

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Lakeport Hub

Lead Agency: City of Lakeport

Contact Name: Jenni Byers

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Project Location: Lakeport Lake County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Lakeport Hub Project (project) involves subdividing the 15.5-acre parcel to nine parcels for the purpose of developing a commercial center that would include a service station, six to eight restaurants, two retail buildings and a 70-room hotel. The commercial development would be phased in with the service station and a restaurant on Parcels A and B representing Phase One; the hotel and restaurant on Parcel G representing Phase Two; and the remaining commercial retail and restaurants on the remaining Parcels would represent Phase Three and would be developed as commercial tenants are found. The Site is located within the northern portion of the City of Lakeport, approximately one-half mile west of Clear Lake and adjacent to and westerly of State Route 29.

Assessor Parcel Number (APN) 005-045-15
Latitude and Longitude: 39.030260302811364, -122.92375704520842

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attached Mitigation Monitoring and Reporting Program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

N/A

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Lakeport's Lakeport Hub / 1842 Todd Road Project (proposed Project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the project.

The first column of the Table identifies the mitigation measure. The second column, entitled "Party Responsible for Implementing Mitigation," names the party responsible for carrying out the required action. The third column, "Implementation Timing," identifies the time the mitigation measure should be initiated. The fourth column, "Party Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that individual mitigation measures have been monitored.

Mitigation Measure	Party responsible for implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (Name / Date)
<p>AIR-1 During construction activities, the following Best Management Practices (BMPs) shall be implemented to control dust:</p> <ul style="list-style-type: none"> • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks shall be paved as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling time shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR). Clear signage shall be provided for construction workers at all access points. • 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. 	Construction Contractor	During construction activities	Project Applicant	

<ul style="list-style-type: none"> A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. 				
<p>AIR-2</p> <p>Before a construction permit is issued for the proposed project, the project applicant, project sponsor, or construction contractor shall submit construction emissions minimization plans to the City of Lakeport for review and approval. The construction emissions minimization plans shall provide reasonably detailed compliance with the following requirements:</p> <p>(1) Where portable diesel engines are used during construction, all off-road equipment shall have engines that meet either EPA or CARB Tier 4 Final off-road emission standards except as otherwise specified herein. If engines that comply with Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 4 Interim) that is commercially available. For purposes of this project design feature, "commercially available" shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. If the relevant equipment is determined by the project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.</p>	<p>Project Applicant</p>	<p>Prior to construction activities</p>	<p>Project Applicant</p>	
<p>BIO-1</p> <p>Due to the presence of known sensitive bird species within the Site's area, any proposed heavy vegetation (limbs over 6 inches in diameter) shall be conducted in the non-nesting season (August 31-February 1). However, should removal of heavy vegetation be proposed during the nesting season (February 1-August 31), 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</p>	<p>Project Applicant</p>	<p>Prior to & during construction activities</p>	<p>Project Applicant</p>	

nesting or until the qualified biologist determines the nests are no longer active before the heavy vegetation shall be allowed to occur.				
BIO-2 Prior to the issuance of the grading permit, the applicant shall provide a signed agreement for a wetland habitat mitigation bank reflecting the loss of the 0.33-acre wetland swale. Said agreement shall be approved by the Army Corp of Engineers. The mitigation bank shall be in place prior to the issuance of the grading permit.	Project Applicant	Prior to & during construction activities	Project Applicant	
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.]	Project Applicant	Prior to & during construction activities	Project Applicant	
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.	Project Applicant	Prior to & during construction activities	Project Applicant	
CULT-3 A cultural monitor from the Scotts Valley and/or Big 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.	Project Applicant	Prior to and during construction	Project Applicant	

<p>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.</p>	Project Applicant	During Construction	Project Applicant	
<p>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.</p>	Project Applicant	During Construction	Project Applicant	
<p>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</p>	Project Applicant	During Construction	Project Applicant	

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.