

MITIGATION MONITORING AND REPORTING PROGRAM

Belwood Investments LLC / 10336 Loch Lomond Road, Middletown, CA 95461

Initial Study IS 23-08

Major Use Permit UP 23-03

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
	AES-1: The proposed fence shall not obstruct the view of the significantly historical cabin from traveler’s viewpoint along Loch Lomond Road.	Applicant; project contractor	Applicant	Prior to operations	
	AES-2 Through collaboration with the Lake County Historical Society, the applicant shall design a fence that agrees with the historical character of the site. A fence plan shall be submitted to the Community Development Department before issuance of the building permit for the cabins.	Applicant; project contractor	Applicant	Prior to construction	
	<u>AES-2: The property owner shall conduct quarterly visual inspections of the fence throughout the operational life of the project to identify any warping, cracking, deterioration, or visual defects, with findings documented through photographs and written reports maintained for the Lake County Community Development Department’s review, in accordance with to Lake County Article 54, Section 21-54, subsection 54.5 (a) 5. Any damaged, warped, or deteriorated fence</u>	<u>Property Owner</u>	<u>Property Owner</u>	<u>Life of the project</u>	

	<u>components shall be repaired or replaced within 30 days of identification using materials that match the original in composition, dimensions, color, and finish to maintain visual compatibility with the site's architectural character, and all repair/replacement activities shall be documented and reported to the Lake County Community Development Department.</u>				
Air Quality					
	AQ-1: All best management practices as listed in the Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) prepared for the proposed project by the Northpoint Consulting Group, Inc. shall be applied as mitigation measures to construction activities and operations of the proposed project.	Applicant; project contractor	Applicant; project contractor	During construction and operations	
	AQ-2: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.	Applicant; project contractor	Applicant; project contractor	Prior to construction	
	AQ-3: All Mobile diesel equipment used for construction shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.	Applicant; project contractor	Applicant; project contractor	Prior to and during construction	

Biological Resources					
	<p>BIO-1: 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 shall be applied: Removal of trees during the nesting season (February 1 to August 31) shall be preceded by a survey for nesting birds conducted by a qualified biologist. If nesting birds are identified, a suitable construction buffer shall 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. Trees approved for removal shall be felled outside of the nesting season.</p>	Applicant; qualified biologist; project contractor	Applicant; qualified biologist; project contractor	Prior to construction	
	<p>BIO-2: Prior to the clearing of trees, the following measures shall be implemented to mitigate potential impacts to bats: If removal of trees is proposed during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed for bat roosts or evidence of bat roosting (guano, urine staining and scent, dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, removal may occur once active roosting ceases as determined by a qualified biologist. Once felled, the tree shall remain on the ground for one day to allow</p>	Applicant; qualified biologist; project contractor	Applicant; qualified biologist; project contractor	Prior to construction	

	<p>any bats present to leave. It is recommended that trees approved for removal be removed outside of the roosting season.</p>				
	<p><u>BIO-3: Habitat Mitigation and Monitoring Plan (HMMP). Prior to operations, the project applicant shall submit to the Community Development Department for review and approval a HMMP that identifies how the project proponent will compensate for the removal of (4) trees on the project site. The HMMP shall be comprised of habitat creation and/or habitat enhancements activities equal to twelve (12) trees or equivalent native plants and shrubs equal to the canopy cover of twelve (12) trees. The HMMP shall also include the following information:</u></p> <ul style="list-style-type: none"> <u>a. a description of the existing physical conditions of the proposed creation and/or restoration site and a map that identifies the location of the site;</u> <u>b. a plan for the preparation of the restoration site, including the removal of nonnative plant species, if needed;</u> <u>c. a local California native plant palette;</u> <u>d. a planting plan, including the species that will be planted on-site, quantity, and location;</u> <u>e. monitoring and maintenance measures and a timeline;</u> 	<p><u>Applicant</u></p>	<p><u>Applicant</u></p>	<p><u>Prior to operation</u></p>	

	<u>f. an irrigation plan (if needed);</u> <u>g. procedures to ensure that nonnative plants are not introduced or allowed to sustain within the creation or restoration site and a nonnative plant removal plan;</u> <u>h. success standards</u>				
	BIO-34: Any proposed grading shall be conducted in a manner that prevents erosion and subsequent sedimentation of the vernal pool habitat across the highway. Any stockpiles or sources of loose soil should be removed prior to the rainy season. All work should include extensive erosion control measures consistent with Lake County Grading Regulations in order to avoid erosion and the potential for transport of sediments into Loch Lomond Vernal Pool or local drainages. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.	Applicant; qualified biologist; project contractor	Applicant; qualified biologist; project contractor	Prior to and during construction	
Cultural Resources					
	CUL-1: The boundaries of the historically significant cabin as identified in the Cultural Resources Evaluation shall be flagged extending four feet out from the cabin and project construction and staging activities shall avoid the site areas as outlined in CEQA Guidelines Section	Applicant; project contractor; archaeologist	Applicant; project contractor; archaeologist	Prior to construction	

	15064.5.				
	CUL-2: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.	Applicant; project contractor; archologist	Applicant; project contractor; archologist	During construction	
	CUL-3: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.	Applicant; project contractor; archologist	Applicant; project contractor; archologist	During construction	
	CUL-4: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for	Applicant; project contractor; archologist	Applicant; project contractor; archologist	During construction	

	proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.				
Energy					
	ENG-1: The applicant shall coordinate with PG&E for grid improvements. If grid needs are not met through PG&E, the applicant shall provide an alternative power source to the Lake County Building Department. Cabins would not be open to the public until the energy source is developed and operating.	Applicant; project contractor	Applicant; project contractor	Prior to construction	
	ENG-2: To reduce energy needs, interior and exterior security lighting shall be energy efficient LED lights with shutoff/dimmer switches.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
Greenhouse Gas Emissions					
	GHG-1: All construction equipment shall be maintained in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and proof that it is running in proper condition shall be submitted to the Community Development Department before it is operated.	Applicant; project contractor	Applicant; project contractor	Prior to construction	
	GHG-2: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.	Applicant; project contractor	Applicant; project contractor	During construction	

	GHG-3: Pursuant to the Lake County Municipal Code Zoning Article 41, all landscaping shall be provided with a drip irrigation system or in-ground sprinkler system. If all plant materials are indigenous or drought resident, a temporary or portable irrigation system may be provided.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
	GHG-4: All lighting in the cabins shall be high efficacy lighting All exterior lighting shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
	GHG-5: Low flow toilets and sinks shall be installed in all the cabins and proof of installation shall be submitted to the Community Development Department before operations can occur.	Applicant; project contractor	Applicant; project contractor	Prior to operations	
Hazards and Hazardous Materials					
	HAZ-1: The following mitigation measures shall be incorporated into the project before operation of the project can occur: <ul style="list-style-type: none"> • Sprinkler systems will be installed in each cabin. • Parking lot will install a hammer-head T turnaround. • The driveway will be surfaced to support a 40,000-pound emergency vehicle. • A 5-foot noncombustible zone shall be maintained around each cabin during the life of the project. 	Applicant; project contractor	Applicant; project contractor	Prior to operations	

	<p>This is a new requirement under Assembly Bill 3074 for property which was enacted on January 1, 2021.</p>				
Hydrology and Water Quality					
	<p>HYD-1: The following mitigation measures shall be incorporated into the project as required by the Lake County Environmental Health Department:</p> <ul style="list-style-type: none"> • A minimum of 56.25 lineal feet of leach line shall be required per bedroom or 150 gallons of flow. • A cross-sectional view shall be provided with the three copies of scaled plot plans and specifications for the installation of the system with a septic permit application. • All minimum required setbacks shall be maintained including 100 feet from all wells, 20 feet from the existing pool, and 10 feet from existing leach lines. • At the time of the site evaluation by the Environmental Health Department, property lines and corners were not well defined. A stake-out shall be required prior to 	Applicant; project contractor	Applicant; project contractor	Prior to and during construction	

	<p>permit issuance and property corners must be demonstrated at that time.</p> <ul style="list-style-type: none"> • Drain fields must be installed on contour in the area as shown on the attached Report of Evaluation. Drain filed installation shall not be permitted on ground that has been altered by cutting or filling. • Any person other than the property owner shall be licensed by the State of California to install and/or construct a septic system. A construction permit shall be obtained from this office and approved prior to installation of this system. 				
Tribal Cultural Resources					
	<p>TCR-1: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers.</p>	Applicant; project contractor; archaeologist	Applicant;	Prior to construction	
	<p>TCR-2: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals will include those who:</p> <ul style="list-style-type: none"> a. Possess the desired knowledge, skills, abilities, and experience 	Applicant; project contractor; archaeologist; tribal monitors	Applicant; project contractor	During construction	

	<p>established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR</p> <p>b. Members of culturally affiliated tribe(s) who:</p> <ul style="list-style-type: none"> i. Are culturally affiliated with the project area, as determined by the NAHC; and ii. Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above). 				
	<p>TCR-3: The permittee shall notify all culturally affiliated tribes at least 15 days prior to commencement of ground disturbance activities on the project. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated tribe(s) must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to a tribe, that tribe will coordinate with the permittee to establish by which the tribe(s) may appropriately protect, treat, and dispose of</p>	<p>Applicant; project contractor; archeologist</p>	<p>Applicant</p>	<p>Prior to construction</p>	

	the resource(s) with appropriate dignity, which may include reburial or preservation of resources. The permittee shall allow the Tribe(s) to facilitate and ensure that the treatment and disposition by the Tribe(s) is followed to the extent permitted by law.				
	TRC-4: If previously unidentified tribal cultural resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.	Applicant; project contractor; archaeologist	Applicant; project contractor	During construction	
Wildfire					
	WF-1: Prior to operations, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 commercial driveway standards.	Applicant; project contractor	Applicant; project contractor	Prior to operations	