

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
		chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District.		
AIR-5.	Air Quality	During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.		
AIR-6.	Air Quality	Grading permits shall be secured for any applicable activity from the Community Development Department, Building Division. Applicable activities shall adhere to all grading permit conditions, including Best Management Practices. All areas disturbed by grading shall be either surfaced in manner to minimize dust, landscaped or hydro seeded. All BMPs shall be routinely inspected and maintained for life of the project		
AIR-7	Air Quality	Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls		
AIR-8	Air Quality	If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soil shall obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.		
AIR-9	Air Quality	All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance shall follow State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/ NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations.		
AIR-10	Air Quality	Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the district recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning of debris/construction material is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.		
AIR-11	Air Quality	Significant dust may be generated from increased vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards shall be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the district recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy.		
AIR-12	Air Quality	All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent		

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		<p>fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads shall be performed utilizing water trucks, if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits</p>		
Biological Resources				
BIO-1.	Biological Resources	<p>Prior to grading and/or soil disturbance, a follow-up survey, prepared by qualified professionals for special status plant species, special status bat species, and nesting birds shall be conducted. Said survey shall comply with minimum standards of referenced in the HELIX Environmental Planning, Inc. Biological Resources Assessment (BRA) as revised, dated May 2023.</p>		
BIO-2.	Biological Resources	<p>Prior to grading and/or soil disturbance, a follow-up survey for the Bumble Bee Survey shall be conducted by a qualified biologist (approved by the City Planning Department). Said survey shall occur during the western bumble bee active season, including focusing on foraging habitat and suitable underground refuge areas identified during the habitat assessment.</p> <ul style="list-style-type: none"> - The surveyor shall spend at least one hour per 3-acre area surveying suitable habitat, based on survey protocols for the rusty patched bumble bee (<i>B. affinis</i>) (USFWS 2019). - Surveyor(s) shall note other species of bumble bee, approximate number of each species and photographs of bumble bees shall be taken to properly identify species of bumble bee present onsite (USFWS 2019). If western bumble bee is not identified in or immediately adjacent to the Study Area (within 25 feet), no further surveys or actions would be required. - Results from the habitat assessment and follow-up surveys shall be provided to the California Department of Fish and Wildlife. If a western bumble bee individual or colony is identified in the Study Area or within 25 feet, then a 25-foot setback shall be implemented around the colony and consultation with CDFW may be necessary if the project activities will impact an active western bumble bee colony. Since the western bumble bee is a candidate species under California Endangered Species Act, incidental take coverage may be required for project-related impacts that will result in take of WBB. 		

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BIO-3.	Biological Resources	Project design shall incorporate a 25-foot setback around milkweed habitat on the project site to protect larval habitat for Monarch Butterfly during the summer breeding season (March 16 through October 31). Said 25-foot setback design and establishment, shall be determined by a qualified biologist and follow minimum standards of the HELIX Environmental Planning, Inc. Biological Resources Assessment (BRA) as revised, dated May 2023.		
BIO-4.	Biological Resources	Project activities that occur during nesting season shall observe all mitigation measures in accordance with minimum standards referenced in the HELIX Environmental Planning, Inc. Biological Resources Assessment (BRA) as revised, dated May 2023.		
BIO-5.	Biological Resources	A 50-foot setback shall be established from the intermittent drainage for all building development and septic system development as part of the site plan. Said setback design and establishment, shall be determined by a qualified biologist and follow minimum standards of the HELIX Environmental Planning, Inc. Biological Resources Assessment (BRA) as revised, dated May 2023.		
BIO-6	Biological Resources	Prior to grading and/or soil disturbance, a qualified biologist shall conduct environmental awareness training to all project-related personnel prior to the initiation of work. The training shall follow the same guidelines as the special-status amphibians training described in the Biological Assessment prepared by HELIX Environmental Consulting. (as revised dated May, 2023).		
BIO-7	Biological Resources	BIO-7: Prior to any tree removal (qualifying trees per Chapter 18-40 of the Municipal Code, Native Tree Protection), a complete tree survey shall be conducted by a qualified arborist that identifies all trees that have a greater diameter of 6" at breast height, type, and health, on the project site to be removed. <i>The survey/preservation plan shall include recommended measures to preserve trees on the project site during this initial construction, such as fencing at dripping lines, etc.</i>		
Cultural Resources				
CUL-1.	Cultural Resources	During construction activities, if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the owner shall utilize a qualified cultural resources consultant to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits.		
CUL-2.	Cultural Resources	The cultural resource consultant's investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be		

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		<p>required. The cultural resource report shall be prepared with input from the Consulting Tribe. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it shall be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance is determined by the City to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center within 90 days of completion of the Project. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If a historic artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project. It is understood that destructive data testing and/or curation of tribal cultural resources is strongly opposed by the Consulting Tribe and should be avoided.</p>		
CUL-3.	Cultural Resources	<p>If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.]</p>		
CUL-4	Cultural Resources	<p>On or prior to the first day of construction the owner shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.</p>		
CUL-5	Cultural Resources	<p>The shaded area indicated on the Southern portion of said subdivision map shall be a non-buildable area, where no construction is allowed. The shaded area shall be identified on the parcel map and be titled as a non-buildable area.</p>		

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CUL-6:	Cultural Resources	Tribal monitoring shall be required during ground disturbing activities in sensitive areas of the project area, as specifically identified in a confidential map on file with the City. The Consulting Tribe may provide spot check monitoring or voluntary monitoring, at no cost, in other areas of the project with prior coordination and approval of the owner. Tribal monitoring shall comply with the City of Clearlake's Tribal Monitoring Policy.		
Hydrology and Water Quality				
HYDRO-1	Hydrology & Water Quality	Permitting for any new structures on site shall require FEMA compliance. Permits for new construction shall require a pre-construction and post-construction flood elevation certificate prepared by a California Licensed Surveyor and/or Engineer. Said certificates shall be submitted at time of Building Permit Application(s).		
Noise and Vibrations				
NOS-1.	Noise & Vibrations	All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.		
NOS-2.	Noise & Vibrations	NOI-2: Permanent potential noise sources such as, generators used for power shall be designed and located to minimize noise impacts to surrounding properties.		
NOS-3.	Noise & Vibrations	During construction noise levels shall not exceed 65 decibels within fifty (50) feet of any dwellings or transient accommodations between the hours of 7:00 AM and 6:00 PM. This threshold can be increased by the Building Inspector or City Engineer have approved an exception in accordance with Section 5-4.4(b)(1) of the City Code. An exception of up to 80 decibels may be approved within one hundred (100) feet from the source during daylight hours. Project is expected to result in less than significant impacts with regards to noise and vibration.		
Transportation				
TRI-1.	Transportation	To maintain adequate sight lines, any new signage, monuments, and/or landscaping on Lots 1, 12, 13 and 22 shall be kept out of the vision triangles along the intersections on Old Highway 53.		
Tribal Cultural Resources				
TCR-1.	Tribal Resources	Before ground disturbing activities, a reburial area shall be designated on the Project site, in the event that tribal cultural resources materials are discovered during construction which cannot be avoided or feasibly preserved in place. The reburial area shall be in a mutually agreed upon location with the Consulting Tribe, in an area not subject to further disturbance, and capped after ground disturbance is complete.		

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TCR-2.	Tribal Resources	Before ground disturbing activities, contractors engaged in ground disturbing activities shall receive a one-time, meaningful training from a tribal representative regarding tribal cultural sensitivity and tribal cultural resources.		
TCR-3.	Tribal Resources	The project shall comply with existing state law including but not limited to, Health and Safety Code Section 7050.5 and Public Resources Code sections 5097.94-5097.99 in the event of the discovery of Native American human remains during ground disturbance.		
TCR-4.	Tribal Resources	In the event that reburial of tribal cultural resources in-place or on site is infeasible, as determined by the City and as contemplated in CEQA Guidelines 15126.4(b)(3)(C), the provisions of CUL-2 shall be followed, with the following additional steps. The data recovery plan shall be submitted to the Native American Heritage Commission (NAHC), recognized experts in its discipline. Any additional mitigation measures recommended by NAHC, as reviewed and approved by the City, shall be undertaken prior to and during construction activities. Although the precise details of those measures would be based on the nature and extent of the resource(s) uncovered on the site, the measures shall be consistent with the avoidance and mitigation strategies described in this Initial Study. The owner and City shall consult with the Consulting tribe before any removal of tribal cultural soils from the project site		

Explanation of Headings

- Type = Project (mitigation for this specific project), ongoing, and/or cumulative.
- Monitoring Department = Department or agency responsible for monitoring a particular mitigation measure.
- Shown on Plans = When a mitigation measure is shown on the construction plans, this column must be initialed and dated.
- Verified Implementation = When mitigation measures have been implemented, this column must be initialed and dated.
- Remarks = Area for describing status of ongoing mitigation measures, or other information.