

MITIGATION MONITORING AND REPORTING PROGRAM

J Lodge

Initial Study (IS 21-49)

Use Permit (UP 21-45)

Specific Plan of Development (GPD 21-01)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to impact dark skies with exterior lighting.	<u>AES-1:</u> All exterior lighting shall comply with the recommendations found within the darksky.org lighting criteria, and a lighting plan, including cut sheets of fixtures, shall be submitted before the use permit becomes active.	Applicant	Applicant	During construction and over the life of the project	
AIR QUALITY					
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	During construction and 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	
BIOLOGICAL RESOURCES					
Disturb any special status species, flora or fauna, during construction activities and during the life of the project.	<u>BIO-1:</u> In order to avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following recommendation is made: Removal of trees during the nesting season (February 1 to August 31) must be <i>Preliminary Assessment-APN 011-</i>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction.	

	<p>067-48; October 2022 preceded by a survey for nesting birds conducted by a qualified biologist.</p> <p>In the event that nesting birds are identified, a suitable construction buffer will be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. It is recommended that trees approved for removal be felled outside of the nesting season.</p> <p><u>BIO-2:</u> Any proposed grading should be conducted in a manner that prevents erosion and subsequent sedimentation into the vernal pool habitat. Any stockpiles or sources of loose soil should be removed prior to the rainy season.</p>				
CULTURAL / TRIBAL					
<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><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>	<p>Applicant/ Contractor(s)</p>	<p>Applicant/ Contractor(s)</p>	<p>During site development and construction; life of project</p>	
NOISE					
<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</p>	<p>Applicant/ Contractor(s)</p>	<p>Applicant/ Contractor(s)</p>	<p>During site development and over the life of the project</p>	

	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.				
WILDFIRE					
The proposed project has some potential to be affected by wildfire.	<u>FIRE -1:</u> Prior to occupancy, the applicant shall clear 30' around each structure of fuel (trees, shrubs, grasses). The site shall have the 30' clear space maintained over the life of the project.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and over the life of the project	