

# MITIGATION MONITORING AND REPORTING PROGRAM

Nikki Island  
 Initial Study (IS 22-06)  
 Design Review (DR 21-01)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>AIR QUALITY</b>					
Potential to impact air quality temporarily during construction activities and permanently throughout operation.	<u>AQ-1:</u> Diesel generators are prohibited during and after construction.	Applicant	Applicant	Over the life of the project	
	<u>AQ-2:</u> Construction and/or work practices that involve 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 during construction.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and over the life of the project	
	<u>AQ-3:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and over the life of the project	
	<u>AQ-4:</u> All areas subject to low use (driveways, over flow parking, etc.) shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and over the life of the project	
<b>BIOLOGICAL RESOURCES</b>					
Disturb any special status species, flora or fauna, during construction activities and during the life of the project.	<u>BIO-1:</u> A pre-construction survey for special-status species shall be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction.	

	<p>If construction activities would occur during the nesting season (usually March to September), a preconstruction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level.</p> <p><u>BIO-2:</u> Pier and/or dock replacement shall be coordinated with the Lake County Water Resource Department; the Lake County Planning Department, and the Lake County Building Department prior to any construction occurring.</p> <p><u>BIO-3:</u> All work in Clear Lake shall be done during the ‘work window’ required by the Department of Fish and Wildlife.</p> <p><u>BIO-4:</u> No work shall occur within the area identified as ‘Tule habitat’, and all work performed within Clear Lake shall adhere to the regulations established by the CA. Dept. of Fish and Wildlife, and by the County of Lake.</p>				
<b>CULTURAL / TRIBAL</b>					
<p>Disturb an archaeological resource or human remains during construction activities.</p>	<p><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.</p>	<p>Applicant/ Contractor(s)</p>	<p>Applicant/ Contractor(s)</p>	<p>Prior to and during site development and construction; life of project</p>	

	<p><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 Middletown Rancheria shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>				
<b>NOISE</b>					
<p>The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations.</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><u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM 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/ Contractor(s)</p>	<p>Applicant/ Contractor(s)</p>	<p>During site development and operation</p>	