

MITIGATION AND MONITORING REPORT

Initial Study (IS 23-07)
 Major Use Permit (UP 23-03); Vertical Bridge Tower, Lucerne

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to impact aesthetics during construction and operation.	AES-1: Prior to operation, the applicant shall install a minimum 6’ tall screening fence around the tower’s lease area. Fabric screening shall not be used due to poor durability; the screening material shall be chain link with slats, or a solid wood or metal fence.	Applicant/ Contractor	Applicant	During site development and over life of project	
	AES-2: All lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.	Applicant/ Contractor	Applicant	During site development and over life of project	
	AES-3: Approval is for a 150’ tall Monopine cell tower. Any changes to the appearance of the tower will require a new use permit application.	Applicant	Applicant	During site development	
AIR QUALITY					
Potential to impact air quality during construction.	AES-1: During site disturbance, the applicant shall apply palliatives (water) to the ground to minimize dust migration.	Applicant/ Contractor	Applicant	During site development	
BIOLOGICAL RESOURCES					
Potential to impact biological resources during and after construction and site preparation	BIO-1: Prior to removal of any tree(s), a qualified biologist shall perform pre-construction breeding bird surveys within 7 days of the onset of construction or clearing of vegetation. If active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum 50-foot exclusion zone. These exclusion zones may vary depending on species, habitat, and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest.	Applicant/ Biologist	Applicant	Prior to site disturbance	

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CULTURAL / TRIBAL RESOURCES					
Potential to impact cultural and tribal resources during and after construction and site preparation	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 culturally affiliated 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 culturally affiliated 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.	Applicant, contractor	Applicant	Prior to site development and construction	
	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 culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Applicant, contractor	Applicant	During site development and construction	
GEOLOGY AND SOILS					
Potential to impact geological and soil resources during and after construction and site preparation	GEO-1: Prior to ground disturbance and/or tree removal, the applicant shall apply for a grading permit. The applicant shall submit an engineered Grading and Erosion Control Plan to the County that estimates the amount of earth that will be moved, and how dust will be mitigated during the ground disturbance. The applicant shall complete the Nesting Survey required by BIO-1 prior to any ground disturbance, tree or vegetation removal.	Applicant, contractor	Applicant	Prior to site development and construction	
WILDFIRE					
Potential to impact risk of wildfire during construction and site preparation	WILD-1: The applicant shall keep a water tender truck on site during site disturbance to reduce the impacts that might result from a spark creating a wildfire on site	Applicant, contractor	Applicant	During construction	
	WILD-2: Prior to operation, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 driveway standards	Applicant, contractor	Applicant	During construction	