing midden soils, are present within a half-mile radius of the Site. In addition, review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area.

As part of the Archaeological Report, ALTA contacted the Native American Heritage Commission (NAHC) on April 2, 2019, to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated April 15, 2019, the NAHC indicated the SLF search returned a positive result and provided the contact information for eight (8) local Tribal representatives. In compliance with Assembly Bill (AB) 52, on May 7, 2019, ALTA sent a consultation letter to each of the Tribal representatives. ALTA was contacted by the Scotts Valley Band of Pomo Indians in a letter dated May 28, 2019, in which Hartley Street was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). Additionally, the Tribe stated they have a "clear interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project." As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

Field work was conducted on May 8, 2019, and included a cultural resources inventory of the project area, totaling approximately 3 acres. Ground surface visibility was moderate due to dense grass, landscaping,

imported gravel, and pavement. As noted in the Archaeological Report, the entire project area was surveyed using intensive survey coverage with transects spaced less than 5 meters apart. A total of 46 shovel scrapes were completed (at approximately 10- to 20-meter intervals) to scrape the ground surface to expose mineral soils and inspect sediments for evidence of cultural materials. Field work indicated the natural landform along both sides of the Hartley Street roadway has been extensively altered by historic-era and modern activities, where construction of the roadway and nearby structures resulted in extensive grading and areas of cut and fill. Imported gravel, construction of retaining walls, and landscaping have also affected the altered landscape. However, intact landforms were observed to the north of Sunset Drive on either side of the road as well as the area between Boggs Lane and Adams Street.

Two isolated obsidian flakes from the Mount Konocti geologic source were identified within the APE as a result of the field survey. Both artifacts are unassociated with a cultural resource and were discovered on highly altered landforms within disturbed contexts. Unassociated isolated artifacts generally do not merit formal recordation or protection measures. In addition, a concrete foundation was noted outside the current APE. However, this feature was not recorded because it is located outside of the APE. ALTA, in their report, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. The report contains two recommended measures in the event of inadvertent discovery of cultural resources or human remains during project implementation (see Mitigation Measures CULT-1 and CULT-2, below). In response to Scotts Valley Band of Pomo Indians' request for a cultural monitor to be present on-site during any and all ground disturbance to be undertaken by the project, a third mitigation measure (Mitigation Measure CULT-3) has been included, below.

Copies of the NAHC and Tribal consultation request letters and associated responses are included in Appendix C. Due to the confidential nature of the Archaeological Report, a copy is not provided as part of this Initial Study.

V.a) As set forth in Section 5024.1(c) of the Public Resources Code, in order for a cultural resource to be deemed "important" under CEQA and thus eligible for listing on the California Register of Historic Resources (CRHR), it must meet at least one of the following criteria:

1. is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2. is associated with the lives of persons important to our past; or
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4. has yielded or is likely to yield, information important to prehistory or history (ALTA, 2019).

As provided in the Archaeological Report, prepared by ALTA on June 6, 2019, a total of 16 previous studies have been completed within the records search radius. No cultural resources are documented within the project APE, although four prehistoric cultural resources are present within a half-mile radius of the Site. In addition, review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area. The field survey, conducted on May 8, 2019, also did not reveal any historical resources within the project area. No impact would occur.

V.b-c) As discussed above, no cultural resources are documented within the project APE. Four prehistoric cultural resources (including two sites containing lithic scatters and two sites containing midden soils) are present within a half-mile radius of the Site. In addition, two isolated obsidian flakes from the Mount Konocti geologic source were identified within the APE as a result of the field survey; however, both artifacts are

unassociated with a cultural resource, were discovered on highly altered landforms within disturbed contexts, and unassociated isolated artifacts generally do not merit formal recordation or protection measures (ALTA, 2019).

ALTA, in the Archaeological Report, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. However, ALTA provides two recommendations in the Archaeological Report, which prescribe protocol to follow in the event of advertent discovery of cultural resources or human remains and are included as Mitigation Measures CULT-1 and CULT-2, below. In addition, Scotts Valley Band of Pomo Indians' request for a cultural monitor to be present on-site during any and all ground disturbing activities to be completed under the project is included as Mitigation Measure CULT-3, below. With mitigation incorporated, a less than significant impact would occur.

MITIGATION MEASURES

CULT-1: If previously unidentified cultural resources are encountered during project implementation, any persons on-site shall avoid altering the materials and their stratigraphic context. A qualified professional archaeologist shall be contacted to evaluate the situation. Project personnel shall not collect cultural resources. [Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.]

CULT-2: If human remains are encountered on-site, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission (NAHC) must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

CULT-3: A cultural monitor from the Scotts Valley Band of Pomo Indians shall be present on-site for any and all ground disturbance to be completed under the project. The project contractor shall consult with the Tribe at least three weeks prior to the start of any ground disturbing activities and shall also provide the Tribe with the anticipated construction schedule and plans.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Cultural Resources.

VI. **ENERGY.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on energy if it would result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation; or require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

DISCUSSION

On October 7, 2015, Governor Edmund G. Brown, Jr. signed into law Senate Bill (SB) 350, known as the Clean Energy and Pollution Reduction Act of 2015 (De León, Chapter 547, Statutes of 2015), which sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 requires the California Energy Commission to establish annual energy efficiency targets that will achieve a cumulative doubling of statewide energy efficiency savings and demand reductions in electricity and natural gas final end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030. The proposed SB 350 doubling target for electricity increases from 7,286 gigawatt hours (GWh) in 2015 up to 82,870 GWh in 2029. For natural gas, the proposed SB 350 doubling target increases from 42 million therms in 2015 up to 1,174 million therms in 2029 (CEC, 2017).

VI.a-b) The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation, nor would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Additionally, the proposed project does not propose the use or consumption of any additional energy except for during construction operations.

The construction phase of the project is anticipated to occur over a 3-month period. Once construction commences on-site, construction workers would be required at the Site. Project construction would be limited to the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays; however, the City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official. Since Hartley Street is an existing roadway, construction for the road widening would be limited and is expected to occur in a short 3-month time frame. Therefore, the amount of energy consumption as a result of this project would have a less than significant impact.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Energy.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on geology and soils if it would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; result in substantial soil erosion or the loss of topsoil; be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; 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; have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

DISCUSSION

As previously discussed, the proposed project entails widening an existing two-lane road (Hartley Street) and the addition of a continuous sidewalk.

Seismicity

The City of Lakeport is situated in an active earthquake area and the potential exists for a seismic event in the future. Immediately east of the City, between the city limits and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are defined as faults which have been active in the past 200,000 years. No major potentially damaging earthquakes have occurred within the past 200 years along any faults within Lake County.

The majority of faults in Lake County are located in the Cobb Mountain and Hopland Grade areas, running southeasterly to the southern County line. The southeastern portion of the County also appears to have considerable earthquake faults. There are also active faults within the vicinity of the City of Lakeport, including the San Andreas Fault, located approximately 30 miles (48 km) to the west, and the Healdsburg Fault, located approximately 15 miles (24 km) to the west. These faults have been responsible for moderate to major earthquakes in the past. The maximum earthquake magnitudes that can come from these fault lines are 8.25 for the San Andreas fault and 6.75 for the Healdsburg fault (Earth Metrics Inc., 1989).

The largest earthquake to affect the City was the 1906 San Francisco earthquake, which had a magnitude of 8.3. Although shaking was severe, overall damage in Lakeport was minor and generally limited to the fall of decorative masonry and chimneys.

Landslides

Landslides are a notable geologic constraint to development in the Lakeport Planning Area. The landslide potential of an area is a function of the area's hydrology, geology, and seismic characteristics. Clay soils, which underlie many hillsides in Lakeport, are particularly susceptible to sliding. Although landslides generally occur in areas with steep slopes, they may occur on slopes with a grade of 20 percent or less in geologically unstable areas. Since zones of moderate to high landslide potential exist in Lakeport, soils tests carried out by a registered soil engineer or geologist are essential wherever landslide potential is indicated or suspected. Foundations for structures built in areas with steep slopes in excess of 20 percent must be carefully engineered to avoid increasing landslide risk (City General Plan, 2009).

Sediments and Soils

The Lakeport area is located on a sediment-filled valley next to Clear Lake. Exposed materials within the area are limited to serpentinite and quaternary sediments. These sediments are described as poorly consolidated to unconsolidated mixtures of sand, silt, clay, and gravel derived from older rock in the adjacent mountains. Because of the low strength of the quaternary sediments, they are subject to rapid erosion and shallow slumping.

The Lakeport region is composed of a variety of geological features. For example, oak woodlands occur in inland valleys and foothills usually with a hard pan or rocky soil between 4 and 20 feet deep. Additionally, chaparral communities occur in the inland foothills on dry slopes and ridges with shallow soils and are often found on serpentine soils. There are a number of areas in Lake County that contain serpentine rock and soils, including areas within the Lakeport Planning Area. These areas have been mapped and identified to contain regulated amounts of asbestos, and, unless adequately mitigated, the disturbance of serpentine soils will release asbestos into the air and water. The areas mapped within the Lakeport Planning Area (refer to Figure 19, Serpentine Rock and Soils, in the City's General Plan) are mostly within the southern and central portions of the City of Lakeport, with smaller areas scattered throughout the northern part of the City. The project area is located outside of the mapped areas containing serpentine rock and soils (City General Plan, 2009).

VII.a.i) The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to mitigate the hazard of surface faulting by preventing the construction of buildings used for human occupancy over an area with known faults. Unlike damage from ground shaking, which can occur at great distances from the fault, impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the grounds surface. The Site does not overlap a fault line or zone (Bryant, 2017). The nearest mapped fault line is the Big Valley fault, located approximately one-half mile to the east of the Site. Impacts from fault rupture would not be expected to occur within the project area and since the proposed project entails widening an existing two-lane road and the addition of a continuous sidewalk, no impact would occur.

VII.a.ii) The project area is located about 30 miles east of the San Andreas Fault and the Healdsburg Fault is approximately 15 miles west of Lakeport. The proposed project site has a moderate chance of experiencing ground shaking within the next 50 years (Branum et al., 2016). As noted above, the City of Lakeport is situated in an active earthquake area and is vulnerable to seismic activity and the associated secondary impacts of shaking. Given the proximity of significant active faults to the Site, an earthquake shaking potential of 50 to 70 percent, and a shear-wave velocity of 352 meters per second in the upper 30 meters of the surficial geology, the Site would be likely to experience low ground shaking during the economic lifespan of any development on the Site (DOC, 2019). However, all development, including the project, is subject to the latest version of the California Building Code (CBC) standards, which would minimize any potential geological risks. Therefore, a less than significant impact would occur.

VII.a.iii-iv) As shown on the Department of Conservation Data Viewer, the Site and immediate vicinity are not within an area of potential liquefaction or landslides (DOC, 2019). In addition, the Site and immediate vicinity are relatively flat in nature; therefore, the likelihood of liquefaction or landslides to occur on-site is negligible. As a result, the project would not be situated on or within an area of potential liquefaction or landslides, and no impact would occur.

VII.b) The proposed project would require excavation and groundbreaking activities to widen the road and continue the sidewalk placement. Under the proposed project, pursuant to Policy LU 7.4 of the City's General Plan and the General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ) (discussed further under Section IX, Hydrology and Water Quality, below), the project contractor would be required to implement stormwater Best Management Practices (BMPs) such as straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed. With implementation of appropriate BMPs, the proposed project would not result in substantial soil erosion or the loss of topsoil and a less than significant impact would occur.

VII.c) As previously discussed, the Site and immediate vicinity is not within an area of potential liquefaction or landslides and is generally flat in nature (less than 15 percent slope). Additionally, the Site is not located within a mapped Alquist-Priolo special studies zone. While Lakeport is located in a highly active earthquake area, the proposed project development is minimal and would not induce landslides, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the project would have a less than significant impact.

VII.d) The soil type underlying the project Site is a mix of Manzanita loam and Wappo loam, both of which drain moderately well with slow permeability is slow. These soils are often used for homesite development, septic tank absorption fields, and around vineyards (NRCS, 2019). These soils are generally defined as non-expansive. Since the proposed road widening, sidewalk and drainage improvements would be designed

and graded in accordance with the latest version of the CBC, the potential for the project to be susceptible to expansive soils would be minimized and a less than significant impact would occur.

VII.e) Development of the proposed project does not include septic tanks or alternative wastewater disposal systems. The project area contains sewers that can support the minimal amount of wastewater generated by dust control suppression activities. Therefore, no impact would not occur from development of the project.

VII.f) No paleontological resources or unique geologic features have been identified in the project area and the likelihood of them being present in this area is considered very low. However, the potential exists for unique paleontological resources or site or unique geological features to be encountered within the project area, as ground-disturbing construction activities, including grading and excavation, would be required for the proposed project. However, with incorporation of Mitigation Measure GEO-1 below, which provides specific requirements in the event any fossil(s) are encountered during construction of the proposed project, a less than significant impact would occur.

MITIGATION MEASURES

GEO-1: In the event that fossils or fossil-bearing deposits are discovered during project construction, the contractor shall notify a qualified paleontologist to examine the discovery and excavations within 50 feet of the find shall be temporarily halted or diverted. The area of discovery shall be protected to ensure that fossils are not removed, handled, altered, or damaged until the Site is properly evaluated, and further action is determined. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The plan shall be submitted to the City of Lakeport for review and approval prior to implementation.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Geology and Soils.

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), 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?	☐	☐	☒	☐

Thresholds of Significance: The project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

DISCUSSION

The proposed project is located within the Lake County Air Basin (LCAB) and is subject to Lake County Air Quality Management District (LCAQMD) requirements. The LCAQMD is responsible for monitoring and enforcing federal, State, and local air quality standards in the County of Lake.

The Global Warming Solutions Act of 2006, also known as Assembly Bill (AB) 32, is a State law that establishes a comprehensive program to reduce GHG emissions from all sources throughout the State. AB 32 requires the State to reduce its total GHG emissions to 1990 levels by 2020, a reduction of approximately 15 percent below emissions expected under a "business as usual" scenario. Pursuant to AB 32, the California Air Resources Board (CARB) must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The following major GHGs and groups of GHGs being emitted into the atmosphere are included under AB 32: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3) (ARB, 2014). Assembly Bill (AB) 1803, which became law in 2006, made CARB responsible to prepare, adopt, and update California's GHG inventory. The 2020 GHG emissions limit, equal to the 1990 level, is 431 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) (CARB, 2017). Pursuant to Executive Order S-3-05, California has a reduction target to reduce GHG emissions to 80 percent below 1990 levels (CARB, 2014).

As provided in the Conservation Element of the City's General Plan, Lake County is unique in California, since it is the only county in the State which is considered in "attainment" (or unclassified) for all for all federal and State criteria air pollutants. The City's General Plan includes several goals and policies aimed at maintaining a high air quality standard within the City.

The Roadway Construction Emissions Model was utilized to quantify potential criteria pollution and GHG emissions associated with construction of the proposed project. The results in their entirety are included in Appendix B. For a conservative analysis of the project, the analysis assumes the anticipated construction would begin in 2019 and be completed over a 3-month period. In addition, it is assumed that up to 5 truckloads (20 cubic yard capacity) of material would be imported and exported daily, although this very likely exceeds the actual amount of material to be imported and exported. To minimize potential fugitive dust, it is also assumed that water trucks would be utilized. Since Hartley Street is an existing roadway, the proposed project is anticipated to increase operational emissions.

According to the Roadway Construction Emissions Model results for the proposed project, construction of the proposed project would result in approximately 291.77 tons of carbon dioxide (CO_2), 0.06 tons of

methane (CH_4), and 267.24 metric tons of CO_2 equivalent gasses ($MTCO_2e$) over the entire 3 month construction phase. The project's anticipated CO_2e emissions during construction equates to 0.00006 percent of the State's CO_2 emissions (429.4 $MMTCO_2e$) recorded in 2016 (CARB, 2018).

VIII.a) The proposed project would not have a significant impact on GHG emissions. The project area is predominately residential in nature and includes Hartley Street. Since Hartley Street is an existing roadway, the proposed project is anticipated to increase operational emissions. As previously discussed, the project, during the construction phase, would generate approximately 267.24 $MTCO_2e$ over the course of the 3-month construction period, which equates to 0.00006 percent of the State's CO_2 emissions (429.4 $MMTCO_2e$) recorded in 2016 (CARB, 2018).

As described in Section III, Air Quality, above, two mitigation measures (Mitigation Measures AIR-1 and AIR-2) are required in order to reduce potential air quality impacts associated with the project, including requiring compliance with LCAQMD standards and regulations and maintaining all construction equipment in good working condition. With the incorporation of Mitigation Measures, AIR-1 and AIR-2, potential GHG emissions associated with the proposed project would be reduced, and a less than significant impact would occur.

VIII.b) The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Currently, there is no adopted plan or policy in the City specifically related to GHG emissions. While the City's General Plan does not currently contain goals directly related to reducing GHGs and climate change, it does include other relevant policies and goals that would have an effect in reducing GHG emissions, with which the proposed project would comply. Since a significant amount of GHG emissions is not anticipated under the project, as described above, and since the proposed project would not conflict with local, LCAQMD, federal, or State regulations pertaining to GHG emissions, a less than significant impact would occur.

MITIGATION MEASURES

See Mitigation Measures AIR-1 and AIR-2, under Section III, Air Quality.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Greenhouse Gas Emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites complied 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?	☐	☐	☐	☒

Thresholds of Significance: The project would have a significant effect on hazards and hazardous materials if it were to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment; result in a safety hazard or excessive noise for people residing or working in the project area if 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; or impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan; or expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

DISCUSSION

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A "hazardous waste" includes any hazardous material that is discarded,

abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117).

The proposed project involves roadway widening and the installation of concrete sidewalk, curb, and gutter, and ADA-compliant ramps along an approximately 2,800-foot length portion of Hartley Street, with additional paving only within a 200-foot-long portion, north of Anastasia Drive. The two-lane collector street would be widened to provide two 12-foot travel lanes, one in each direction. Additionally, as part of the project, continuous sidewalks would be installed along the west side of Hartley Street. Construction activities would be short-term and limited in nature and may involve limited transport, storage, use, or disposal of hazardous materials. Some examples of hazardous materials handling include fueling and servicing construction equipment on-site, grading, mixing and pouring of concrete and asphalt, and the transport of fuels, lubricating fluids, and solvents. These types of materials are not acutely hazardous, and all storage, handling, and disposal of these materials are regulated.

IX.a) Some hazardous materials, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, and cleaning solvents would be anticipated to be used at the Site during construction. The transport of hazardous materials by trucks is regulated by federal safety standards under the jurisdiction of the U.S. Department of Transportation. The use of such materials would not create a significant hazard to the public. No significant quantities of hazardous materials would be used during construction or after construction of the proposed project. Therefore, impacts would be less than significant.

IX.b) As noted above, the proposed project would require the routine transport, use, or disposal of hazardous materials. During construction, some hazardous materials, such as diesel fuel, would be used. The transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, State, and local regulations, in order to assure hazardous materials are not released into the environment. The types and quantities of hazardous materials to be used on-site are not expected to pose a significant risk to the public and/or environment. Since the transport, use, and storage of any hazardous materials at the Site would be required to be conducted in accordance with all federal, state, and local regulations, a less than significant impact would occur.

IX.c) As previously discussed, the Site is located adjacent to both undeveloped and residential areas and is located immediately west of Clear Lake High School, with Lakeport Elementary School and Terrace Middle School located further east. Although the construction phase may utilize small amounts of hazardous materials, all hazardous materials utilized on-site would be used and disposed of in accordance with all applicable federal, State, and local regulations. It is not anticipated that hazardous materials to be utilized on-site would be used or stored at the Site in any quantity or application that could interact with these schools. In order to help minimize potential impacts associated with the proposed project, Mitigation Measure AIR-2 is required as described above in the Section III, Air Quality, above, which requires all equipment to be utilized under the project is maintained in good working condition. In addition, use of hazardous materials would be limited to construction which will be conducted in accordance to Best Management Practices (BMPs). Furthermore, when the proposed project commences, all hazardous materials at the Site would be required to be stored, handled, and transported in accordance with federal, state, and local regulations. With mitigation incorporated, a less than significant impact would occur.

IX.d) The location of the proposed project and adjacent properties has been checked against the lists of hazardous materials sites maintained by the State of California (http://www.envirostor.dtsc.ca.gov/public/). The proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. Therefore, no impact would occur.

IX.e) The proposed project is not included in an airport land use plan, is not within two miles of a public airport or public use airport. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area. Thus, there would be no impact.

IX.f) There are no emergency response plans or evacuation plans that apply to the proposed project area. The proposed project is not anticipated to interfere with an emergency response or evacuation plan pursuant to the General Plan Safety Element. When necessary, a single lane may be temporarily closed along Hartley Street or surrounding streets during construction. Emergency access would be maintained to all properties during construction. Therefore, construction of the proposed project would not physically interfere with an emergency response or evacuation plan pursuant to the General Plan Safety Element. Following construction, the storm drain would not affect emergency or evacuation routes. Impacts would be less than significant.

IX.g) The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The proposed project would entail installation of a continuous sidewalk, widened road, and as a result some replacement of utility poles which would not increase exposure of people or property to wildland fires. Therefore, no impact would occur.

MITIGATION MEASURES

Refer to Mitigation Measure AIR-2 in Section III, Air Quality, above.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Hazards and Hazardous Materials.

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Thresholds of Significance: The project would have a significant effect on hydrology and water quality if it would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, 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 impede or redirect flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

DISCUSSION

The City of Lakeport currently obtains its water from two primary sources: groundwater sources and water from Clear Lake treated at the City's water treatment plant. The groundwater supply consists of four wells located in Scotts Valley. Two of the wells are on Scotts Creek adjacent to the City's old pumping plant and two wells are located on the Green Ranch. Seasonal fluctuation in the underground water table means that the wells are only viable for portions of the year. When water supply from the wells in Scotts Valley is limited, the City relies on treated surface water from Clear Lake (City General Plan, 2009). The project Site is located approximately 0.50 miles west of Clear Lake.

The City of Lakeport and the project Site are under the jurisdiction of the Central Valley Regional Water Quality Control Board (CVRWQCB), which is under the direction of the California State Water Resources Control Board. The Clean Water Act and the California Porter-Cologne Water Quality Control Act provide regulatory responsibility to these two agencies for regulating and protecting water quality.

Clear Lake and its tributary drainages have a long history of flooding. Flooding in Lakeport historically results from two distinct types of events: shoreline flooding due to high lake levels and wind velocity, and stream bank flooding caused by high intensity cloudburst storms over one or more of the drainage areas. Conditions in the winter tend to be conducive to both types of flood conditions at the same time. Additionally, the project Site is clear of the seiche inundation zone.

The proposed project entails widening Hartley Street and adding in a continual sidewalk along Hartley Street from 20th Street terminating at Anastasia Drive, with additional paving (approximately 200 feet) proposed north from Anastasia Drive. Existing portions of sidewalk along Hartley Street would remain; however, non-compliant ramps would be replaced to meet ADA standards. The concrete gutter along the west side of Hartley Street would be included in the 12-foot lane width of the southerly travel lane. Due to the area's steep hillsides and current inadequate width for sidewalk and roadway, retaining walls and/or structures would be required as part of the project. Furthermore, ancillary work associated with the project would involve installation of safety fencing to protect and prevent pedestrians from accessing steep downhill slopes. In addition to the proposed improvements, existing power poles and fire hydrants and relief valves may need to be relocated behind the new continuous sidewalk. New storm drain inlets and improvements to existing culverts may also be required, due to the anticipated change in drainage patterns associated with the sidewalk, curb, and gutter installation and roadway widening. All project features, including culverts and gutters, would meet the most recent regulations set by the City, CVRWQCB, and any other applicable regulatory agencies. Furthermore, project development would not require water services and no new buildings or utilities are proposed under the project.

The project area currently consists of existing street and pedestrian improvements, including curb, gutter, and a sidewalk along fragments of Hartley Street. Currently, stormwater run-off from the Site is directed towards the City's existing stormwater system, which ultimately drains to Clear Lake. The Site is currently developed with several homes alongside the road, with areas of pervious surfaces which include undeveloped areas with shrubs and other greenery. The proposed project is anticipated to increase the amount of pervious surfaces at the Site, due to the roadway widening and installation of continuous sidewalks. Under the City's General Plan (Policy LU 7.4), the City shall require all construction to employ stormwater Best Management Practices (BMPs). Implementation of BMPs would improve the quality and/or control the quantity of runoff with measures such as, detention ponds, constructed wetlands, updated drainage facilities, and construction practices which regulate erosion control.

The U.S. Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) permit program addresses water pollution by regulating point sources that discharge pollutants to waters of the United States. Created in 1972 by the Clean Water Act, the NPDES permit program grants authority to State governments to perform many permitting, administrative, and enforcement aspects of the program. Within California, the NPDES permit program is administered by the State Water Resources Control Board (SWRCB). Construction projects that would disturb more than one acre of land, such as the project, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to minimize the amount of sediment and other pollutants associated with construction sites

from being discharged in stormwater runoff. Such BMPs may include straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas (including the Class III drainage and other waterways within the surrounding area), limit ground disturbance to the minimum necessary, and stabilize disturbed soil areas as soon as feasible after construction is completed.

X.a) The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed road development would be constructed in accordance to the most recent standards set by all regulatory agencies, including but not limited to the City and State and local water quality control boards (SWRCB and CVRWQCB). Additionally, the project would be subject to the Statewide General Construction Permit, which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that specifies erosion and sediment control construction and post-construction BMPs to reduce or eliminate construction-related and operational impacts on receiving water quality. Therefore, the proposed project would have a less than significant impact.

X.b) The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. As noted above, the project, which involves roadway widening and associated improvements (including installation of safety fencing, relocation of power poles, fire hydrants, and relief valves, new storm drain inlets, and improvements to existing culverts) would not require any water services or utilities to serve the project Site. Additionally, the proposed project is not anticipated to significantly increase the amount of impervious surface at the Site. Furthermore, it is not anticipated that the project would decrease groundwater supplies or interfere substantially with groundwater recharge; therefore, a less than significant impact would occur.

X.c.i) Development of the proposed project would involve installation of a continuous sidewalk, road widening, and associated improvements (including installation of safety fencing, relocation of power poles, fire hydrants, and relief valves, new storm drain inlets, and improvements to existing culverts) along Hartley Street. Project development would, however, result in a minor increase in impervious surface area from existing conditions as a result of road widening. Project development would include construction and post-construction BMPs, including updated drainage facilities, to accommodate project-related increases in storm water flows designed according to current federal, State, and local regulatory standards. Therefore, the slight increase in impervious surface resulting from proposed road widening and associated improvements would not result in substantial erosion or siltation. No alteration of the course of a river or stream, including the identified Class III drainage within the project boundaries, would result from project development. Any potential hazardous chemicals will be stored on-site in secondary containment units. Therefore, a less than significant would occur as a result of the project.

X.c.ii-iv) Drainage from the Site would continue to be directed towards the City's stormwater drainage system and landscape areas, which would reduce the amount of surface runoff. Additionally, the proposed project would not be anticipated to 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, as the project would be required to implement BMPs to minimize the potential for this to occur. According to the Federal Emergency Management Agency (FEMA) Map 06033C0491D effective September 30, 2005, the project Site is primarily classified as an "Area of Minimal Flood Hazard" (Zone X), with a 0.2 percent annual chance of flood hazard and a one percent annual chance flood with average depth of less than one foot or with drainage areas of less than one square mile (FEMA, n.d.). The proposed project would not impede or redirect flows, significantly increase the amount of surface runoff, or

contribute significant amounts of runoff that would exceed the capacity of stormwater drainage systems. Therefore, the project would have a less than significant impact.

X.d) As shown on the Lake County Parcel Viewer (Web GIS, 2019), the project Site is not located within a tsunami inundation zone. The topography of the Site and surrounding area is relatively flat, with slopes less than 15 percent (Web GIS, 2019). As described above, according to FEMA Map 06033C0491D effective September 30, 2005, the project Site is primarily classified as an "Area of Minimal Flood Hazard" (Zone X), with a 0.2 percent annual chance of flood hazard and a one percent annual chance flood with average depth of less than one foot or with drainage areas of less than one square mile (FEMA, n.d.). The proposed project would not be subject to flood hazard, tsunami, seiche zones, or risk the release of pollutants due to project inundation. According to the FEMA flood map and Figure 18 (Seiche Inundation Zone) of the Lakeport General Plan, the proposed Site is clear of any flooding and seiche inundation zones. The project Site is situated along slight slopes and the existing road development uses a variety of outdated systems to aid in the management of stormwater runoff. The proposed project aims to update these systems and improve the roadway for both pedestrians and automobiles. A less than significant impact would occur.

X.e) As previously discussed, the Site would not require additional water resources or utilities. Existing development consists of sidewalk fragments along Hartley Street and a drainage swale and culverts nearby the intersection of Hartley and Sunset. Per the Lakeport General Plan 2025 Policies and Programs aimed at managing water quality include:

> **Policy LU 5.1:** Water System Master Plan. Maintain and update a Water System Master Plan every five years and identify capital improvements required to meet anticipated demand.
>
> **Program S 2.2-a:** Monitor twice per year, during the dry and wet seasons, Lakeport's potable water supply for trace chemicals and other potential contaminants. Utilize updated industry-wide standards for evaluating potable water quality. Alert the County Environmental Health Department, City Council and the public if water quality hazards are identified. Develop and implement mitigating measures to protect the public health. Responsibility: Public Works Departments

It is not anticipated that the project would decrease groundwater supplies or interfere substantially with groundwater recharge. Additionally, the proposed project would not have stormwater runoff impacts that would violate any water quality standards or waste discharge requirements. A SWPPP, listing BMPs to prevent construction pollutants and products from violating any water quality standard or waste discharge requirements, would be prepared for the proposed project, per the General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ). Therefore, the proposed project is not anticipated to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Hydrology and Water Quality.

XI. **LAND USE AND PLANNING.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on land use and planning if it would physically divide an established community or 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

Currently, land use in Lakeport is approximately 76 percent commercial/residential, 5 percent industrial, and 19 percent open space/governmental/agriculture. Marketing efforts promote Lakeport's appeal as a vacation and recreation destination. In recent years City leaders have emphasized various economic development strategies in an effort to make the City the focal point of economic and community activity for the County and the region. The City continues to work to attract new retail, hotel, industrial, educational, recreational, and food service establishments to the community (City's Sewer System Management Plan, 2018).

The proposed project area is primarily residential in nature with three schools located immediately east of the Site. The area immediately surrounding the Site is primarily designated as Residential (R), with the area containing the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School, designed for Public and Civic Use (PUB) under the City's 2025 General Plan (see Figure 2), and zoned as Low Density Residential (R-1), Medium Density Residential (R-2), and Public and Civic Uses (PCU) under the City's Zoning Ordinance (see Figure 3). The City's Zoning Map indicates that further to the east of the Site is zoned as Light Retail (C-1), Major Retail (C-2), Resort/High Density Residential (R-5), and Open Space (OS), with areas east of Main Street within the Shoreline Development overlay area. It is anticipated that the majority of the project would occur within the City's right-of-way, which does not have an established land use or zoning designation. However, as shown in Figure 1, project improvements are also proposed to occur within the boundaries of four individual parcels (APNs 026-031-180, 026-052-020, 026-062-010, and 026-321-110), currently designated and zoned as R/R-1 and PUB/PCU, respectively. Acquisition of these specific areas for use by the City would be required. No changes to the surrounding current land use or zoning designations are proposed under the project.

The proposed project involves roadway widening and the installation of concrete sidewalk, curb, and gutter, and ADA-compliant ramps along an approximately 3,000-foot length portion of Hartley Street, within the City, from the sidewalk north of Anastasia Drive, south to 20th Street, the southerly portion of the Site, with additional paving (approximately 200 feet) proposed north of Anastasia Drive. Hartley Street provides westerly access to the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School. The purpose of the project is to reduce the potential for conflicts between bicyclists, pedestrians, and vehicles utilizing Hartley Street to access the City's schools or the adjoining neighborhoods.

XI.a) The proposed project consists of expanding a sidewalk and widening an existing two-lane road as described above. As a result, the proposed project activities would not physically divide a community. Therefore, there would be no impact as a result of the proposed project.

XI.b) The proposed project would not conflict with any applicable land use plan, policy, or regulation. The proposed project is located in a predominately low density residential area and involves expansion of and improvements to an existing use (Hartley Street). Although the Site was found to contain a Class III drainage and three bird species of special concern were identified on-site, as noted in the Biological Report, prepared by LACO on June 17, 2019 (see Appendix C), several recommendations were recommended in order to reduce potential impacts. The project, as proposed, does not conflict with any applicable habitat or natural community conservation plan and would remain consistent with local land use and zoning policies, no impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Land Use and Planning.

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on mineral resources if it would 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 or 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

The proposed project is not located in an area of known rock, aggregate, sand, or other mineral resource deposits of local, regional, or State residents. In addition, as supported by the City of Lakeport's General Plan, there are no mineral extraction or other mining operations at present within the Lakeport city limits or Sphere of Influence. Sand, gravel, and borax deposits are extracted in the Scotts Valley and Big Valley Areas, approximately 20 miles from the City. These mining operations have a significant impact on ground water capacity, siltation of streams, and highway traffic. The current Lakeport General Plan prohibits any mining or mineral extraction activities within the City and calls for the City to work with the County of Lake to discourage such land uses within the City's Sphere of Influence (City General Plan, 2009).

XII.a-b) The project area does not contain mineral resources that are of value locally, to the region, or to residents. The project area is not identified as a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, the proposed project would not interfere with materials extraction or otherwise cause a short-term or long-term decrease in the availability of mineral resources. No impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Mineral Resources.

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of 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?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on noise if it would 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; or generation of excessive groundborne vibration or groundborne noise levels; or expose people residing or working in the project area to excessive noise levels (for a project located within the vicinity of a private airstrip or an airport or an airport land use plan, or where such as plan has not been adopted, within two miles of a public airport or public use airport).

DISCUSSION

Under the project, increased noise levels at the Site would be anticipated during the project's construction phase, as development of the proposed project would require the use of heavy machinery to prepare the Site and for the roadway widening and sidewalk installation. In addition, heavy equipment may be needed should relocation of existing utility poles, fire hydrants, and air relief valves, and new inlets and improvements to existing culverts be determined necessary for the project, in addition to the construction of retaining walls and structures and ancillary fencing. However, once construction is completed, it is anticipated that the proposed development (expanded roadway to include two 12-foot travel lanes and continuous sidewalks) would not result in a substantial permanent increase in noise at the Site, since Hartley Street with intermittent sidewalks already exists. Currently, the main sources of noise at the Site are existing vehicular traffic along Hartley Street and noise from the three existing schools (Lakeport Elementary School, Terrace Middle School, and Clear Lake High School), located immediately east of the Site, during the months when school is in session. As noted in the City's General Plan, the primary noise generators within the City of Lakeport are vehicular traffic, boaters on Clear Lake, and events at the race track at the County Fairgrounds (2009). Traffic noise volume depends primarily on traffic speed, volume, and vehicle type. The main motor vehicle noise source is tire noise, which increases with speed.

Certain land uses are particularly sensitive to noise and vibration, including residential, school, and open space/recreation areas where quiet environments are necessary for enjoyment, public health, and safety. There are several sensitive receptors located in the vicinity of the Site, including single-family residential neighborhoods immediately east and west of the Site and the three schools listed above, located directly east of the Site. As noted in the City's General Plan, several principal streets and highways are noted, including Hartley Street, that are projected to experience a significant increase in noise over 60 decibels (dBA).

The maximum acceptable interior noise level in new residential development required by the State of California Noise Insulation Standards is a Ldn of 45, which is applied to all single family and other residential development within the City (2009). Table 15 (Noise and Land Use Compatibility Standards) included in the Noise Element of the City's General Plan includes the maximum exterior noise levels for different use types, including but not limited to residential development and schools, which have a standard of 60 dBA or less (provided below).

Table 15
Noise and Land Use Compatibility Standards

Land Use	Maximum Exterior Noise Level
Residential Development	Up to 60db
Transient Lodging: Motel and Hotel	Up to 60db
School, Library, Church, Hospital and Nursing Home	Up to 60db
Auditorium, Concert Hall, Amphitheater, Sports Arena	Up to 70db
Sports Arena, Outdoor Spectator Sports	Up to 75db
Playgrounds, Neighborhood Parks, Open Space	Up to 70db
Golf Course, cemetery	Up to 70db
Office Building, Business, Commercial & Professional	Up to 65db
Industrial, Manufacturing, Utilities	Up to 70db

The City of Lakeport includes noise regulations in Chapter 17.28 (Performance Standards) of Title 17 (Land Use, Zoning, and Signs) of the *Lakeport Municipal Code* (LMC). Within the City, excessive noise is considered a nuisance and is discouraged. Specifically, within the residential zoning districts, maximum 15-minute sound levels within any one-hour equivalent sound pressure levels (A-weighted -dBA) shall be limited to 60 dBA during the hours of 7:00am to 10:00pm and 45 dBA during the hours of 10:00pm to 7:00am. Project work would be limited to the daytime hours of 7:00am to 7:00pm, Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays. However, the City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official.

XIII.a) Noise levels within the project area would not be expected to significantly increase as a result of the project, since Hartley Street with intermittent sidewalks already exist and is already utilized by vehicles and pedestrians. Construction-related activities and the associated heavy equipment would cause temporary increase in noise, which may be high at times and exceed noise standards within proximity to the sensitive receptors (including residences) in close proximity to the Site; however, these impacts would only be associated with construction and would be temporary in nature. With the implementation of Mitigation Measures NOISE-1 and NOISE-2, which limits when construction may occur, requires neighboring landowners be notified of construction activities, and requires equipment utilized for the project to be equipped with muffles to lessen noise impacts, a less than significant impact would occur.

XIII.b) There are no proposed uses on-site that would result in excessive groundborne vibration or groundborne noise levels. As noted above, the construction phase of the project would require the use of heavy equipment, which would cause temporary groundborne vibration and groundborne noise. However, these impacts are associated with construction and would be temporary in nature. With implementation of Mitigation Measure NOISE-1, a less than significant impact would occur.

XIII.c) The project area is not located within the vicinity of private airstrip or an airport land use plan or within two miles of a public airport or public use airport. The nearest airport to the Site, Lampson Field Airport, a public use airport, is located approximately 4.4. miles southeast of the Site. No impact would occur.

MITIGATION MEASURES

NOISE-1: Construction noise shall be limited through operational standards. Construction activities shall be limited to between the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays. The City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official. Neighboring landowners shall be notified of the anticipated construction schedule prior to the commencement of construction activities.

NOISE-2: All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. At all times during project construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. Unnecessary idling of internal combustion engines shall be prohibited. Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project Site during all project construction activities, to the extent feasible. The construction contractor shall designate a "noise disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation** on Noise.

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

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on population and housing if it would induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure); or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

DISCUSSION

The City of Lakeport has an estimated population of 4,762 and the population density is 1557.23 people per square mile. Based on data from the U.S. Census Bureau's American Community Survey, in 2017, there were 2,552 households in the City of Lakeport. According to the 2014 Housing Element of the Lakeport General Plan, the average household size is 2.36 and is projected to remain at this figure. The City plans to extend services and infrastructure in the urban boundary to accommodate growth. The number of residential, commercial, and industrial acres needed in the City of Lakeport through 2025 is based on population projections through 2025 and an analysis of vacant and under-utilized lands currently within the City limits.

Additionally, according to the Housing Element of the Lake County General Plan, Lake County has a population of more than 64,500 people with 44,626 residing in the unincorporated area. There are two incorporated cities in Lake County, the City of Clearlake and the City of Lakeport. Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. Average household sizes in the incorporated cities are similar to that of the unincorporated County, with Lakeport at 2.23 and Clearlake at 2.40 (City General Plan, 2009). Outlined in the chart below are the projected population and housing sizes for the City of Lakeport.

Population and Household Projections, 2000 to 2025* – City of Lakeport

	2000*	2005*	2010*	2015*	2020*	2025*
Total Population*	4,820	5,150	5,521	5,935	6,380	6,859
Households*	1,967	2,148	2,339	2,515	2,703	2,906
Average Household Size	2.36	2.36	2.36	2.36	2.36	2.36

* DOF Lake County growth rates used for the City of Lakeport through 2025.
**Assumes 2000 Lakeport avg. household size of 2.36 remains constant.
Source: 2000 U.S. Census, Department of Finance.

The proposed project is located along Hartley Street within a predominately low density residential area in the City of Lakeport and involves roadway widening, the installation of concrete sidewalk, curb, and gutter that is ADA-compliant and ADA-compliant ramps, and repaving only within the northernmost portion of the project area. Funding for the project is from a Safe Routes to Schools grant from the Lake County Transportation Commission, awarded in 2017. The proposed project will not encroach on any planned urban development areas.

XIV.a-b) The proposed sidewalk and road modifications would not induce population growth in the existing residential area either directly or indirectly. The project as proposed, entails adding a continual sidewalk along Hartley Street, and thus, would not include any housing development. There are no new proposed homes or businesses as a result of the project and the road work proposed for the project occurs alongside an existing collector street. Additionally, the proposed project would not displace any existing housing or people. No housing units are proposed to be encroached upon. Furthermore, since construction of the project would be temporary in nature, it is anticipated that most, if not all, workers would live locally and would not relocate to the area. Therefore, no impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Population and Housing.

XV. **PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on public services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the 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 (a) fire protection, (b) police protection, (c) schools, (d) parks, or (e) other public facilities.

DISCUSSION

The proposed project involves the widening of an existing two-lane road (Hartley Street) and adding in a continuous sidewalk along the west side of Hartley Street, from Anastasia Drive, south to the southerly portion of 20th Street, with additional paving proposed along an approximately 200-foot-long stretch of Hartley Street, north of Anastasia Drive. The proposed project may involve some improvements to existing power poles and relief valves which may need to be relocated behind the new continuous sidewalk. New storm drain inlets and improvements to existing culverts may also be required, due to the anticipated minor change in drainage patterns associated with the sidewalk, curb, and gutter installation and roadway widening.

The proposed project Site is served by the Lakeport Fire District. The Lakeport Fire District is an independent all-risk fire district, located in the county seat of Lake County, on the west shore of Clear Lake. The Lakeport Fire District is approximately 1 mile away from the proposed project location. Additionally the proposed project area is served by the City of Lakeport Police Department and does not include any alterations to or near the police facility.

XV.a) As discussed above, fire protection services at the Site are provided by the Lakeport Fire District. The project Site does not contain fire protection facilities that would need to be altered as a result of the proposed project, nor would the proposed project increase the need for fire protection service. No impact would occur.

XV.b) The project Site does not contain police protection facilities that would need to be altered as a result of the proposed project. The project is not expected to require closure of the road. Traffic would be diverted onto the second half-road section to allow construction of new facilities on the opposite side. Additionally, development of the proposed project would not result in increased population and residential

structures, or a subsequent need for additional police protection facilities. Since the proposed project would not increase the need for police protection at the Site, no impact would occur.

XV.c) Funding for the project is from a Safe Routes to Schools grant from the Lake County Transportation Commission, awarded in 2017. Hartley Street provides westerly access to the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School. The schools are located immediately east. No residential units would be constructed as part of the proposed project and the population is not expected to increase as a result of the proposed project. While the proposed project would entail the addition of an ADA-compliant ramp into the Clear Lake High School campus, the proposed project would not significantly physically alter the school facility and the entrance to the campus from Howard Avenue would remain unchanged. Therefore, the proposed project would have a less than significant impact on schools.

XV.d) As mentioned above, no residential units would be constructed, nor is the population expected to increase, as a result of the proposed project. Because the proposed project would not create a need for a new or physically-altered park facility, the proposed project would not result in adverse physical impacts associated with the construction of such a facility. As such, no impact would occur.

XV.e) There are no elements of the proposed project that would impact other public facilities, such as libraries or regional hospitals. The proposed project area is residential in nature and there are no planned residential units to be constructed. Additionally, the population is not expected to increase as a result of the proposed project. No impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Public Services.

XVI. RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on recreation if it would 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, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

DISCUSSION

The City of Lakeport's parks and recreation facilities contribute to the connectivity, character, health and culture of the community. Lakeport is known for its popular recreational activities, such as boating, bass fishing, wakeboarding, swimming, sailing, and kayaking and is a destination for many tourists

The proposed project area is currently in the vicinity of the following neighborhood parks and recreational facilities:

- Library Park, located approximately 1.2 miles from the proposed project area; and
- Westside Community Park, located approximately 2.6 miles away from the proposed project area.

The City of Lakeport is planning on a new recreational development located approximately 1.5 miles from the project site along a 5.3-acre area of the Clear Lake shoreline. In 2019, the California Department of Parks will be giving grant funding to a number of local park agencies. The City of Lakeport will be applying to build a new lakefront park at 810 North Main Street, approximately 0.7 miles southeast of the Site.

The project Site is bounded by low and medium density residential area and the project Site terminates immediately west of Clear Lake High School. The proposed project would not encroach upon any existing recreational areas or any planned recreational areas. Additionally, the project would not increase the population nor is it expected to increase the usage of Lakeport's recreational areas.

VI.a-b) No residential units would be constructed, nor is the population expected to increase, as a result of the proposed project. The proposed project would not increase the usage of or demand for neighborhood and regional parks or other recreational facilities. Therefore, the proposed project would not result in the physical deterioration of parks or facilities, nor would it require the construction of new park or recreational facilities.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have **No Impact** on Recreation.

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

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on transportation if it would conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase hazards due to a geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

DISCUSSION

Roads within the City limits, including Hartley Street, a two-lane collector street, are maintained by the Streets Division of the City of Lakeport Public Works Department, in addition to curb and gutter, drainage systems and structures, and right-of-way improvements within the City, including but not limited to asphalt overlays and repairs, street signs, pavement markings, culvert maintenance and replacement, and other street related projects (City of Lakeport Public Works, n.d.).

The City of Lakeport is a member of the Lake Area Planning Council (APC), which is the Regional Transportation Planning Agency (RTPA) for the Lake County region. Primarily, the RTPA ensures that appropriate local transportation planning is administered in accordance with the Transportation Development Act (TDA), the State Transportation Improvement Program (STIP), and the Service Authority for Freeway Emergencies (SAFE) program. (Lake APC, n.d.).

As noted in the City's 2025 General Plan, "*Lakeport's roadway network is defined and constrained by two barriers: Clear Lake on the East and State Highway 29 on the West. The majority of the city is laid out in a rectangular grid pattern which is interrupted by hilly terrain. In these hilly areas the street system becomes discontinuous and through traffic is difficult. Many of the City's streets are narrow, not improved to current standards, and will require upgrading...Although construction of the State Highway 29 freeway has reduced congestion downtown, it is now a barrier inhibiting east-west circulation through the Planning Area*" (2009).

Traffic counts within the City were conducted in January 2005, which Hartley Street, from Anastasia Drive to 20th Street, was found to have a daily traffic count of 670 vehicles and an acceptable Level of Service (LOS) of LOS C (City of Lakeport/Quad Knopf, 2009). [LOS is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, LOS A represents free flow conditions and LOS F represents forced flow or breakdown conditions.] As stated in the City's 2025 General Plan, traffic volumes are expected to increase

as the population increases in both the City of Lakeport and County of Lake. In addition, current traffic volumes continue to increase on arterials and many collectors, particularly in the downtown area (2009).

As previously discussed, the proposed project involves roadway widening and the installation of concrete sidewalk, curb, and gutter, and Americans with Disabilities Act (ADA)-compliant ramps along an approximately 3,000-foot length portion of Hartley Street, from Anastasia Drive, south to the southerly portion of 19th Street. Funding for the project is from a Safe Routes to Schools grant from the Lake County Transportation Commission, awarded in 2017. Hartley Street provides westerly access to the City's three schools, including Lakeport Elementary School, Terrace Middle School, and Clear Lake High School. The purpose of the project is to reduce the potential for conflicts between bicyclists, pedestrians, and vehicles utilizing Hartley Street to access the City's schools or the adjoining neighborhoods. Due to the area's steep hillsides and current inadequate width for sidewalk and roadway, retaining walls and/or structures would be required as part of the project. In addition, existing power poles and fire hydrants and relief valves may need to be relocated behind the new continuous sidewalk. New storm drain inlets and improvements to existing culverts may also be required, due to the anticipated change in drainage patterns associated with the sidewalk, curb, and gutter installation and roadway widening. Furthermore, ancillary work associated with the project would involve installation of safety fencing to protect and prevent pedestrians from accessing steep downhill slopes.

XVII.a) The proposed project would not be anticipated to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, as several improvements would occur. Although traffic interruptions may occur during the construction phase of the project, this impact would be temporary in nature and would result in wider traffic lanes and continuous sidewalks along the western side of Hartley Street.

The construction phase of the project is anticipated to occur over a 3-month period. Once construction commences on-site, construction workers would be required at the Site. Project construction would be limited to the hours of 7:00AM and 7:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturdays and Sundays; however, the City may allow construction between 7:00PM and 7:00AM on any day if it can be demonstrated that noise would not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official. It is expected that construction of the project would result in a slight increase in traffic to and from the Site, as construction workers arrive and leave the Site at the beginning and end of the day, in addition to minor interruption of traffic on adjacent streets, when heavy equipment necessary for project construction is brought to and removed from the Site. Once construction is complete, the workers would no longer be required at the Site.

The streets surrounding and adjacent to the project Site are mainly used by the residential areas in the vicinity of the Site and are not main thoroughfares through the City. Project build-out would not be anticipated to significantly impact the capacity of the street system, level of service standards established by the City, or the overall effectiveness of the circulation system, as Hartley Street, a two-lane collector street, is already existing and currently operates at an acceptable LOS (LOS C). Additionally, the proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise, decrease the performance or safety of such facilities. A less than significant impact would occur.

XVII.b) The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), which state:

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

"(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, a lead agency may tier from that analysis as provided in Section 15152."

A significant impact would not be anticipated to occur as a result of the project, since the proposed project includes improvements along Hartley Street, including roadway widening and continuous sidewalks along the west side of Hartley Street, from Anastasia Drive south to the southerly boundary of 19th Street, and is not considered a land use project. Since Hartley Street is pre-existing and additional travel lanes are not proposed, a significant increase in the amount of traffic along the street is not anticipated. A less than significant impact would occur.

XVII.c) Hartley Street is pre-existing and a change in use is not proposed. The proposed improvements would be designed in accordance to all City standards to ensure the features would be safe and would not substantially increase hazards due to a geometric design feature such as sharp curves or dangerous intersections. No impact would occur.

XVII.d) The proposed project would not result in inadequate emergency access on the existing road system. As the Site and surrounding vicinity are currently developed to meet pertinent design criteria to provide adequate emergency access in accordance with all design standards and requirements, no impact would occur.

MITIGATION MEASURES

No mitigation required.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Transportation.

XVIII. TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	☐	☐	☐	☒
ii) 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 §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Thresholds of Significance: The project would have a significant effect on Tribal Cultural Resources if it would cause a substantial adverse change in the significance of a cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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 listed or eligible for listing in the California Register of Historical Places or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or is 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 §5024.1.

DISCUSSION

As discussed under Section V, Cultural Resources, above, an *Archaeological Survey Report* (Archaeological Report) was prepared by Alta Archaeological Consulting (ALTA) on June 6, 2019, to identify and present any archaeological, historical, or cultural resources located within the Area of Potential Effect (APE). ALTA conducted a records search (File Number 18-1696) at the Northwest Information Center (NWIC), located on the campus of Sonoma State University, in Rohnert Park, California, which included a review of all study reports on file within a one-half mile radius of the project area. A total of 16 previous studies have been completed within the records search radius, in which 25 percent of the surrounding half-mile radius has been previously surveyed. One previous study was conducted within the project area (S-44235); however, no cultural resources were identified as a result of the prior investigation. As provided in the Archaeological Report, no cultural resources are documented within the project APE, although four prehistoric cultural resources, including two sites containing lithic scatters and two sites containing midden soils, are present within a half-mile radius of the Site. In addition, review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area.

As part of the Archaeological Report, ALTA contacted the Native American Heritage Commission (NAHC) on April 2, 2019, to request a Sacred Lands File (SLF) search for any resources present within the project area and to request the contact information for the representatives of the Native American Tribes associated with the area. In a letter response dated April 15, 2019, the NAHC indicated the SLF search returned a positive result and provided the contact information for eight (8) local Tribal representatives. In compliance with Assembly Bill (AB) 52, on May 7, 2019, ALTA sent a consultation letter to each of the Tribal representatives. ALTA was contacted by the Scotts Valley Band of Pomo Indians in a letter dated May 28, 2019, in which Hartley Street was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). Additionally, the Tribe expressed they have a "clear interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project." As of the date of this Initial Study, no additional responses or other communications have been received from the Native community regarding the project.

Field work was conducted on May 8, 2019, and included a cultural resources inventory of the project area, totaling approximately 3 acres. Ground surface visibility was moderate due to dense grass, landscaping, imported gravel, and pavement. As noted in the Archaeological Report, the entire project area was surveyed using intensive survey coverage with transects spaced less than 5 meters apart. A total of 46 shovel scrapes were completed (at approximately 10- to 20-meter intervals) to scrape the ground surface to expose mineral soils and inspect sediments for evidence of cultural materials. Field work indicated the natural landform along both sides of the Hartley Street roadway has been extensively altered by historic-era and modern activities, where construction of the roadway and nearby structures resulted in extensive grading and areas of cut and fill. Imported gravel, construction of retaining walls, and landscaping have also affected the altered landscape. However, intact landforms were observed to the north of Sunset Drive on either side of the road as well as the area between Boggs Lane and Adams Street.

Two isolated obsidian flakes from the Mount Konocti geologic source were identified within the APE as a result of the field survey. Both artifacts are unassociated with a cultural resource and were discovered on highly altered landforms within disturbed contexts. Unassociated isolated artifacts generally do not merit formal recordation or protection measures. In addition, a concrete foundation was noted outside the current APE. However, this feature was not recorded because it is located outside of the APE. ALTA, in their report, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. The report contains two recommended measures in the event of inadvertent discovery of cultural resources or human remains during project implementation.

Copies of the NAHC and Tribal consultation request letters and associated responses are included in Appendix C. Due to the confidential nature of the Archaeological Report, a copy is not provided as part of this Initial Study.

XVIII.a.i) As discussed under Section V, Cultural Resources, in order for a cultural resource to be deemed "important" under CEQA and thus eligible for listing on the California Register of Historic Resources (CRHR), it must meet at least one of the following criteria (as set forth in Section 5024.1(c) of the Public Resources Code):

1. is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2. is associated with the lives of persons important to our past; or

3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4. has yielded or is likely to yield, information important to prehistory or history (ALTA, 2019).

As provided in the Archaeological Report, prepared by ALTA on June 6, 2019, a total of 16 previous studies have been completed within one-half mile of the Site. Review of historic registers and inventories indicate that no historical landmarks or points of interest are present within the project area, nor are there any National Register-listed or eligible properties within a half-mile radius of the project area. The field survey, conducted on May 8, 2019, also did not reveal any historical resources within the project area (ALTA, 2019). No impact would occur.

XVIII.a.ii) ALTA, in their Archaeological Report, dated June 6, 2019, concluded that the project, as presently designed, is not anticipated to have an adverse effect on cultural resources. During the field survey, no cultural or archaeological resources were identified. A total of 46 shovel scrapes were completed (at approximately 10- to 20-meter intervals) to scrape the ground surface to expose mineral soils and inspect sediments for evidence of cultural materials. Field work indicated the natural landform along both sides of the Hartley Street roadway has been extensively altered by historic-era and modern activities, where construction of the roadway and nearby structures resulted in extensive grading and areas of cut and fill (ALTA, 2019).

While two isolated obsidian flakes from the Mount Konocti geologic source were identified within the APE as a result of the field survey, both artifacts are unassociated with a cultural resource and were discovered on highly altered landforms within disturbed contexts. It is important to note that unassociated isolated artifacts generally do not merit formal recordation or protection measures (ALTA, 2019).

In addition, per correspondence received from the Scotts Valley Band of Pomo Indians, dated May 28, 2019, Hartley Street was noted as contiguous to the Tribe's original assigned federal lands (which were subsequently dissolved again by federal decree). In the letter, the Tribe expresses interest in the project and looks forward to both consultation and the assignment of cultural monitor(s) during any and all ground disturbance undertaken by the project (ALTA, 2019). Although no archaeological resources were identified during the Site survey, it does not preclude the possibility of such resources, including cultural or Tribal cultural resources or human remains, existing within the project area. Due to the potential for unrecorded Native American and archaeological resources and human remains at the Site, ALTA outlines the prescribed protocol in the event inadvertent archaeological discovery(ies) are made, including the discovery of human remains (see Mitigation Measures CULT-1 and CULT-2). In addition, in response to Scotts Valley Band of Pomo Indians' request for archaeological monitoring during all ground disturbing activities on-site, this request has been included as Mitigation Measure CULT-3). With mitigation incorporated, a less than significant impact would occur.

MITIGATION MEASURES

Refer to Mitigation Measures CULT-1 through CULT-3 in Section V, Cultural Resources, above.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Tribal Cultural Resources.

XVIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater 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?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on utilities and service systems if it would require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; 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; or not comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

DISCUSSION

The City of Lakeport Public Works Department serves the incorporated Lakeport community. The Department consists of several divisions which are responsible for water, sewer, underground utilities (installation and maintenance), storm drain system maintenance, and public park maintenance and operations.

Water Service

The Water Division continuously monitors the quality of the water that is provided to Lakeport's water customers and holds the responsibility of providing safe drinking water as its highest priority. The Water Division operates and maintains four wells, a surface water treatment facility, and distribution system to individual meters. The Division also works with developers and customers on water service issues during project design, during service installation and to address future needs. Along the proposed project site

exists a water main for the entire stretch of Hartley Street, along with; two fire hydrants and one water meter at the end of the project site nearby Anastasia Drive. None of the grading that occurs along the project Site would involve reconstruction of the water main or displacement of any of the existing water service utilities. The proposed project is not expected to impact these existing utilities.

Sewer Service

The Sewer Division of the Lakeport Public Works Department is responsible for the safe collection, treatment, and disposal of sewage and wastewater generated by residential, commercial and industrial customers inside the City of Lakeport. All of the City's wastewater activities are done in a manner compliant with State and County health and safety regulations. The primary directive of the Sewer Division is to ensure that Lakeport's streams, waterways and Clear Lake are free from disease-causing bacteria and viruses that are harmful to the public health. The Lakeport sewer system involves approximately 2,200 connections, serving over 5,000 customers, which accounts for approximately eight percent of the entire population of Lake County. The Division operates and maintains nearly 40 miles of sewer main lines, eight sewer lift stations, and a secondary treatment and disposal facility (City Public Works, Sewer Division, n.d.).

Additionally, in 2018, Lakeport adopted the Sewer System Management Plan (SSMP). The SSMP is a document that describes the activities in which a wastewater agency engages to manage its collection system effectively. The SSMP is intended to meet the requirements of both the Central Valley Regional Water Quality Control Board (CVRWQCB) and the Statewide General Waste Discharge Requirements GWDR. The State Water Resource Control Board (SWRCB) adopted Water Quality Order No. 2006- 0003-DWQ at its meeting on May 2, 2006, which required all public wastewater collection system agencies in California with sewer systems greater than one mile in length to be regulated under GWDR.

The proposed project Site is host to several fragments of sewer main lines nearby 20th Street and Hartley Street, terminating at Boggs Lane and then starting again at Jerry Drive and terminating again at Anastasia Drive. The project, as proposed, would not include any updates to the utilities managed by the Sewer Division.

Storm Drainage System/Wastewater

The Streets Division of the City of Lakeport Public Works Department provides for the maintenance and minor construction of all City streets, curb, gutter, drainage systems structures, and right-of-way improvements. This includes asphalt overlays and repairs, street signs, pavement markings, culvert maintenance and replacement, and other street related projects. The Streets Division also provides many additional public service functions, including providing traffic control devices for parades and other special events. The wastewater operations and service entity is governed by a Board of Directors, which also acts as the City Council (City Public Works, Streets Division, n.d.).

Within the Streets Division there is the Underground Utility Construction staff which installs and maintains new and existing water and sewer systems to private property, and within dedicated easements throughout the City. This division works on emergency water breaks and sewer stoppages and schedules repair or replacement of water distribution and collection systems deficiencies.

The proposed project Site is host to three storm drainage inlets near the intersection of Hartley Street and Jerry Drive (City Pavement Management Program Update, 2005).

According to the Sewer Lift Pump Station map provided by the City of Lakeport Public Works Department, there is a sewer lift / pump station approximately 1,000 feet from the start proposed project site. The station

near 20th Street (City Public Works, Utilities Map, 2019). The project does not entail reconstruction or grading of any existing sewer lines and no increase in the amount of sewage is expected to increase.

Solid Waste Service

Lakeport Disposal provides solid waste and recycling collection services to commercial, residential, and industrial customers within the incorporated limits of Lakeport. The nearest active landfill is Eastlake Landfill (17-AA-0001) in Clearlake, California, located approximately 28 miles from the project Site. The Eastlake Landfill has a daily permitted disposal of approximately 200 tons per day. Furthermore, the Eastlake Landfill has a maximum permitted capacity of 6.05 million cubic yards and a remaining capacity of approximately 2.86 million cubic yards. The Eastlake Landfill is expected to remain active for another 5 years, until the year 2023 (CalRecycle, 2018). Solid waste generated by the proposed project during construction activities would be collected and transported to an active and permitted landfill.

XVIX.a) There is sufficient water supply available to serve the project as the only water needs would occur during construction for dust suppression. The project would not require the construction or expansion of any new water or wastewater facilities. Water usage for the construction and implementation of the project would be negligible and existing entitlements and resources have the capacity to serve any temporary water needs for the project. Electric power: The project does not propose expansion of relocation of electric power, natural gas, or telecommunications; there would be no impact on these utilities.

XVIX.b-c) As discussed above, the only water required for the project is during construction for dust control. Water usage for the construction and implementation of the project would be negligible and existing entitlements and resources have the capacity to serve any temporary water needs for the project and have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project Site is currently served by the City of Lakeports Water Service District for municipal water service. There are no planned residential developments in the area and thus the population is not expected to increase as a result of the project. Therefore, the proposed project would not require additional or expanded infrastructure relating to municipal water or wastewater treatment. The projected water use for the proposed project is within the existing allocation and would not require new or expanded entitlements. Additionally, the project does not involve direct or indirect discharge of wastewater to sanitary sewer or on-site septic systems. Project construction does not require any dewatering into the sewer system. No demand for wastewater treatment or facilities would occur as a result of the project. The project would not create wastewater and therefore would have no impact on a wastewater treatment operator. There is no expected increase in wastewater as a result of the project. No impact would occur.

XVIX.d-e) The project Site is currently and would continue to be served by a landfill (Eastlake Landfill) with sufficient permitted capacity to accommodate the project's anticipated solid waste disposal needs at full project build-out. A significant amount of solid waste would not be anticipated under the project and all solid waste generated under the project would be disposed of in accordance to all federal, State, and local statutes and regulations related to solid waste. Additionally, the proposed would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals. A less than significant impact would occur.

XVIX.f) Disposal of construction waste would comply with federal, State, and local statutes and regulations related to solid waste. As mentioned above, solid waste generated by the proposed project during construction activities would be collected and transported to an active and permitted landfill. The nearest

active landfill has capacity for the proposed projects generated waste and is expected to remain active for another 5 years, until the year 2023. No impact would occur as a result of the project.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Utilities and Service Systems.

XX. **WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?	☐	☐	☐	☒

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on wildfire if it would impair an adopted emergency response plan or emergency evacuation plan; 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; 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; or 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 challenges.

DISCUSSION

The combination of vegetation, topography, climate, and population density create a significant potential for hazards from wildfires within the Lakeport Planning Area. There are many vacant and undeveloped areas within the City and its Sphere of Influence, particularly on the west side of Highway 29 and the northern portions of the City, including mobile home parks. Rugged topography and highly flammable vegetation make residential development potentially unsafe unless adequate fire safety measures are taken (City General Plan, 2009).

The area within the City is served by the Lakeport Fire Protection District/County Fire Protection District. Any location within City limits can be reached within three to five minutes. Locations within the Sphere of Influence can be reached in five to seven minutes. This rapid response time can be attributed to the combination of full-time staff and emergency personnel in the Lakeport Fire Protection District and a large number of volunteers.

The CalFire Fire Hazard Severity Zones Map was developed to guide construction standards for building permits, use of natural hazard disclosure at time of sale, guide defensible space clearance around buildings, set property development standards, and considerations of fire hazard in city and county general plans. The project area is located within a 'Very High' State Responsibility Area hazard zone (CalFire, 2018). According to the CalFire Severity Zone Map, the proposed project area is classified as a non-high severity fire hazard zone.

Project activities include roadway widening and the installation of concrete sidewalk, curb, and gutter, along an a 3,000-foot length portions of Hartley Street. The Site contains portions of existing curb, gutter, and sidewalk (totaling approximately 750 linear feet) along the western side of Hartley Street, with another portion of curb and unpaved sidewalk (totaling approximately 500 linear feet) between Adams Street and Hillcrest Drive. Limited curb, gutter, and sidewalk is currently present along the east side of Hartley Street within the project area, the majority of which is not currently paved. The area surrounding the Site is currently developed low to medium density residential.

XX.a) The City of Lakeport has not adopted an emergency response plan. The streets surrounding and adjacent to the project Site are mainly used by the residential areas in the vicinity of the Site and are not main thoroughfares through the City. Construction activities could result in minor delays for emergency vehicles or law enforcement; however, during construction, Hartley Street would remain open, although one-way controlled traffic may be necessary. This would ensure the passage of emergency and passenger vehicles in the event of an emergency, including wildfire. The project related activities would not be anticipated to significantly impact the capacity of the street system, the project would have a less than significant impact.

XX.b-c) The project's road expansion, sidewalk installment, and stormwater improvements will be constructed at grade and do not propose grading which would exacerbate wildfire risk. The project is located in an already developed residential area, and stormwater improvements would be constructed at grade. Implementation of the project would not require the installation or maintenance of additional infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Furthermore, the project would not 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 challenges. Therefore, there would be no impact on wildfire risk or spread of pollutants from such thereafter.

XX.d) Implementation of the project's road and stormwater improvements does not require grading of slopes or creation of slopes. Project features will be constructed at grade, and the area will be stabilized during construction by use of construction BMPs and will be revegetated once construction is complete. Additionally, implementation of the project's stormwater features would help stabilize the project area from negative impacts related to stormwater runoff, as the project proposes features to better manage, direct, and contain runoff, and has been designed to maintain stormwater flows within the project area. No impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

THRESHOLDS OF SIGNIFICANCE: The project would have a significant effect on mandatory findings of significance if it would 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; have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.); or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

DISCUSSION

As previously discussed, the proposed project would entail roadway widening and the installation of continuous sidewalks along an approximately 2,800-foot-long portion of Hartley Street, north from Anastasia Drive, south to the southerly portion of 20th Street. In addition, repaving is proposed to occur for an approximately 200-foot-long stretch of Hartley Street, beginning at Anastasia Drive. Additional improvements, including safety fencing, the potential relocation of existing power poles, fire hydrants, and relief valves, and the installation of an ADA-compliant accessible ramp down to Clear Lake High School are also proposed. New storm drain inlets and improvements to existing culverts may also be required, due to the anticipated change in drainage patterns associated with the sidewalk, curb, and gutter installation and roadway widening.

XXI.a) As discussed under Section IV, Biological Resources, a *Hartley Street Biological, Wetlands, and Stream Classification Survey* (Biological Report) was prepared by LACO Associates (LACO) on June 17, 2019 (see Appendix C), to identify any potential sensitive or special status species or habitat areas within the Site, including stream drainages, riparian, and wetland areas. The biological survey detected no sensitive plant species within the project area. While bird species observed at the Project Site comprise

primarily common occurring species expected in upland habitats near and around Lakeport, three birds of special concern (including Nuttall's woodpecker, oak titmouse, and wrentit) were also observed. Several recommendations are included in the Biological Report to minimize potential impacts to the Class III drainage and special status species, including applying for and obtaining a Streambed Alteration Agreement through CDFW and noting the time of year (outside of the bird nesting season, between August 1-March 1) when any necessary heavy vegetation removal (limbs over 6 inches in diameter) would be the least impactful. However, should heavy vegetation removal be proposed during the bird nesting season (March 1-August 1), it is recommended that a qualified biologist conduct a nest survey to identify the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Recommended protocol is also provided in the event active nests are identified.

An *Archaeological Survey Report* (Archaeological Report) was also prepared for the project by Alta Archaeological Consulting (ALTA) on June 6, 2019, in which it was concluded that no cultural or historical resources were observed within the project area and the project, as presently designed, is not expected to have an adverse effect on cultural resources.

Recommendations are included in both reports (and have been incorporated into the Initial Study as mitigation), which would minimize any potential impacts to a less than significant level. A less than significant impact would occur.

XXI.b) There are no elements of the project that would result in a cumulatively considerable impact. The project includes improvements to an existing roadway, Hartley Street, and would not be anticipated to significant increase usage of the street as a result. Preventative measures (Best Management Practices) would be implemented during project construction to minimize potential impacts. In addition, with mitigation incorporated, all potential impacts associated with the proposed project would be reduced to a less-than-significant level. A less than significant impact would occur.

XXI.c) The project would not generate any potential direct or indirect environmental effect that would have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise, and fire hazards. With mitigation incorporated, all potential impacts associated with the proposed project would be reduced to a less-than-significant level. A less than significant impact would occur.

MITIGATION MEASURES
No mitigation required.

FINDINGS
The proposed project would have a **Less Than Significant Impact** on Mandatory Findings of Significance.

VI. REFERENCES

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FIGURES

APPENDIX A

Mitigation and Monitoring Reporting Program (MMRP)

APPENDIX B

Roadway Construction Emissions Model Results

APPENDIX C

Biological, Wetlands, and Stream Classification Survey

APPENDIX D

Cultural Resources Correspondence

Attachment C:
Draft 2009 Harley SFRTS plans

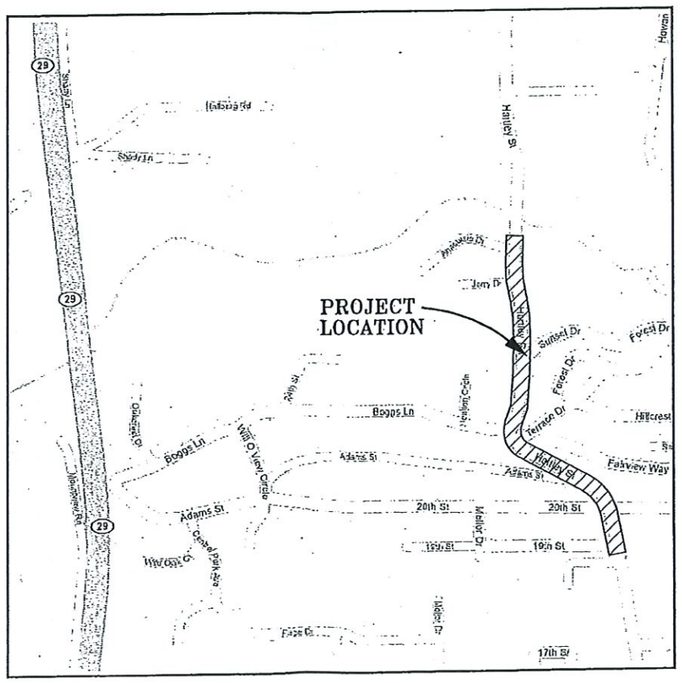
CITY OF LAKEPORT

IMPROVEMENT PLANS FOR

HARTLEY STREET
SAFE ROUTES TO SCHOOL PROJECT

GENERAL NOTES

1. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE SPECIAL PROVISIONS FOR THIS PROJECT AND THE STATE STANDARD SPECIFICATIONS AND STANDARD PLANS. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL STANDARDS PERTAINING TO THIS PROJECT.
2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 NO LESS THAN 2 WORKING DAYS PRIOR TO ANY EXCAVATION FOR MARKOUTS OF EXISTING UNDERGROUND FACILITIES.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AND OTHER OBSTACLES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION OF ALL POTENTIAL CONFLICTS IN ACCORDANCE WITH U.S.A. LAWS AND THESE SPECIAL PROVISIONS. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES.
4. IF AN UNMARKED UTILITY IS ENCOUNTERED, OR IF UNABLE TO LOCATE A MARKED UTILITY AFTER EXCAVATING TO THE LIMITS SPECIFIED BY U.S.A. LAWS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THAT UTILITY AND THE CITY ENGINEER. ANY CITY OR PRIVATE PROPERTY; INCLUDING LANDSCAPING, IRRIGATION OR OTHER IMPROVEMENTS, WHICH IS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE ENGINEER.
5. THE CONTRACTOR SHALL ARRANGE FOR THE DISPOSAL OF GROUNDWATER AS PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY OF ALL BITUMINOUS PAVEMENT, CLEAN CONCRETE TO AN APPROVED CITY DISPOSAL SITE. REINFORCEMENT AND SPOILS NOT NEEDED FOR BACKFILL AS REQUIRED BY THE ENGINEER SHALL BECOME PROPERTY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL ONLY REMOVE EXISTING TREES OR SHRUBS AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION. PER SECTION 7-1.08 AND 7-1.09 OF THE STATE STANDARD SPECIFICATIONS.
9. ALL TRAVELED WALKWAYS SHALL BE SAFE AND USEABLE AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AND PEDESTRIAN USE DURING CONSTRUCTION IN ACCORDANCE WITH THE LATEST CAMUTCD. PEDESTRIAN TRAFFIC SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ACCOMMODATE PEDESTRIAN TRAFFIC THROUGH OR AROUND THE WORK ZONES.
11. SIGNAGE SHALL BE CONSTRUCTED WITH RETROREFLECTIVE MATERIAL ON A BACKING OF METAL OR FABRIC. FOR SIGNS DIRECTED TO PEDESTRIANS ONLY, CORRUGATED PRINTED SIGNS MAY BE USED. SIGNS SHALL BE REMOVED OR COVERED WHEN NOT REQUIRED.
12. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN DIGGING WITHIN THE DRIPLINE OF TREES. ROOTS LARGER THAN 2 INCHES SHALL NOT BE CUT WITHOUT PERMISSION FROM THE ENGINEER. IN THE EVENT THAT A ROOT IS LARGER THAN 2 INCHES, SEEK DIRECTION FROM THE ENGINEER.
13. THE CONTRACTOR SHALL PROTECT AND PRESERVE MONUMENTS. THE CONTRACTOR SHALL COORDINATE 10 WORKING DAYS IN ADVANCE WITH A LICENSED SURVEYOR FOR REFERENCING OF EXISTING MONUMENTS.
14. FOR CLARITY OF EXISTING SUBSURFACE CONDITIONS, NOT ALL CROSSWALKS, STOP BARS, OR EXISTING PAVEMENT MARKINGS ARE SHOWN ON THE PLANS. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND PAVEMENT MARKINGS DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED PER CITY OF LAKEPORT STANDARDS. PATCHING OF DAMAGED MARKINGS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE ENGINEER. ALL DAMAGED RAISED PAVEMENT (NON-REFLECTIVE) MARKERS MUST BE CERAMIC.
15. OVERHEAD UTILITY SERVICE DROPS ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED OVERHEAD CLEARANCES.
16. THE CONTRACTOR SHALL BORE UNDER CURB, GUTTER AND DRIVEWAY CULVERT PIPES UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
17. THE CONTRACTOR SHALL REMOVE AND REPLACE SIDEWALK TO THE NEAREST TRANSVERSE SCORE MARK ON BOTH SIDES.
18. ALL MANHOLES, CLEANOUTS AND WATER VALVES SHALL BE BROUGHT TO GRADE WITHIN 48 HOURS OF PAVING.
19. LOCATIONS FOR THE INSTALLATION OF NEW WATER & DRAINAGE COMPONENTS ARE APPROXIMATE. ACTUAL LOCATIONS MAY REQUIRE FIELD ADJUSTMENTS AS DIRECTED BY THE ENGINEER.



LOCATION MAP
N.T.S.

SHEET INDEX

100% SUBMITTAL 8/24/09

REGISTERED PROFESSIONAL ENGINEER
ELIZABETH LOU ELLIS
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Exp. 09/30/09
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No.	Date	Revision	By

CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

COVER SHEET

Date: AUGUST 2009 Scale: NONE

APPROVED: City Engineer

By Scott Harter Date

DWN JN CHK DM

Sheet 1 of 23 Sheets

File Number: 2009-XXXX

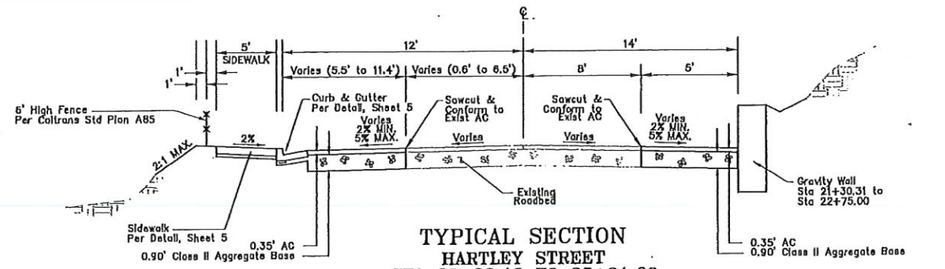
HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT

LEGEND

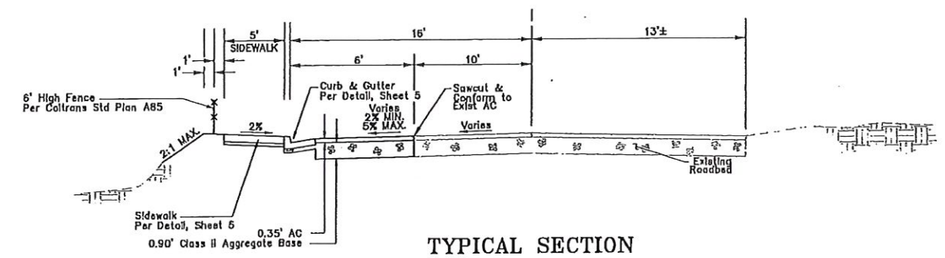
EXISTING		PROPOSED	
	SANITARY SEWER MANHOLE	BACK OF SIDEWALK / FACE OF CURB / LIP OF GUTTER	CURB, GUTTER & SIDEWALK
	DRIVEWAY		
R/W	APPROXIMATE RIGHT OF WAY LINE		STORM DRAIN & MANHOLE
	SIDEWALK		INSTALL PEDESTRIAN RAMP PER CALTRANS STD PLAN A88A. SEE PEDESTRIAN RAMP DETAILS SHEETS 16-17.
	OVERHEAD LINE		REMOVE EXIST AC AND AB, INSTALL 0.35' AC OVER 0.90' CLASS II AB. SEE TYPICAL SECTIONS.
	UNDERGROUND ELECTRIC LINE		
	FENCE		
	PEDESTRIAN RAMP		REMOVE & REPLACE SIDEWALK PER DETAIL, SHEET 5
	WATER VALVE		
	FIRE HYDRANT		INSTALL CHAINLINK FENCE PER CALTRANS STD PLAN A85
	WATER METER		
	DROP INLET		RETAINING WALL PER DETAILS SHEET 6
	CATCH BASIN		
	POLE AND GUY WIRE		LIMITS OF GRADING
	STREET LIGHT		FLOW LINE
	SINGLE POST SIGN	X	REMOVE EXISTING TREE
	EDGE OF PAVEMENT		
40	EXISTING GROUND CONTOUR		

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AP	ANGLE POINT
ARV	AIR RELIEF VALVE
&	AND
BC	BEGIN CURVE
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
C	CURB
CB	CATCH BASIN
℄	CENTERLINE
DI	DROP INLET
D/W, DW, DWY	DRIVEWAY
EA	EACH
EG	EXISTING GROUND
EXIST	EXISTING
E	EAST
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GND	GROUND
IG	INVERT GRADE
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
LG	LIP OF GUTTER
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MON	MONUMENT
N	NORTH
NTS	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTRIAN
PP	POWER POLE
R/W	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SHT	SHEET
SL	STREET LIGHT
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
ST	STREET
SW	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
W	WEST
W/	WITH



TYPICAL SECTION
HARTLEY STREET
STA 20+88.18 TO 25+21.60
NOT TO SCALE



TYPICAL SECTION
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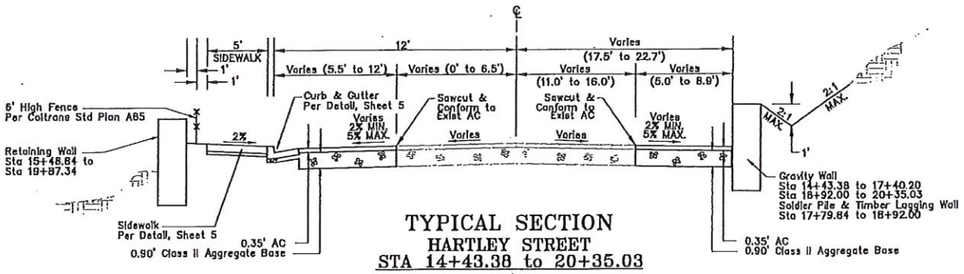
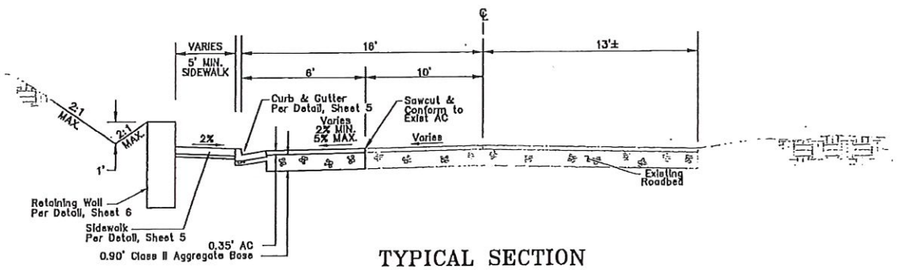
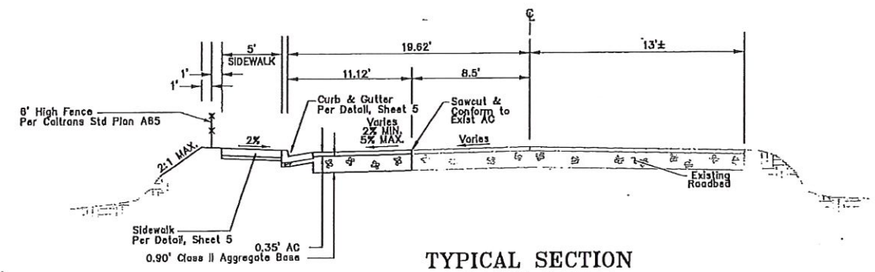
STA 25+21.60 TO 26+64.43
NOT TO SCALE



TYPICAL SECTION
HARTLEY STREET
STA 14+43.38 to 20+35.03
NOT TO SCALE



TYPICAL SECTION
HARTLEY STREET
STA 26+64.43 TO 29+59.86
NOT TO SCALE



TYPICAL SECTION
HARTLEY STREET
STA 35+33.26 TO 36+44.48
NOT TO SCALE

100% SUBMITTAL
8/24/09

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No.	Date	Revision	By

CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

LEGEND, ABBREVIATIONS AND TYPICAL SECTIONS

Date: AUGUST 2009 Scale: NONE

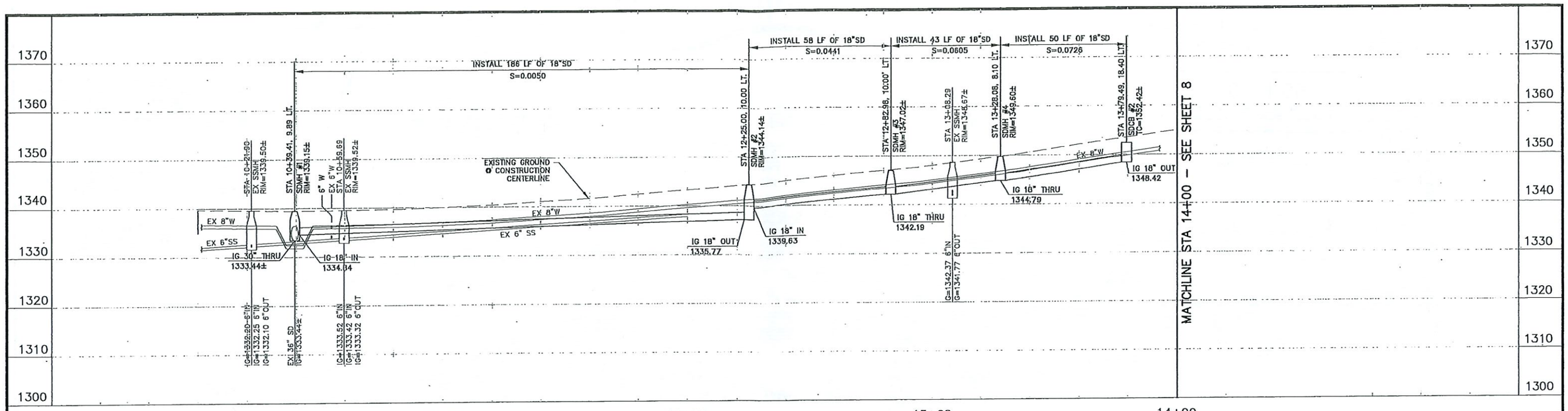
APPROVED: City Engineer
By Scott Harter Date

DWN JN
CHK DM

Sheet 2 of 23 Sheets

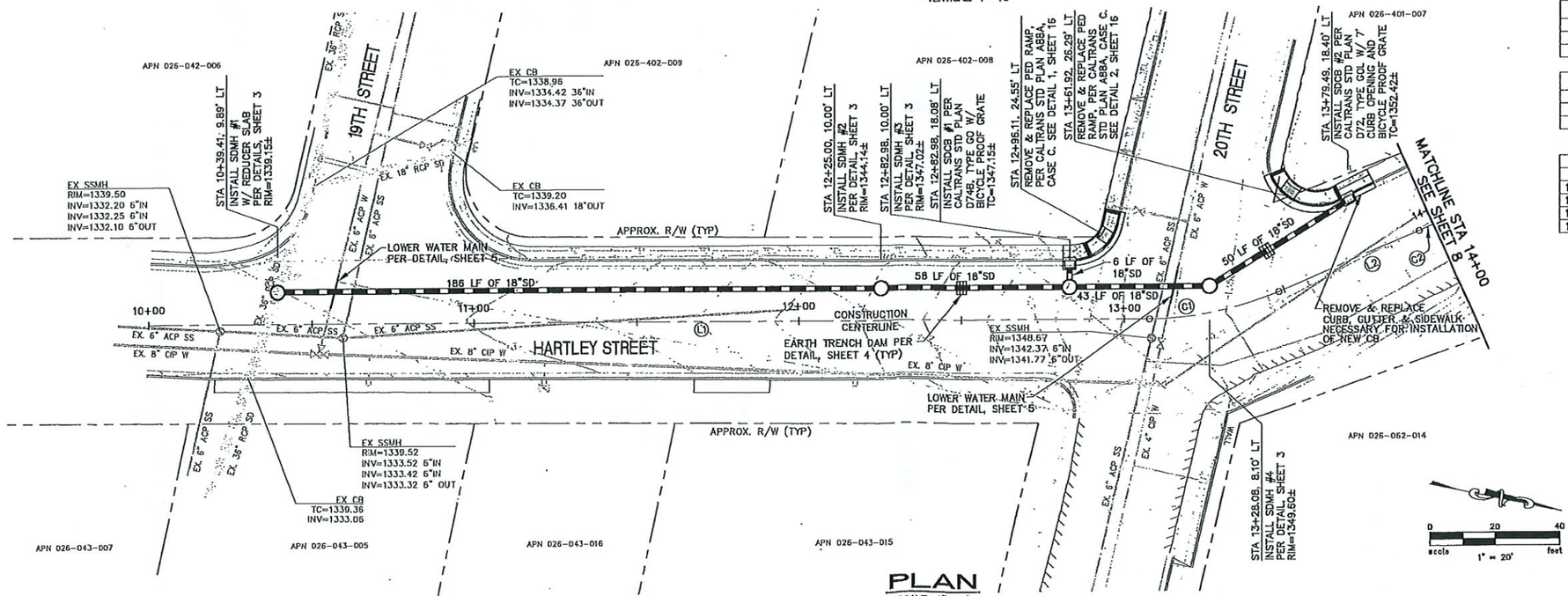
File Number: 2009-XXXX

HARTLEY STREET - SAFE ROUTES TO SCHOOL PROJECT



PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=10'



PLAN

SCALE: 1"=20'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°15'47"	100.00'	40.60'
C2	29°50'41"	355.00'	184.92'

LINE TABLE		
LINE	LENGTH	BEARING
L1	307.74'	S11°54'41"E
L2	48.95'	N35°10'27"W

HARTLEY STREET CONSTRUCTION CENTERLINE TABLE			
STATION	NORTHING	EASTING	DESCRIPTION
10+00.00	4557.1515	5119.9808	BEGIN
13+07.74	4858.2609	5058.4451	BC
13+48.34	4895.2277	5040.3387	EC
13+95.29	4933.6069	5013.2910	BC

100% SUBMITTAL 8/24/09

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No.	Date	Revision	By

CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

HARTLEY STREET–PLAN & PROFILE
STA 10+00 TO 14+00

Date: AUGUST 2009 Scale: H:1"=20' V:1"=10'

APPROVED: City Engineer

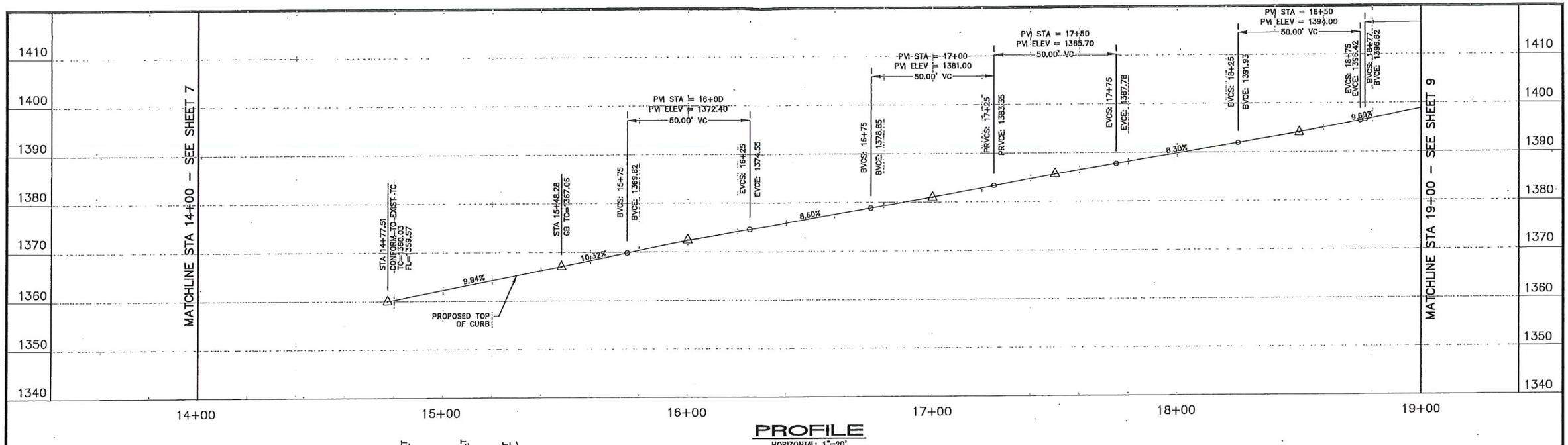
By Scott Harter Date

DWN JN
CHK DM

Sheet 7 of 23 Sheets

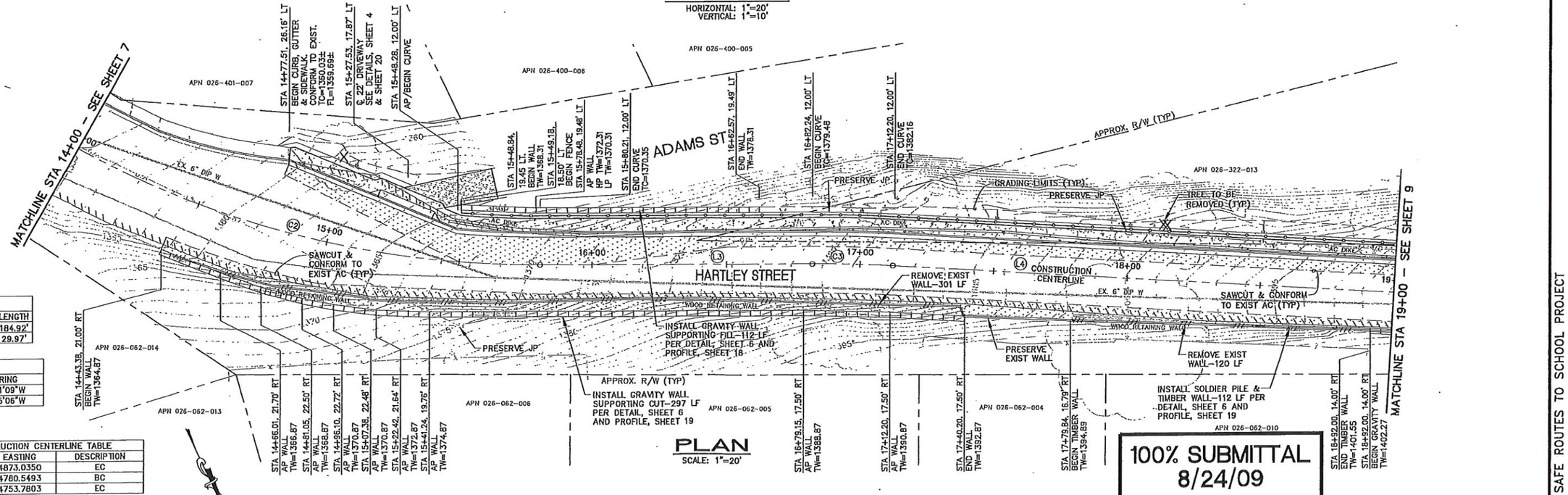
File Number: 2009-XXXX

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=10'



PLAN

SCALE: 1"=20'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	29°50'41"	355.00'	184.92'
C3	3°26'03"	500.00'	29.97'

LINE TABLE		
LINE	LENGTH	BEARING
L3	102.03'	N65°01'09"W
L4	279.84'	N61°35'06"W

HARTLEY STREET CONSTRUCTION CENTERLINE TABLE			
STATION	NORTHING	EASTING	DESCRIPTION
15+80.21	5050.8930	4873.0350	EC
16+82.24	5093.9824	4780.5493	BC
17+12.20	5107.4446	4753.7803	EC

0 20 40
scale 1" = 20' feet

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100% SUBMITTAL
8/24/09

No.	Date	Revision	By

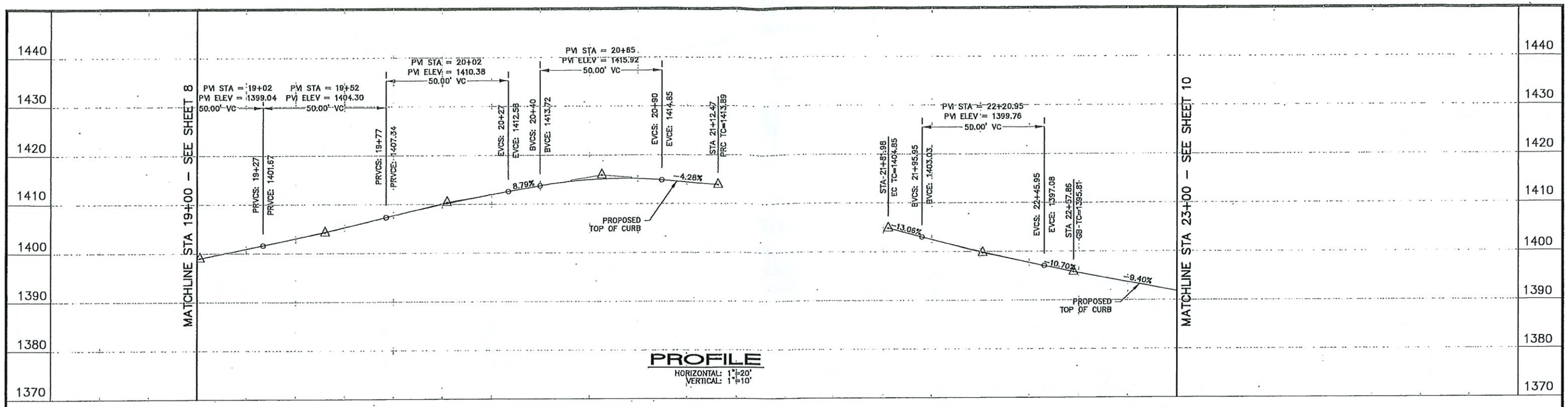
CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

HARTLEY STREET IMPROVEMENTS
STA 14+00 TO 19+00

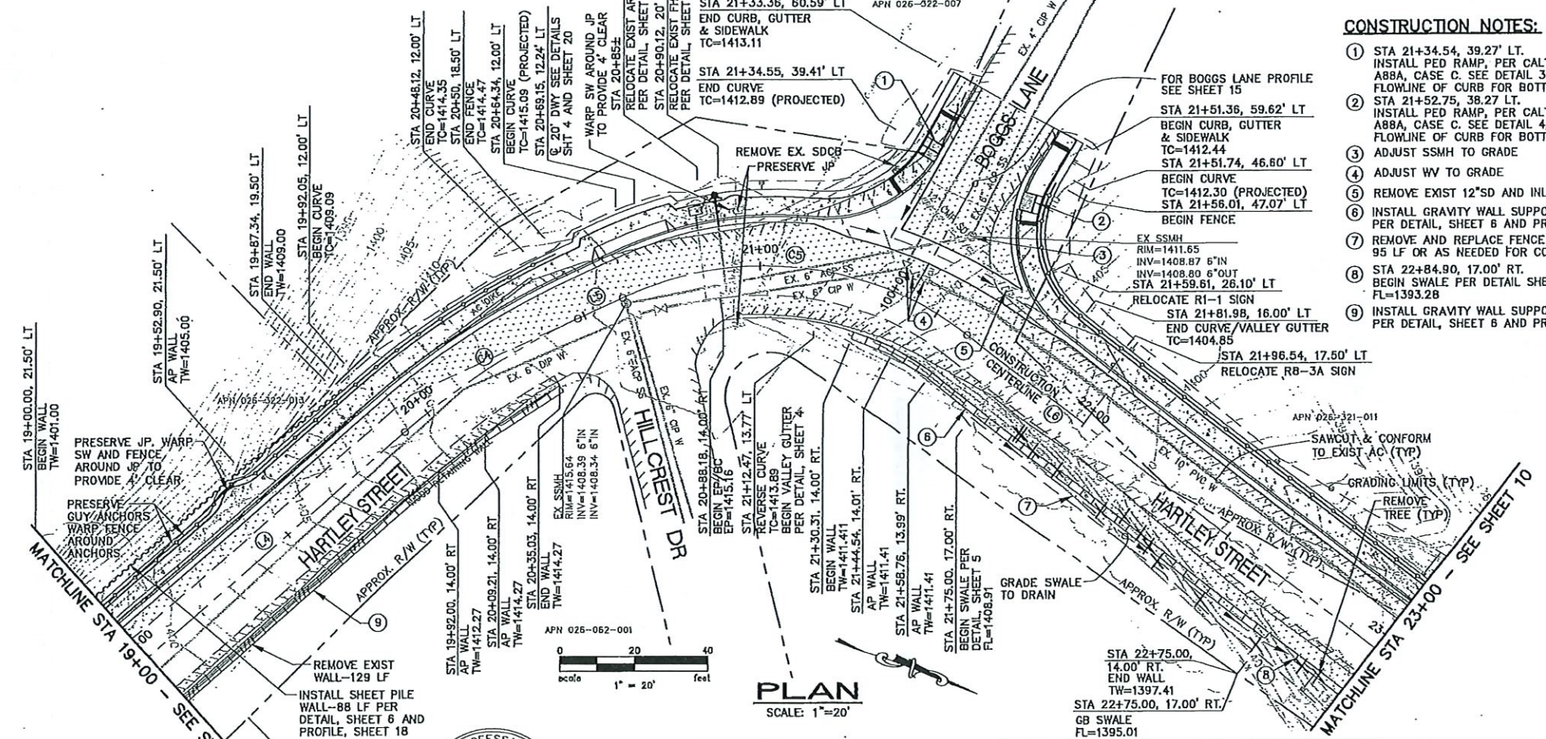
Date: AUGUST 2009
Scale: H:1"=20' V:1"=10'
APPROVED: City Engineer
By Scott Harter Date
DWN JN
CHK DM
Sheet 8 of 23 Sheets
File Number: 2009-XXXX

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=10'



PLAN

SCALE: 1"=20'

CONSTRUCTION NOTES:

1. STA 21+34.54, 39.27' LT. INSTALL PED RAMP, PER CALTRANS STD PLAN A88A, CASE C. SEE DETAIL 3, SHEET 16. WARP FLOWLINE OF CURB FOR BOTTOM OF RAMP GRADES.
2. STA 21+52.75, 38.27 LT. INSTALL PED RAMP, PER CALTRANS STD PLAN A88A, CASE C. SEE DETAIL 4, SHEET 16. WARP FLOWLINE OF CURB FOR BOTTOM OF RAMP GRADES.
3. ADJUST SSMH TO GRADE
4. ADJUST WV TO GRADE
5. REMOVE EXIST 12"SD AND INLET
6. INSTALL GRAVITY WALL SUPPORTING CUT–145 LF PER DETAIL, SHEET 6 AND PROFILE, SHEET 18
7. REMOVE AND REPLACE FENCE IN KIND – 95 LF OR AS NEEDED FOR CONSTRUCTION
8. STA 22+84.90, 17.00' RT. BEGIN SWALE PER DETAIL SHEET 5 FL=1393.28
9. INSTALL GRAVITY WALL SUPPORTING CUT–267 LF PER DETAIL, SHEET 6 AND PROFILE, SHEET 19

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	16°03'50"	200.00'	56.07'
C5	62°58'08"	90.00'	98.91'

LINE TABLE		
LINE	LENGTH	BEARING
L4	279.84'	N61°35'06"W
L5	13.25'	N45°31'16"W
L6	167.39'	N17°26'52"E

HARTLEY STREET CONSTRUCTION CENTERLINE TABLE			
STATION	NORTHING	EASTING	DESCRIPTION
19+92.05	5240.8097	4507.6510	BC
20+48.12	5273.8127	4462.6928	EC
20+61.37	5283.0985	4453.2385	BC
21+60.28	5374.2977	4430.4375	EC

100% SUBMITTAL 8/24/09

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No.	Date	Revision	By

CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

HARTLEY STREET PLAN & PROFILE
STA 19+00 TO 23+00

Date: AUGUST 2009 Scale: H:1"=20' V:1"=10'

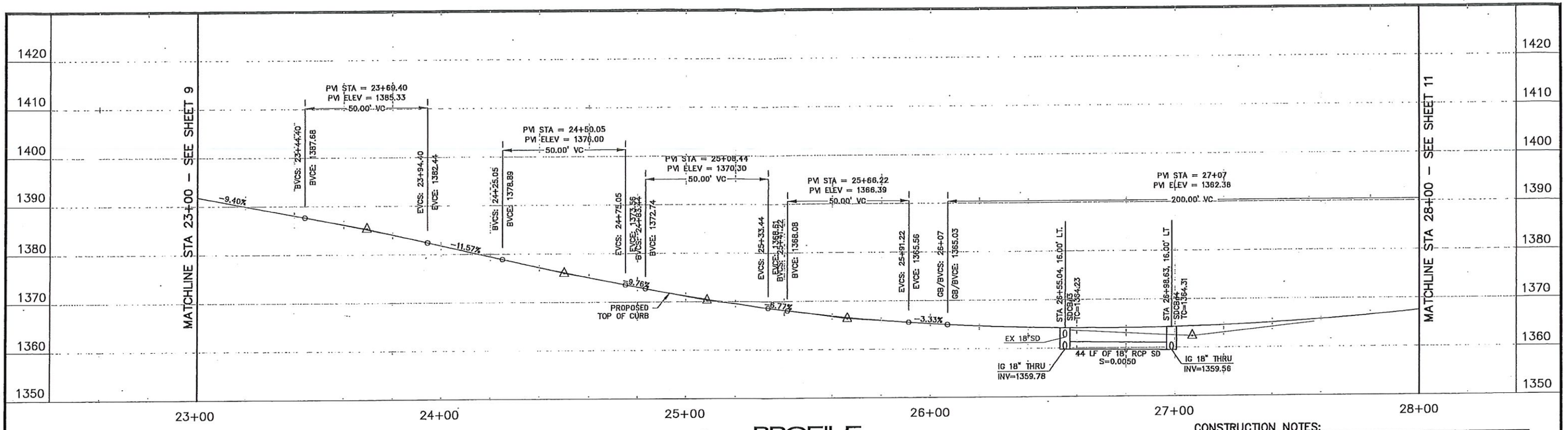
APPROVED: City Engineer
By Scott Harter Date

DWN JN
CHK DM

Sheet 9 of 23 Sheets

File Number: 2009-XXXX

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=10'

LINE TABLE		
LINE	LENGTH	BEARING
L6	167.39'	N17°26'52"E
L7	40.37'	N05°45'33"E
L8	138.57'	N02°24'17"E
L9	61.94'	N02°10'31"E
L10	127.40'	N01°39'14"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	11°41'19"	203.00'	41.41'
C7	3°21'16"	200.00'	11.71'
C8	0°13'46"	1400.00'	5.61'
C9	3°49'45"	1400.00'	93.57'

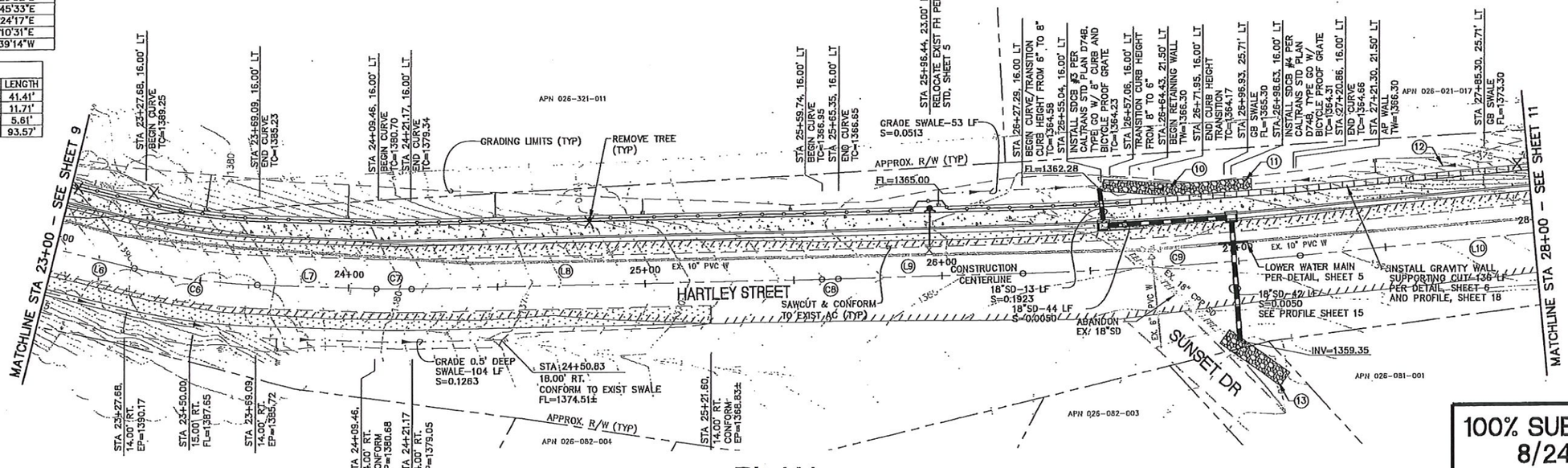
CONSTRUCTION NOTES:

(10) GRADE SWALE–43 LF S=0.0702

(11) ROCK LINE 50' OF SWALE, METHOD B PLACEMENT, CLASS "FACING" PER SECTION 72 OF THE STATE STANDARD SPECIFICATIONS

(12) GRADE SWALE–88 LF S=0.0909

(13) ROCK LINE 20' OF SWALE, METHOD B PLACEMENT, CLASS "FACING" PER SECTION 72 OF THE STATE STANDARD SPECIFICATIONS



PLAN

SCALE: 1"=20'

HARTLEY STREET CONSTRUCTION CENTERLINE TABLE			
STATION	NORTHING	EASTING	DESCRIPTION
23+27.68	5333.9901	4480.6286	BC
23+69.09	5374.4866	4488.9440	EC
24+09.46	5414.6518	4492.9949	BC
24+21.17	5426.3297	4493.8283	EC
25+59.74	5764.7807	4499.6426	BC
25+65.35	5770.3822	4499.8665	EC
26+27.29	5832.2793	4502.2177	BC
27+20.86	5925.8281	4502.6433	EC

0 20 40
scale 1" = 20' feet

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No.	Date	Revision	By

CITY OF LAKEPORT

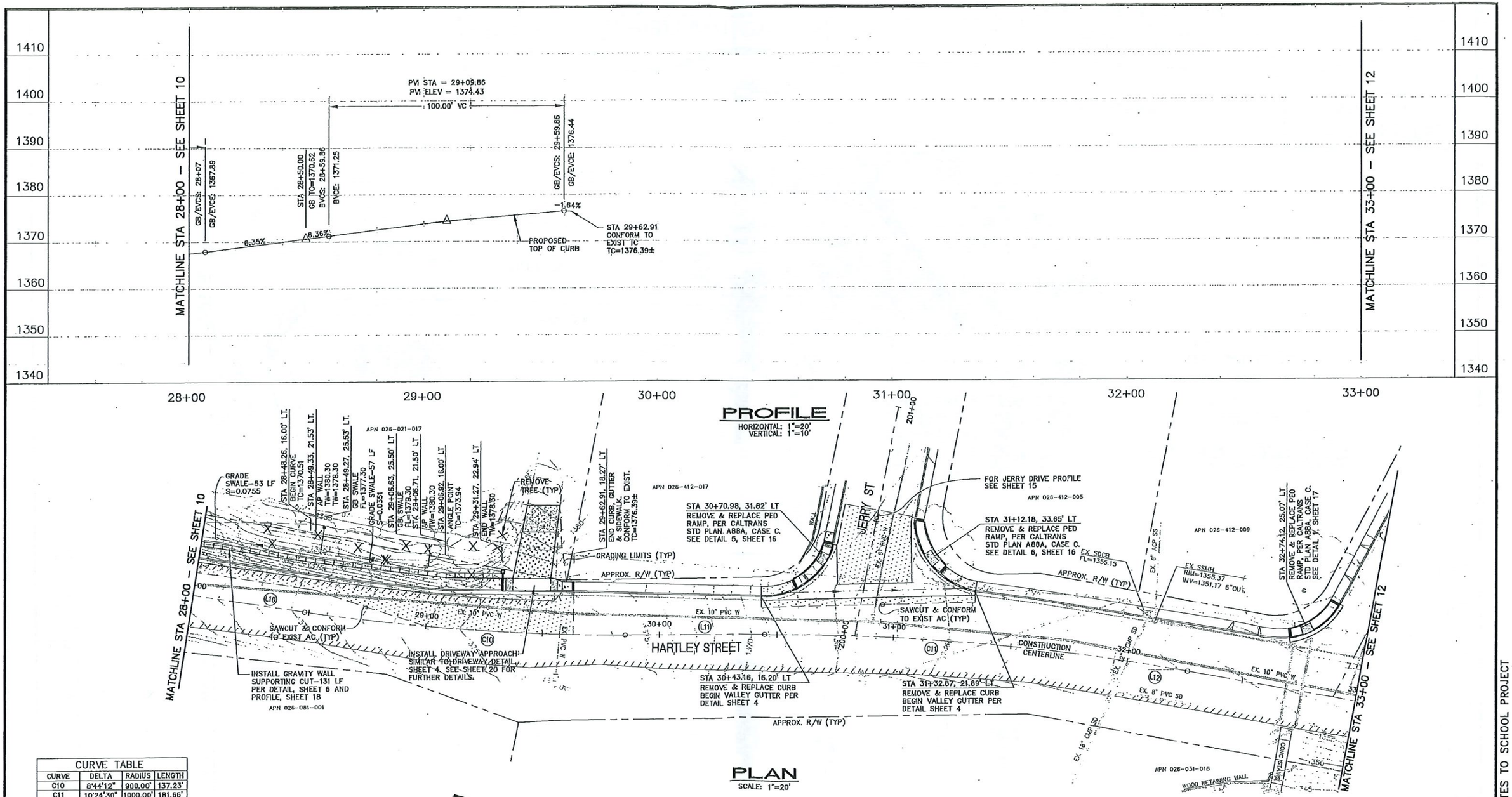
HARTLEY STREET
SAFE ROUTES TO SCHOOL

HARTLEY STREET PLAN & PROFILE
STA 23+00 TO 28+00

Date: AUGUST 2009
Scale: H:1"=20' V:1"=10'
APPROVED: City Engineer
By Scott Harter Date
DWN JN
CHK DM
Sheet 10 of 23 Sheets
File Number: 2009-XXXX

100% SUBMITTAL
8/24/09

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	8°44'12"	900.00'	137.23'
C11	10°24'30"	1000.00'	181.66'

LINE TABLE		
LINE	LENGTH	BEARING
L10	127.40'	N01°39'14"W
L11	59.22'	N10°23'26"W
L12	423.63'	N00°01'04"E

HARTLEY STREET CONSTRUCTION CENTERLINE TABLE			
STATION	NORTHING	EASTING	DESCRIPTION
28+48.26	6053.1751	4498.9661	BC
29+85.49	6189.5201	4484.5820	EC
30+44.71	6247.7714	4473.9007	BC
32+26.37	6428.4387	4457.5018	EC

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8/24/09

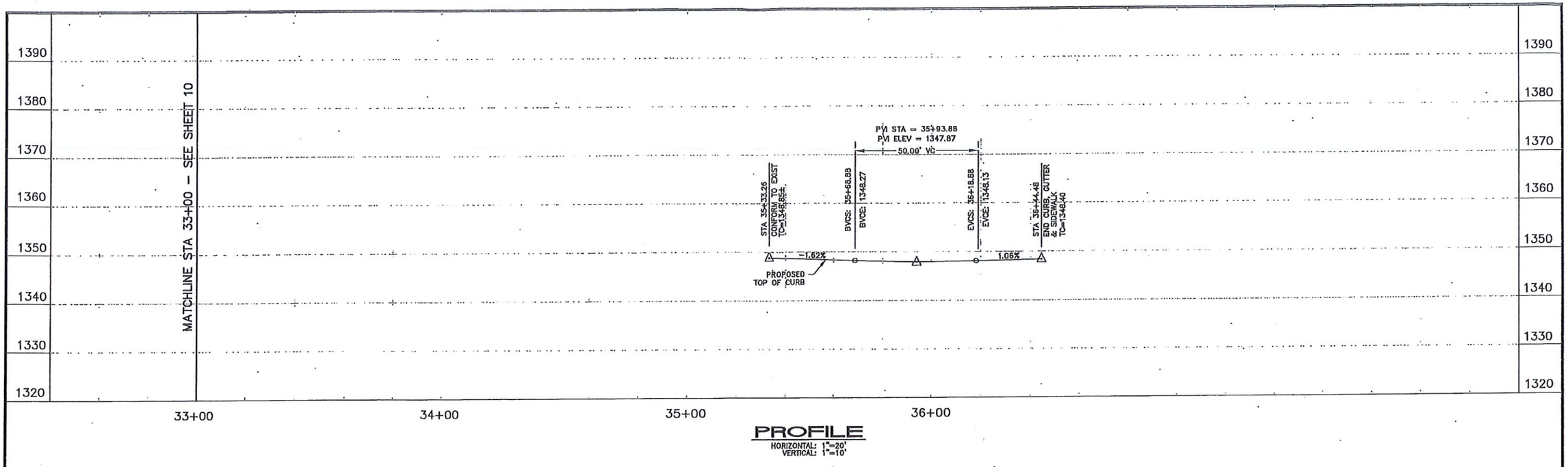
CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

HARTLEY STREET PLAN & PROFILE
STA 28+00 TO 33+00

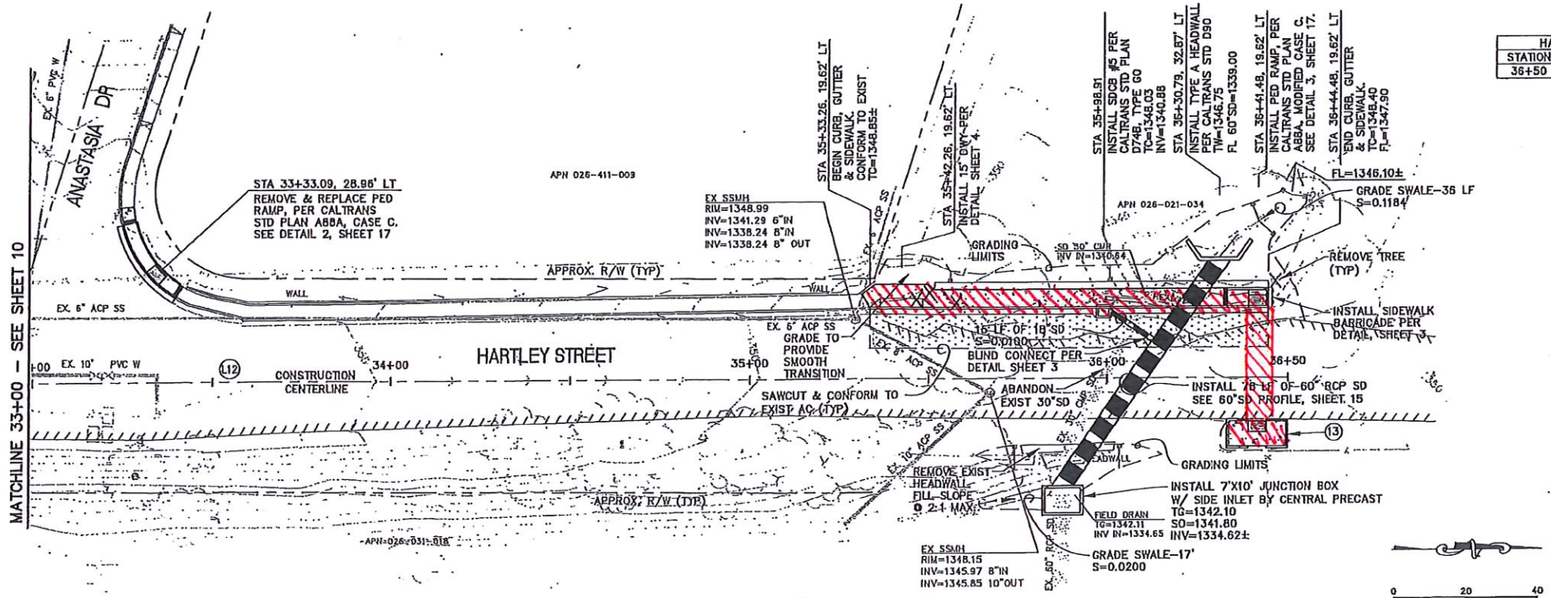
Date: AUGUST 2009
Scale: H:1"=20' V:1"=10'
APPROVED: City Engineer
By _____ Date _____
Scott Harter
DWN JN
CHK DM
Sheet 11 of 23 Sheets
File Number: 2009-XXXX

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=10'



PLAN

SCALE: 1"=20'

HARTLEY STREET CONSTRUCTION CENTERLINE TABLE			
STATION	NORTHING	EASTING	DESCRIPTION
36+50	6852.0547	4457.6329	END

LINE TABLE		
LINE	LENGTH	BEARING
L12	423.63'	N00°01'04"E

CONSTRUCTION NOTES:

(13) STA 36+41.48, 12.21' RT
INSTALL PED LANDING,
PER DETAIL 4, SHEET 17.

100% SUBMITTAL
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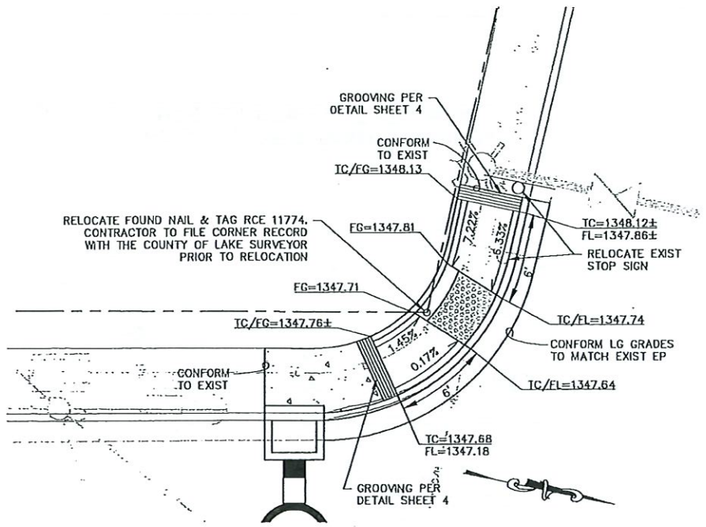
CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

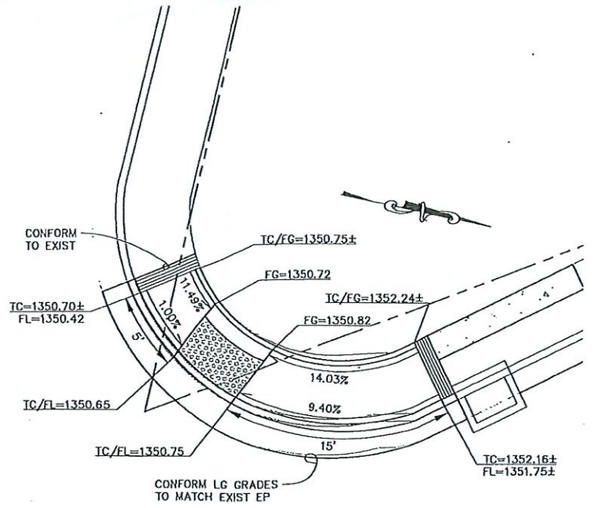
HARTLEY STREET PLAN & PROFILE
STA 33+00 TO 36+50

Date: AUGUST 2009
Scale: H:1"=20' V:1"=10'
APPROVED: City Engineer
By Scott Harter Date
DWN JN
CHK DM
Sheet 12 of 23 Sheets
File Number: 2009-XXXX

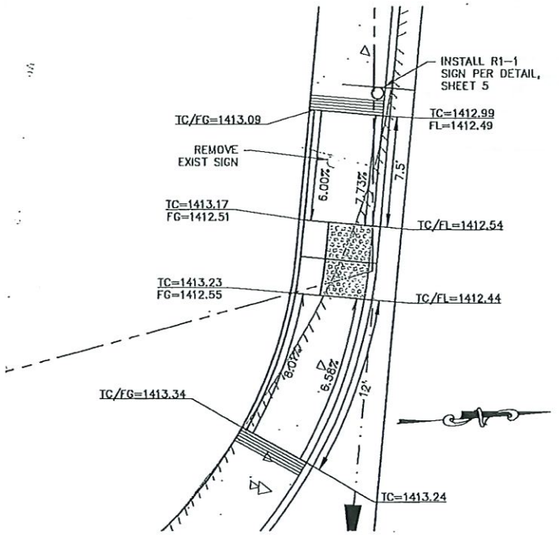
HARTLEY STREET - SAFE ROUTES TO SCHOOL PROJECT



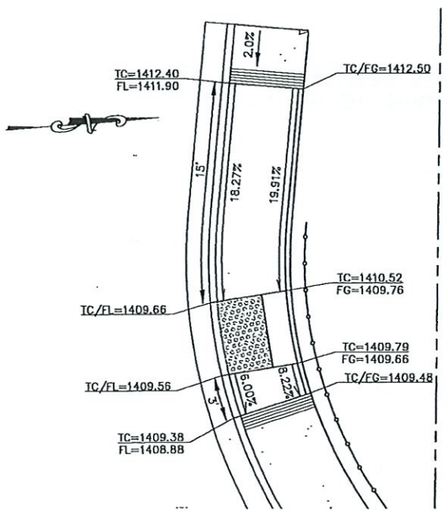
SOUTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT 20TH STREET
① SCALE: 1"=5'



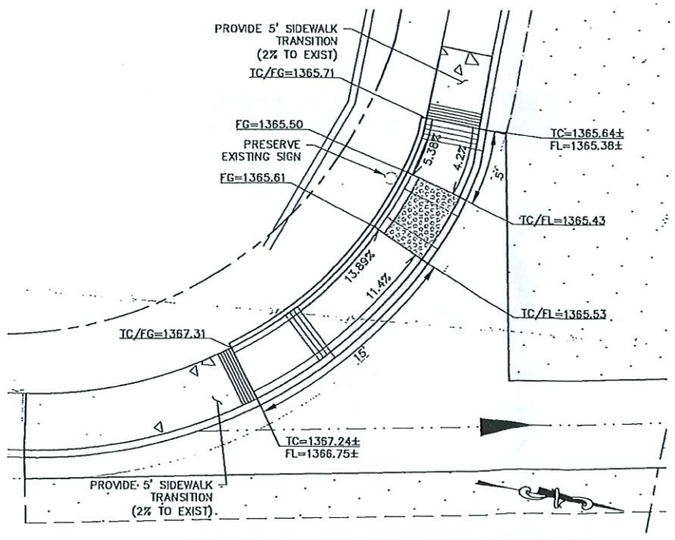
NORTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT 20TH STREET
② SCALE: 1"=5'



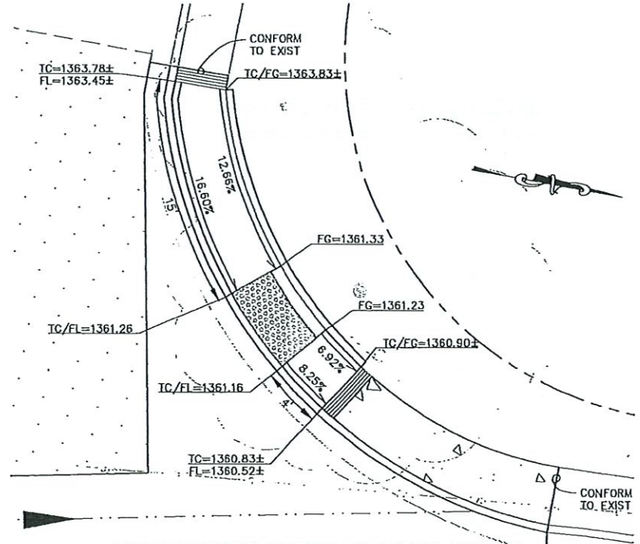
SOUTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT BOGGS LANE
③ SCALE: 1"=5'



NORTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT BOGGS LANE
④ SCALE: 1"=5'



SOUTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT JERRY STREET
⑤ SCALE: 1"=5'



NORTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT JERRY STREET
⑥ SCALE: 1"=5'

NOTE:
THE SURFACE OF EACH PEDESTRIAN RAMP AND ITS FLARE SIDES SHALL BE SLIP RESISTANT AND SHALL BE OF A CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.

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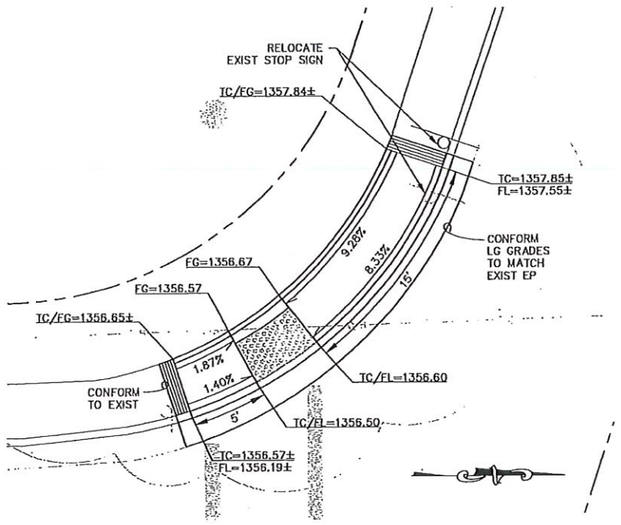
100% SUBMITTAL
8/24/09

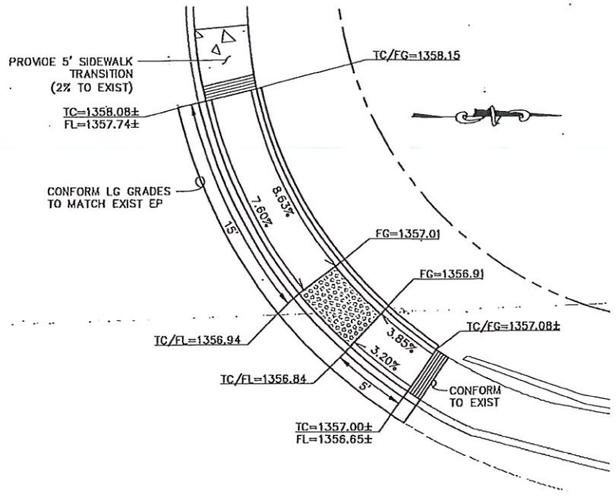
CITY OF LAKEPORT
HARTLEY STREET
SAFE ROUTES TO SCHOOL
PEDESTRIAN RAMP DETAILS

Date: AUGUST 2009 Scale: 1"=5'
APPROVED: City Engineer
By: Scott Harter Date:
DWN JN CHK DM
Sheet 16 of 23 Sheets
File Number: 2009-XXXX

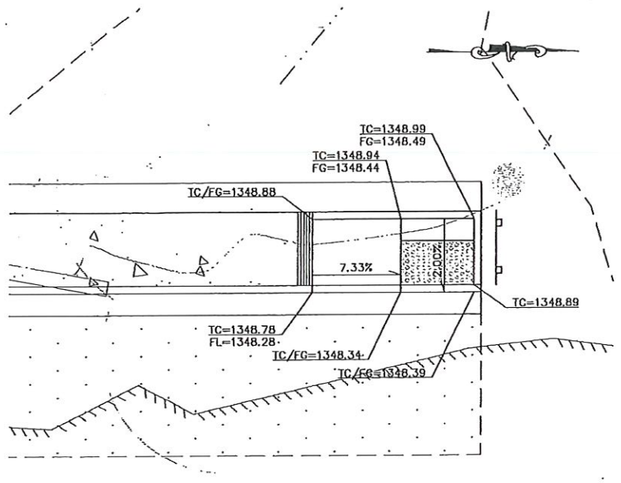
HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



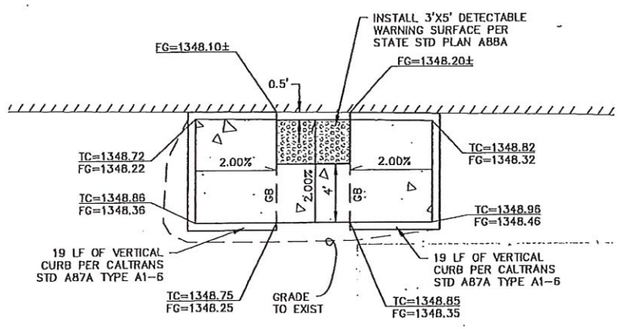
① SOUTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT ANASTASIA DRIVE
SCALE: 1"=5'



② NORTHWEST PEDESTRIAN RAMP
HARTLEY STREET AT ANASTASIA DRIVE
SCALE: 1"=5'



③ WEST PEDESTRIAN RAMP
HARTLEY STREET AT STA 36+40
SCALE: 1"=5'



④ EAST PEDESTRIAN LANDING
HARTLEY STREET AT STA 36+40
SCALE: 1"=5'

NOTE:
THE SURFACE OF EACH PEDESTRIAN RAMP AND ITS FLARE SIDES SHALL BE SLIP RESISTANT AND SHALL BE OF A CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.

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CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

PEDESTRIAN RAMP DETAILS

Date: AUGUST 2009 Scale: 1"=5'

APPROVED: City Engineer
By Scott Harter Date

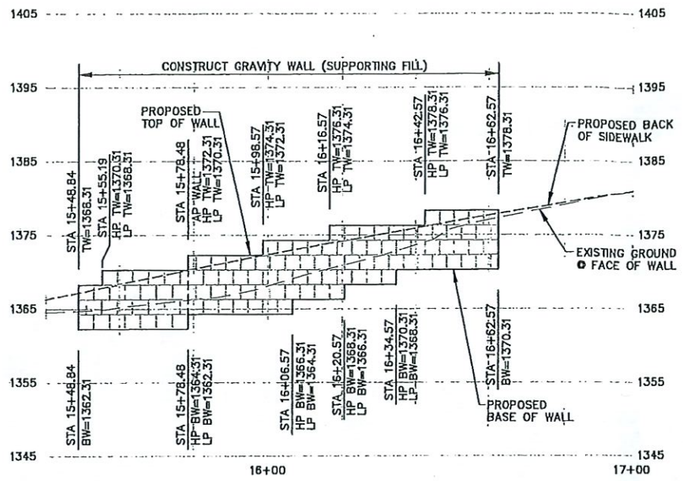
DWN JN
CHK DM

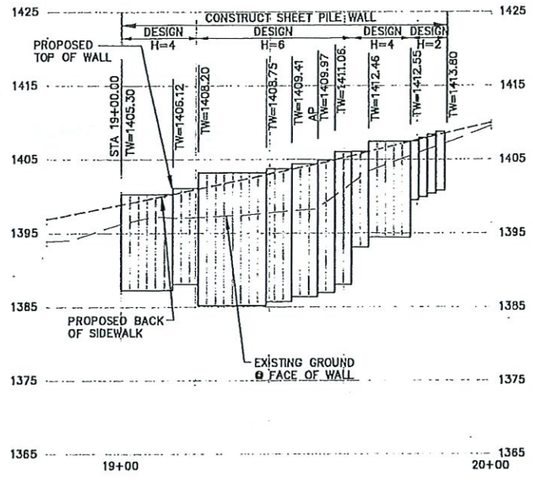
Sheet 17 of 23 Sheets

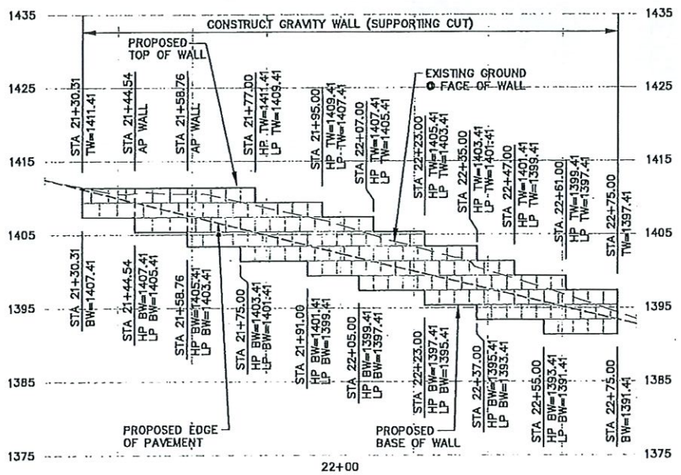
File Number: 2009-XXXX

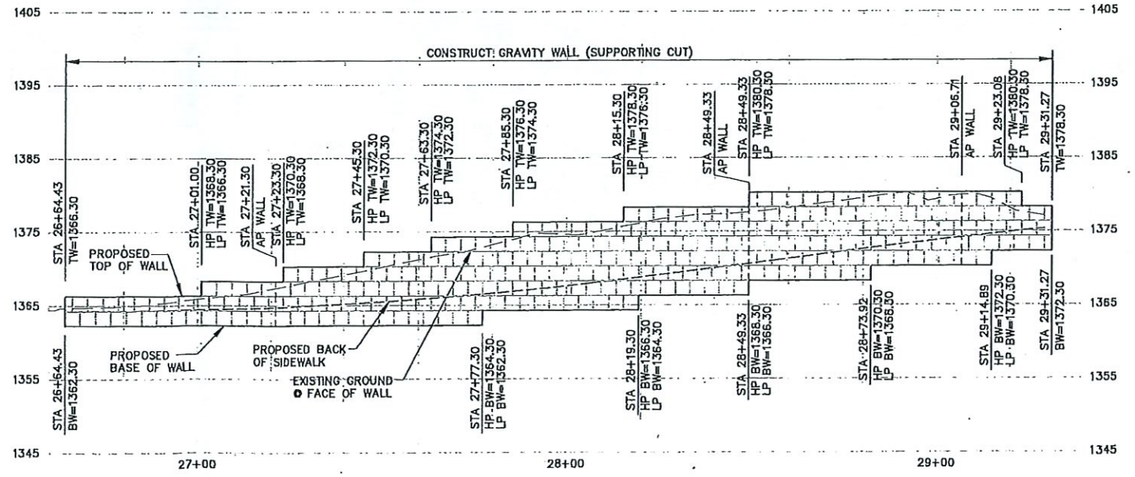
100% SUBMITTAL
8/24/09

HARTLEY STREET - SAFE ROUTES TO SCHOOL PROJECT









RETAINING WALL PROFILES

HORIZONTAL: 1"=20'
VERTICAL: 1"=10'

100% SUBMITTAL
8/24/09

REGISTERED PROFESSIONAL ENGINEER
ELIZABETH LOU ELLIS
No. C050830
Exp. 09/30/09
CIVIL
STATE OF CALIFORNIA

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Tel (707) 579-0388 Fax (707) 579-3877

No.	Date	Revision	By

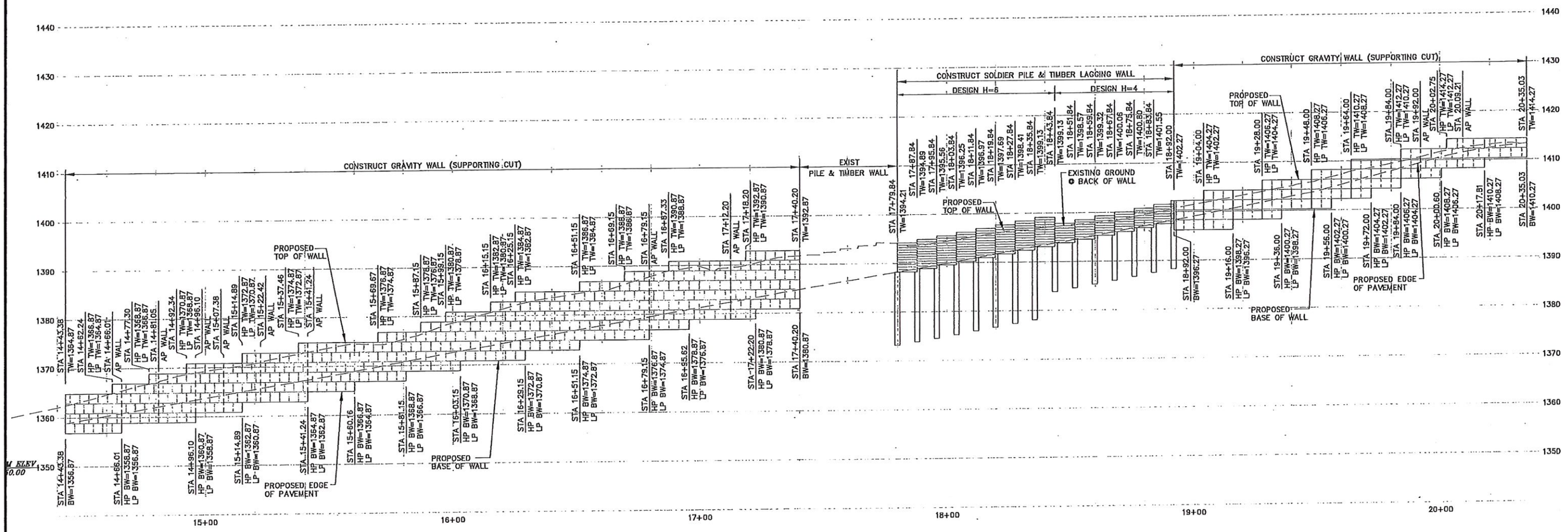
CITY OF LAKEPORT

HARTLEY STREET
SAFE ROUTES TO SCHOOL

RETAINING WALL PROFILES

Date: AUGUST 2009
Scale: H:1"=20' V:1"=10'
APPROVED: City Engineer
By Scott Harter Date
DWN JN
CHK DM
Sheet 18 of 23 Sheets
File Number: 2009-XXXX

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT



RETAINING WALL PROFILES

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100% SUBMITTAL
8/24/09

REGISTERED PROFESSIONAL ENGINEER
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HARTLEY STREET
SAFE ROUTES TO SCHOOL

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APPROVED: City Engineer
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CHK DM
Sheet 19 of 23 Sheets
File Number: 2009-XXXX

HARTLEY STREET – SAFE ROUTES TO SCHOOL PROJECT

CITY OF LAKEPORT
PLANNING COMMISSION

MEMORANDUM

RE: Architectural and Design Review, Zoning Permit and Minor Exception for Fossa's Backhoe Service at 901 Bevins Street (O'Meara Brothers Brewery and Restaurant)	**MEETING DATE:** August 28, 2019
SUBMITTED BY: Daniel Chance, Associate Planner	
PURPOSE OF REPORT: ☒ Information only ☐ Discussion ☐ Commission Action	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

On August 15, 2019, staff discussed additional information and clarifications with the applicant to address specific issues. At the time of distributing the Planning Commission packet that information was not submitted.

At this time, the applicant is requesting the item be continued to the September 11, 2019 Planning Commission meeting. The applicant is aware of the proposed continuance.

SUGGESTED MOTION:

That the Planning Commission continue the item to the September 11, 2019 Planning Commission meeting.

☐ **Attachments:**