

MITIGATION MONITORING AND REPORTING PROGRAM

Getaway Campground
 Initial Study (IS 22-34)
 Use Permit (UP 22-28)
 Grading Permit through HCD (State Agency)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to impact aesthetics over life of project	AES-1: All lighting shall be downcast, shall not be visible from outside the cabins, and shall comply with the lighting recommendations found in darksky.org. Exterior safety lighting shall be downcast to the extent possible.	Applicant, contractor	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, except as an emergency, backup generator to be used only during power outages. Applicant shall maintain all necessary permits to house and operate an emergency backup generator.	Applicant, contractor	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 site preparation.	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					
Some mapped sensitive flora on the subject site but outside of the campground area.	<u>BIO-1:</u> Prior to construction, an early-season botanical survey shall be conducted for special-status plant species. If special-status plant species are detected, avoidance measures shall be	Applicant / Biologist	Applicant/ Biologist	During site development and	

	recommended and implemented or where avoidance is not possible, a rare plant mitigation program shall be implemented. Rare plant populations shall be demarcated with exclusion fencing and signage. If the areas containing bristly leptosiphon or other rare plants must be disturbed or habitats removed, a rare plant mitigation program shall be implemented. Project construction activities shall be delayed long enough for a qualified biologist to prepare and implement the rare plant mitigation program.			construction; life of project	
	<u>BIO-2:</u> If construction activities occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall 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 shall 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.	Applicant, Biologist	Applicant	Prior to ground disturbance	
	<u>BIO-3:</u> Prior to ground disturbance, a botanical survey of areas near campsites 9, 10, 25, 26, 34, 35, 37 and 38-63 shall be undertaken. If sensitive specie habitats are discovered, the area where the sensitive specie(s) are found shall be avoided, and the area(s) fenced off in a manner that shall prevent pedestrian and / or vehicular traffic from encroaching into the habitat.	Applicant, Biologist	Applicant	Prior to ground disturbance	
	<u>BIO-4:</u> Prior to construction, a survey for the presence of special-status animal species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If special status animal species are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid “take” special status species prior to the initiation of any construction activities. Avoidance	Applicant, Biologist	Applicant	Prior to construction	

	measures may include establishment of a buffer zone using construction fencing.				
	<u>BIO-5:</u> If oak trees are to be removed, an oak mitigation plan shall be prepared, which includes planting oak trees at a ratio of 3:1 for each oak tree removed and protect these trees in a conservation or preserve area located within the property.	Applicant, Contractor(s) / Arborist	Applicant	Prior to construction, tree and brush removal	
	<u>BIO-6:</u> Any work involving placement of fill or structures within waterways should obtain the necessary permits, as required, from the U.S. Army Corp of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.	Applicant, Contractor(s)	Applicant	Prior to ground disturbance	
	<u>BIO-7:</u> All work should incorporate erosion control measures consistent with Lake County Grading Regulations and HCD Regulations, including preparation and implementation of an Erosion Control Plan approved by HCD. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.	Applicant, Contractor(s)	Applicant	During construction	
CULTURAL / TRIBAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	<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</p>	Applicant/ Contractor(s) / Tribe / Archaeologist	Applicant/ Contractor(s)	During site development and construction; life of project	

	Community Development Director shall be notified of such finds.				
GEOLOGICAL AND SOIL RESOURCES					
There is some potential to impact geologic and soil resources due to the proposed grading for the project.	<u>GEO-1</u> : Prior to ground disturbance, the applicant shall obtain a grading permit.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development	
	<u>GEO-2</u> : If paleontological resources are encountered during implementation of the Project, ground disturbing activities shall be temporarily redirected from the vicinity of the find. A qualified paleontologist shall be retained by the developer to make an evaluation of the find. If a significant paleontological resource(s) is discovered on the property, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.	Applicant / Contractor(s) / Tribe / Archaeologist	Applicant	During construction; life of project	
HAZARDS AND HAZARDOUS MATERIALS					
There is some potential to impact the environment due to hazards and hazardous materials.	<u>HAZ-1</u> : If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and construction; life of project	
	<u>HAZ-2</u> : All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant / Contractor	Applicant	During construction, life of project	
	<u>HAZ-3</u> : During construction, staging areas or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak.	Applicant / Contractor(s)	Applicant	During construction	

	Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles and heavy equipment.				
	<u>HAZ-4:</u> The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention.	Applicant / Contractor(s)	Applicant	During construction, life of project	
	<u>HAZ-5:</u> Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.	Applicant / Contractor(s)	Applicant	During construction; life of project	
NOISE					
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.	<u>NOI-1:</u> All construction activities including engine warm-up shall be limited to Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. Contractors shall implement noise-reducing measures during construction when occupied residences or other sensitive receptors are located within 500 feet.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and over the life of the project	
	<u>NOI -2:</u> The proposed project shall comply with the noise standards identified in Section 41.11 of the Zoning Ordinance, including, but not limited to: maximum non-construction project-related noise levels shall not exceed: (a) 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to residential districts; and (b) 60 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 55 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to commercial districts at the property lines as outlined in Table 11.1. Should the proposed project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed project is compliant with noise standards.	Applicant/ Contractor(s)	Applicant	During site development and over the life of the project	

TRANSPORTATION					
The proposed project could have an adverse effect on transportation during project operations.	TRANS-1: Prior to occupancy and operation, a turn-around shall be installed at the end of all interior driveways that is large enough and deep enough to accommodate a 30' long 75,000 pound emergency response vehicle. The turnaround and interior driveways shall be surfaced with enough gravel necessary to support this sized vehicle.	Applicant/ Contractor(s)	Applicant	During site development and over the life of the project	
WILDFIRE					
The proposed project could have an adverse effect on transportation during project operations.	WILD-1: Prior to occupancy, the interior driveway shall be brought up to PRC 4290 and 4291 standards. Turn-arounds capable of supporting a 75,000 pound vehicle shall be installed at the termination of each interior driveway.	Applicant/ Contractor(s)	Applicant	During site development and over the life of the project	
	WILD-2: Prior to occupancy, a 15,000 gallon water tank shall be installed on site and designed to meet SRA specifications for firefighting purposes. The amount of on-site water storage may increase at the discretion of the Fire Marshal for Lake County.	Applicant/ Contractor(s)	Applicant	Prior to public use, life of project	
	WILD-3: Prior to occupancy, each building shall have 100 feet of defensible space around all sides of each building. The Fire Marshal may at his discretion allow the retention of trees within this space, but may require trees to be limbed up to a height of eight (8) feet above grade. Grass and shrubs would need to be removed as part of the defensible space.	Applicant/ Contractor(s)	Applicant	Prior to public use; life of the project	
	WILD-4: If a wildfire occurs at the project site, the site is to be inspected post-fire to evaluate downslope landslide hazards. Areas where hazards are identified to exist shall be closed until slopes have been stabilized.	Applicant/ Contractor(s)	Applicant	Life of the project	
	WILD-5: At the discretion of the Fire Marshal and prior to public use, the applicant shall post 'Evacuation Route' signage along the interior driveway at intervals determined to be adequate by the Fire Marshal.	Applicant/ Contractor(s)	Applicant	Prior to public use; life of the project	