

MITIGATION MONITORING AND REPORTING PROGRAM

CUA Investments Initial Study (IS 19-59)

Major Use Permit (UP 19-40)

Early Activation (EA 19-65)

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has the potential to create additional light or glare during construction and operation.	AES-1: Prior to operation, the applicant shall submit a Lighting Plan to the Community Development Department for review and approval. Said plan shall be consistent with all recommendations on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance.	Applicant; project contractor	Applicant	During construction; Life of project	
Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	AQ-1: All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.	Applicant; project contractor	Applicant	During construction; Life of project	
	AQ-2: Construction and/or work practices that involve pavement, masonry, sand, gravel, grading, and other activities shall be managed	Applicant; project contractor	Applicant	During construction; Life of project	

<p>by adequate dust control to mitigate airborne emission during and after site development.</p>				
<p>AQ-3: If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan shall be required. Any parcel with Serpentine soils must obtain proper approvals from Lake County Air Quality Management District.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	
<p>AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction; Life of the project</p>	
<p>AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal as a temporary measure, and asphalt or an equivalent all weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/ trailer traffic shall require asphaltic concrete paving or equivalent to prevent fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	
<p>AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	

Biological Resources				
<p>Construction activities associated with the proposed Project have the potential to indirectly significantly impact habitat for sensitive species.</p>	<p>BIO-1: A qualified biologist shall perform a pre-construction survey for nesting birds within 48 hours prior to tree removal and/or ground breaking at the site if construction activities will take place between February 1 and August 31. If nesting birds are found, the qualified biologist shall establish suitable buffers prior to tree removal and/or ground breaking activities. To prevent encroachment, the established buffer(s) shall be clearly marked by highly visibility material. The established buffer(s) shall remain in effect until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist. To more effectively identify active nests and to facilitate project scheduling, it is recommended that initial nesting surveys begin as early as February when the foliage on the trees are at a minimum and the nest building activity is high.</p>	Applicant; Project contractor	Applicant; Qualified Biologist	During construction; Life of project
	<p>BIO-2: The pruning or removal of living trees or snags must not occur during the maternity season between April 1 and September 1 to minimize the disturbance of young that may be present and unable to fly.</p>	Applicant; Project contractor	Applicant	During construction; Life of project
	<p>BIO-3: The pruning or removal of living trees or snags must occur between the hours of 12 pm and sunset on days after nights when low temperatures were 50° For warmer to minimize impacting bats that may be present in deep torpor. Sunset times shall be obtained from http://aa.usno.navy.mil/data/docs/RS_OneDay.php and temperatures for prior-work nights shall</p>	Applicant; Project contractor	Applicant	During construction; Life of project

	<p>be obtained from http://www.wunderground.com/history/.</p>				
	<p>BIO-4: When it is necessary to perform crown reduction on trees over 12 inches in diameter breast height or remove entire trees or branches over six inches in diameter there shall be preliminary pruning of small branches less than 2 inches in diameter performed the day before. The purpose of this is to minimize the probability that bats would choose to roost in those trees the night before the work is performed.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	
	<p>BIO-5: A qualified biologist shall perform a pre-construction survey for foothill yellow-legged frogs 300 feet from the edge of the seasonal drainage within 48 hours prior to ground breaking at the site. If foothill yellow-legged frogs are found, the qualified biologist should establish suitable buffers and/or relocation of individuals prior to initiation of construction activities.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	
	<p>BIO-6: The planting of blue oak and foothill pine trees at a 3:1 mitigation ratio shall be performed at the site to mitigate for the loss of blue oak trees over 6 inch diameter breast height at the site. All tree replacement shall be monitored and maintained for life of the project.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During construction; Life of project</p>	
	<p>BIO-7: Habitat mitigation and or/conservation for the loss of chaparral habitat as a result of the proposed project shall be performed at the site. Prior to operation, this shall either consist of the restoration of chaparral habitat at the site or the conservation of chaparral habitat at the site in the form of a conservation easement or deed restriction.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During construction; Prior to operation; Life of project</p>	

	<p>BIO-8: Due to an early season botanical survey not performed at the site, a protocol-level botanical survey shall to be performed in the early spring to ensure that all special-status plant species with the potential to occur at the site were surveyed during the appropriate bloom time. A separate report of findings shall be prepared or this biological assessment shall be updated to include the results of the early season special-status plant species survey.</p>	Applicant; Project contractor	Applicant	During construction; Life of 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.	<p>CUL-1: 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(s), 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.</p>	Project contractor; Qualified archaeologist	Applicant; Community Development Department	During site preparation and throughout construction activities	

	<p>CUL-2: 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(s) shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>	Project contractor; Qualified archaeologist	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	Implement Mitigation Measure AQ-5	See AQ-5	See AQ-5	See AQ-5	
	<p>GEO-1: 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 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>	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	
	<p>GEO-2: Prior to any ground disturbance, the permit holder shall submit and obtain a Grading Permit from the Community</p>	Applicant; Project contractor	Applicant; Community	Prior to ground disturbance	

<p>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>Development Department</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 soil conditions at the discretion of the Community Development Director.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Community Development Department</p>	<p>Prior to ground disturbance</p>	
<p>GEO-4: 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>Life of project</p>	
<p>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	HAZ-1: 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	
	HAZ-2: 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	
	HAZ-3: 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	
	HAZ-4: 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	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.	Life of project	

	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.				
	HAZ-5: 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; Regional Water Quality Control Board	Life of project	
Hydrology/Water Quality					
	<u>Incorporation of BIO-1 through BIO-8</u>	See Bio-1 through BIO-8	See Bio-1 through BIO-8	See Bio-1 through BIO-8	
The project has the potential to violate water quality standards, degrade water quality and alter drainage patterns.	HYD-1: The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.	Applicant; Project contractor	Applicant; Project contractor	Life of the project	
	HYD-2: Prior to this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional	Life of the project	

	Division of Environmental Health for details.		Water Quality Control Board		
	HYD-3: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.	Applicant; Project contractor		Life of the project	
	HYD-4: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.	Applicant; Project contractor	Applicant; Project contractor; Community Development Department	Life of the project	
Noise					

<p>The project has the potential to increase in ambient noise levels to uncomfortable levels.</p>	<p><u>NOI-1:</u> 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; Project contractor</p>	<p>During site preparation and throughout construction activities</p>	
	<p><u>NOI -2:</u> 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 Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>During site preparation and throughout construction activities</p>	
	<p><u>NOI-3:</u> 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>During site preparation and throughout construction activities</p>	