

## MITIGATION MONITORING AND REPORTING PROGRAM

Brand Family Initial Study, IS 17-31  
 General Plan Amendment (GPAP 17-01)  
 Rezone (RZ 17-01)  
 Parcel Map (PM 17-01)

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Air Quality</b>					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<u>AQ-1:</u> 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	Life of project	
	<u>AQ-2:</u> 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.	Life of project	
	<u>AQ-3:</u> 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	Life of project	

	<p><u>AQ-4:</u> 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.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>Life of the project</p>	
	<p><u>AQ-5:</u> According to County Records, parcel number 013-028-82 may have known Serpentine soils. Therefore, prior to any ground disturbance and/or future development the applicant shall contact the Lake County Air Quality Management District as a Dust Mitigation Plan may be required.</p>	<p>Applicant; project contractor</p>	<p>Applicant; Lake County Air Quality Management District</p>	<p>Prior to ground disturbance</p>	
	<p><u>AQ-6:</u> Work practices and/or future development 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.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	
	<p><u>AQ-7:</u> All vegetative waste from development activities shall be composted and/or chipped as a means of disposal. All vegetation removed shall be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create a nuisance odors, smoke or dust.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>Life of project</p>	

	<u>AQ-8:</u> Burning of vegetative material is discourage, but if not alternative material is available, a Smoke Management Plan shall be submitted to the Lake County Air Quality Management District and the local fire protection District for review and approval.	Applicant; project contractor	Applicant; Lake County Air Quality Management District	Life of project	
<b>Biological Resources</b>					
Construction activities associated with the proposed Project have the potential to indirectly significantly impact habitat for sensitive species	<u>BIO 1:</u> All residential development and its access shall be emphasized within the central, valley portions of the project parcels and be accessed by existing ranch roads.	Applicant; project contractor	Applicant	Life of project	
	<u>BIO-2:</u> Development within the Douglas Fir Forest in the southern portions of the property shall be restricted to the margins of this habitat and/or to adjacent mixed oak woodlands along the eastern edge of the property within the 2.1 ace area on parcel four delineated as "Development Area, 2.1 Acres on final map.	Applicant; project contractor	Applicant; Community Development Department	Life of project	
	<u>BIO-3:</u> The use of fencing shall be restricted to residential yards and existing vineyard development.	Applicant; project contractor	Applicant	During construction	
	<u>BIO-4:</u> In order to avoid potential impacts to the Yellow Legged Frog, any development within the active channel of the creek extending along the northern property boundary, shall occur prior to April 1 or after June 15, by which time frog larvae and young are mobile and independent. Disturbance of the channel structure shall be limited to the immediate construction site. Alternatively, work may occur when the channel is naturally dry.	Applicant; project contractor	Applicant	Life of project	

	<ul style="list-style-type: none"> <li>• In the event that work must occur within the active channel when water is present between April 1 and June 15, all such work shall be performed in as few events as possible and all required materials and equipment shall be on-site prior to the event in order to avoid delays which would prolong the disturbance period. The period of disturbance shall be held to the minimal amount of time necessary to accomplish the required tasks. A qualified biologist with a valid California Department of Fish and Wildlife collecting permit shall be on-site during each day of the active channel disturbance event.</li> <li>• Any foothill yellow-legged adult or larval frogs within the work area shall be captured and transferred to an adjacent, unaffected stream segment.</li> <li>• In the event that eggs of this species are found during these surveys, in-channel activities shall be delayed for one week (eggs usually hatch within 5 days) and the site re-inspected to determine if eggs have hatched. If not, an additional delay shall be required until the eggs have hatched.</li> </ul>				
	<p><u>BIO-5:</u> In order to avoid potential impacts to the Western Pond Turtle, all work within the channel of the creek extending along the northern edge of the property, or within ponds should occur after August 15 but before the onset of winter rains and the end of the grading season (October 15). Downed trees, stumps and other basking sites and refuges within these aquatic habitats shall remain undisturbed.</p> <ul style="list-style-type: none"> <li>• In the event that work must occur within the active channel between April 1 and</li> </ul>	Applicant; project contractor	Applicant; Qualified Biologist	During construction	

	<p>June 15, or within a pond, all such work shall be performed in as few events as possible and all required materials and equipment shall be on-site prior to the event in order to avoid delays which would prolong the disturbance period. The period of disturbance shall be held to the minimal amount of time necessary to accomplish the required tasks. A qualified biologist with a valid California Department of Fish and Wildlife collecting permit shall be on-site during each day of the active channel disturbance event.</p> <ul style="list-style-type: none"> <li>• In the event that western pond turtles are identified, a qualified biologist with a valid California Department of Fish and Wildlife collecting permit should be present during all construction activities at the crossing site.</li> </ul>				
	<p><u>BIO-6:</u> To avoid any potential impacts to the White-tailed kites and/or Purple Martins any vineyard development, including vegetation removal, shall occur outside of the nesting season (February 15 through August 31).</p> <ul style="list-style-type: none"> <li>• If construction during the nesting season cannot be avoided, any required vegetation removal shall be the minimal amount necessary for development and shall be completed prior to the nesting season. In the event that vegetation removal is necessary during the nesting season, the work shall be preceded by a pre-construction nest survey conducted by a qualified biologist within two weeks of disturbance. If an active nest of a sensitive bird species is found, a Construction buffer shall be established in consultation with California Department of Fish and Wildlife staff.</li> </ul>	<p>Applicant; Project contractor</p>	<p>Applicant; California Department of Fish and Wildlife</p>	<p>During construction</p>	

	<p>Said buffer shall remain in place until fledging is completed or until it is determined that the nesting effort has failed as determined by the qualified biologist.</p>				
	<p><u>BIO-7:</u> To avoid potential impacts to the Pallid Bat, any trees to be removed (outside of the dates listed below), that is suitable for use by bats shall be surveyed for signs of bats. This survey shall occur no earlier than fourteen (14) days prior to tree removal. Suitable trees include those with hollows and/or shedding bark.</p> <ul style="list-style-type: none"> <li>• If pallid bats, or other bats with sensitive regulatory status, are discovered during the surveys, a buffer of 50 feet should be established depending on recommendations of the surveying biologist. Removal of these roost trees shall be restricted to between September 15 and October 15, when young of the year are capable of flying, or between February 15 and April 1 to avoid hibernating bats and prior to formation of maternity sites.</li> </ul>	<p>Applicant; Project contractor</p>	<p>Applicant; Qualified Biologist</p>	<p>During construction</p>	
	<p><u>BIO-8:</u> Placement of any fill and/or any project improvements/ development that results in the discharge of dredged and/or fill material into potential jurisdictional areas on the project sites shall require authorization from the following agencies, which included but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• U.S Army Corps of Engineers Nationwide Permit.</li> <li>• Regional Water Quality Control Board pursuant to Sections 404 and 401 of the Clean Water Act</li> </ul>	<p>Applicant; Project contractor</p>	<p>Applicant; U.S. Army Corps of Engineers; Regional Water Quality Control Board; California Dept. of Fish and Wildlife</p>	<p>During construction; Life of project</p>	

	<ul style="list-style-type: none"> <li>California Department of Fish and Wildlife – 1601/1604 Stream Alteration Agreement.</li> </ul>				
	<p><u>BIO-9:</u> Any development shall maintain a minimum of a thirty (30) foot or greater setback from top of bank for all waterways located on project parcels.</p>	Applicant; Project contractor	Applicant; Qualified Biologist	Life of project	
	<p><u>BIO-10:</u> Prior to any work occurring in and/or near any waterway, the applicant shall submit Erosion and Sediment Control Plans and a Storm Water Management Plan to the Community Development Department for review and approval. Said Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. [Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required]</p>	Applicant; Project contractor	Applicant; Community Development Department; Regional Water Quality Control Board	Prior to work near any waterway	
	<p><u>BIO-11:</u> All manzanita Shrub Areas shown on the final parcel map may contain Jepson Navarretia and a survey of the area in question shall be performed by a qualified Botanist prior to development.</p>	Applicant; Project contractor	Applicant; Qualified Botanist	Prior to development	

<b>Cultural Resources and Tribal Cultural Resources</b>					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Project contractor; Qualified archaeologist	Applicant; Community Development Department	During site preparation and throughout construction activities	
	<u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Project contractor; Qualified archaeologist	Applicant; Community Development Department	Prior to site preparation and throughout construction activities	
<b>Geology/Soils</b>					
The project has the potential to result in substantial soil erosion	Implement Mitigation Measure AQ-5	See AQ-5	See AQ-5	See AQ-5	
	<u>GEO-1:</u> Prior to any ground disturbance, the permitted shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	



<p>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. All BMP's shall be maintained for life of the project.</p>				
<p><u>GEO-2:</u> Prior to any ground disturbance, (if applicable), the permit holder shall submit and obtain a Grading Permit from the Community Development. The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage Regulations to the maximum extent practicable. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Community Development Department</p>	<p>Prior to ground disturbance</p>	
<p>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</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Community Development Department</p>	<p>Prior to ground disturbance</p>	

	soil conditions at the discretion of the Community Development Director.				
	<u>GEO-4:</u> The permit holder shall monitor the site during the rainy season (October 15 - May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.	Applicant; Project contractor	Applicant; Project contractor	Life of project	
<b>Hazards</b>					
The project may result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	<u>HAZ-1:</u> All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.	Applicant; Project contractor	Applicant; Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board	Life of project	
	<u>HAZ-2:</u> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.	Applicant; Project contractor	Applicant; Project contractor	Life of project	
	<u>HAZ-3:</u> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant; Project contractor	Applicant; Project contractor	Life of project	

	<p><u>HAZ- 4:</u> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.</p>	<p>Life of project</p>	
	<p><u>HAZ-5:</u> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Regional Water Quality Control Board</p>	<p>Life of project</p>	
<p><b>Hydrology/Water Quality</b></p>					
<p>The project has the potential to violate water quality standards, degrade water quality and alter drainage patterns</p>	<p>Implement Mitigation Measures BIO-9, BIO-10, GEO-1 through GEO-4,HAZ-3 and HAZ-5</p>	<p>BIO-9, Bio-10, GEO-1 through GEO-4,HAZ-3 and HAZ-5</p>	<p>BIO-9, Bio-10, GEO-1 through GEO-4,HAZ-3 and HAZ-5</p>	<p>BIO-9, Bio-10, GEO-1 through GEO-4,HAZ-3 and HAZ-5</p>	

