

MITIGATION MONITORING AND REPORTING PROGRAM

3584A N. Main Street Self-Storage

Initial Study, IS 19-52

Minor Use Permit, MUP 19-27

Design Review, DR 19-04

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Air Quality					
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> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines.	Applicant; project contractor	Applicant; Lake County Air Quality Management District.	Life of project	
	<u>AQ-3:</u> Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.	Applicant; project contractor	Applicant	Life of project	

	<u>AQ-4:</u> All roads, trails and access routes shall be paved, graveled and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and occupancy to minimize dust generation and track out issues.	Applicant; project contractor	Applicant	Life of the project	
Cultural Resources and Tribal Cultural Resources					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<u>CUL-1:</u> Boundaries of archaeological sites (if applicable) shall be identified and fenced off to assure the site will not be impacted during ground disturbance.	Project contractor; Qualified archaeologist	Applicant; Community Development Department	During site preparation and throughout construction activities	
	<u>CUL-2:</u> Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if	Project contractor; Qualified Archaeologist; Tribal Cultural Advisor	Applicant; Community Development Department	Prior to site preparation and throughout construction activities	

	necessary, has been adopted by the applicant in accordance with applicable law.				
	<u>CUL-3:</u> The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Big Valley Band of Pomo Indians, and the Community Development Department if any human remains are encountered.	Project contractor; Qualified Archaeologist	Applicant; Community Development Department; Lake County Sherriff; Big Valley Band of Pomo Indians	Prior to site preparation and throughout construction activities	
	<u>CUL-4:</u> The applicant shall have a Tribal Monitor during ground disturbance for anything greater than one (1) foot in depth for the protection of cultural resources.	Project contractor; Tribal Monitor	Applicant; Community Development Department.	Prior to site preparation and throughout construction activities	
Geology/Soils					
The project has the potential to result in substantial soil erosion	<u>GEO-1:</u> 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; Community Development Department	Prior to ground disturbance; throughout construction activities	
	<u>GEO-1:</u> The permit holder shall monitor the site during the rainy season (October 15 - May 15), including post-installation, application of BMPs, erosion control	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	

	<p>maintenance, and other improvements as needed.</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>	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	
Hazards					
<p>The project may result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials</p>	<p><u>HAZ-1:</u> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials</p>	Applicant; Project contractor	Applicant; Environmental Health Department, the California Regional Water Control Board	Life of project	
	<p><u>HAZ-2:</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</p>	Applicant; Project contractor	Applicant; Environmental Health Department,	Life of project	

	in the staging areas away from all known waterways.		the California Regional Water Control Board		
	<u>HAZ-3:</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.	Applicant; Project contractor	Applicant; Environmental Health Department, the California Regional Water Control Board	Life of project	
	<u>HAZ- 4:</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.	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.	Life of project	
Hydrology/Water Quality					
The project has the potential to violate water quality standards, degrade water quality and alter drainage patterns	Implement Mitigation Measures HAZ-1 through HAZ-4	HAZ-1 through HAZ-4	HAZ-1 through HAZ-4	HAZ-1 through HAZ-4	

<p><u>HYDRO-1:</u> Implementation of the stormwater control system will be required with the development of the proposed storage units. Said system shall be maintained for life of the project.</p>	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.	Life of project	
<p><u>HYDRO-2:</u> The storm-water control system shall be inspected on a weekly basis for visible trash at the beginning of each opening. All trash shall be removed and disposed properly.</p>	Applicant; Project contractor	Applicant; Project contractor	Life of project	
<p><u>HYDRO-3:</u> Within two days of a rain event, the applicant shall complete the following: (a rain event is defined as a half inch or more of rainfall within a 24-hour period).</p> <ul style="list-style-type: none"> • The inspection ports of the detention system shall be opened and observed that water is descending. • The surface of the permeable landscaping shall be observed and verified that there is no ponding. • Drain inlets shall be inspected and accumulation of trash or debris shall be removed. • The surface of mulch in the tree planter boxes shall be inspected for movement of material. Mulch shall be added and raked smooth as necessary. 	Applicant; Project contractor	Applicant; Project contractor	Life of project	
<p><u>HYDRO-4:</u> Prior to rainy season (September or early October of each year), the applicant shall ensure there is no accumulation of debris that would block water flow, and that growth and spread of landscaping/vegetation does not block inlets or the movement of runoff across the surface of the facilities.</p>	Applicant; Project contractor	Applicant; Project contractor	Life of project	

	<p><u>HYDRO-5:</u> The applicant shall perform annual landscaping maintenance (generally in January of each year), including but not limited to the following:</p> <ul style="list-style-type: none"> • Vegetation shall be cut back as needed. • All debris shall be removed. • All plants and mulch replaced as needed. • All concrete work shall be inspected for damage. 	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>Life of project</p>	
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