

MITIGATION MONITORING AND REPORTING PROGRAM

Tegtemeier Associates, Inc.
 Initial Study, IS 18-68
 Parcel Map, PM 18-02
 Deviation, DV 18-01
 Major Use Permit, UP 19-57

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Air Quality					
The proposed project will not have an effect on air quality. However, future project may potentially create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	AQ-1: Work practices shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles.	Applicant; project contractor	Applicant; Community Development Department	During construction	
	AQ-2: Vehicles and equipment shall be well maintained and in compliance with State emission requirements. The permit holder shall obtain all necessary for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment for the Lake County Air Quality Management District.	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	During construction	
	AQ-3: Vegetation that is removed for any development must be properly disposed. The permit holder shall chip vegetation and spread the material for erosion control.	Applicant; project contractor	Applicant	During construction	

	AQ-4: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Applicant; project contractor	Applicant; Community Development Department	During construction	
Biological Resources					
The proposed project does not have any potential effects on biological resources. However, the any future construction activities may have the potential to indirectly significantly impact habitat for sensitive species	BIO-1: Prior to construction, a special-status plant survey shall be conducted in April, May and July to determine presence or absence. If special-status plants are observed, their location and extent shall be mapped and information regarding their population shall be documented in the CNDDDB report. The special-status shall be avoided. If avoidance is impossible, a restoration plan shall be drafted by a qualified biologist to describe activities to mitigate the impacts and a restoration plan shall be submitted to the County staff for approval.	Qualified biologist	Applicant	Throughout construction activities	
	BIO-2: To avoid potential impacts to breeding bird species, as recommended by WRA that tree/vegetation removal and initial ground disturbance occur from August 16 to January 31, outside of the general bird nesting season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbances.	Qualified Biologist	Applicant; Qualified Biologist	Prior to ground disturbing activities	
	BIO-3: Any tree removal, to avoid impacts to bat species, shall be performed from September through March, outside of the general bat maternity season.	Applicant; project contractor	Applicant; Qualified Biologist	Prior to ground disturbing activities	

	<p>BIO-4: For Pallid bats (<i>Antrozous pallidus</i>), Townsend's western big-eared bats (<i>Corynorhinus townsendii townsendii</i>), Silver-haired bats (<i>Lasionycteris noctivagans</i>), construction activities shall be conducted outside of the bat maternity (April 1-August 31) or hibernation (November 1-March 31) periods. Should construction activities take place during these periods, bat surveys should be conducted. If maternity roosting bats are discovered during surveys, an exclusion-buffer would be required about the roost(s).</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>Life of project</p>	
	<p>BIO-5: For Pacific (western) pond turtle (<i>Actinemys marmorata</i>) (WPT), avoid construction within 300 feet of Manning Creek. If avoidance is not possible, a qualified biologist shall conduct surveys to determine if WPT is present or likely to nest in the area. If present, avoid WPT.</p>	<p>Applicant; project contractor; qualified biologist</p>			
	<p>BIO-6: Impacts to riparian vegetation and riparian corridors shall be protected and avoided and shall meet all required setbacks per zoning.</p>	<p>Applicant; project contractor</p>			
	<p>BIO-7: For Tricolored blackbird (<i>Agelaius tricolor</i>), Purple Martin (<i>Progne subis</i>), White-tailed Kite (<i>Elanus leucurus</i>) and Grasshopper sparrow (<i>Ammodramus savannarum</i>), construction activities shall occur between September 1-January 31. If construction activities must take place outside this window. Pre-construction breeding surveys are recommended within 14 days of vegetation removal during breeding bird season (Feb 1-August 31). If breeding pair(s) are discovered, an avoidance-buffer would be required around the nest(s).</p>	<p>Applicant; project contractor</p>			

Cultural Resources and Tribal Cultural Resources

<p>The proposed project do not have any potential impact on cultural and/or tribal resources. However, future construction on the parcel can lead to the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.</p>	<p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p>	<p>Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>Prior to site preparation and throughout construction activities</p>		
	<p>CUL-2: If human remains of any type are encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation and legal procedures shall be followed in case of accidental discovery of human remains during excavation or construction.</p>					
	<p>CUL-3: It is recommended that a qualified professional assess the status of this resource and provide project-specific recommendations.</p>					
<p>Noise</p>						
<p>The proposed project will not have any adverse effects on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project grading, construction, and operations.</p>	<p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Contractor</p>	<p>Throughout construction</p>		
	<p>NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Contractor</p>	<p>Life of project</p>		

	Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.				
	NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.	Applicant; Project contractor	Applicant; Contractor	Life of project	
Geology and Soils					
The proposed project will not have an effect on the geology and soil of the parcel location. However, future project may result in potential adverse impact due to soil characteristics and susceptibility to erosion and flooding.	GEO-1: Prior to any ground disturbance, the permit holder shall submit <i>Erosion Control and Sediment Plans</i> to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after development.	Applicant; Project contractor	Applicant; Contractor		

	GEO-2: Erosion control materials shall be available on site at all times in the form of straw, wattles, sand bags, or other erosion control materials adequate to cover areas of disturbed soils or incipient erosion events. This method will also be used in an event of a forecast storm to prevent any potential runoff to any natural drainages.	Applicant; Project contractor	Applicant; Contractor		
	GEO-3: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.	Applicant; Project contractor	Applicant; Contractor		
	GEO-4: Any soil disturbances shall be avoided between October 15 and April 15 and during times of active precipitation.	Applicant; Project contractor	Applicant; Contractor		
Hydrology					
The proposed project will not create any adverse effect to the water quality. However, the project parcel includes a wetland and the water of the state will need to acquire permits and implement best management practices	HYD-1: Prior to construction or any ground disturbance, the applicant shall obtain all necessary Federal, State and local agency permits and shall submit a copy of said permit(s) to the Community Development Department within 30 days of obtaining the permit(s).	Applicant; Project contractor	Applicant; Contractor		

