



City of Clearlake

DRAFT Mitigation Monitoring Reporting Program (MMRP) Checklist

Project Name: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Location: 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)

File Numbers:

- Environmental Analysis, 2024-02

Approval Date: _____ Neg. Dec.: Mitigated Negative Declaration

The mitigation measures outlined below were incorporated into the approval for this project in order to reduce potentially significant environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented and fulfills the City's monitoring pursuant to Section 15097 of the CEQA Guidelines.

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
AES-1	Aesthetics	All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. (Refer to the City's Design Standards).		
AIR-1	Air Quality	Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Lake County Air Quality Management District.		
AIR-2.	Air Quality	Driveways, access roads and parking areas shall be surfaced in a manner to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.		

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AIR -3.	Air Quality	Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District..		
AIR 4.	Air Quality	During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.		
AIR-5.	Air Quality	Prior to ground disturbance activities, a grading permit shall be secured from the City of Clearlake – Department of Publics Works. Applicable grading activities shall adhere to all grading permit conditions, including Best Management Practices.		
AIR-6.	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-7.	Air Quality	If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.		
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 soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.		
AIR-9.	Air Quality	Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should 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. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent 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 should utilizing water trucks, if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply		

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
		deliveries, and speed limits.		
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 contracted 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 required. The cultural resource report shall be prepared in collaboration and with input from the Consulting Tribe(s), including recommendations. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further disturbance to the resources through Project redesign. If avoidance and mitigation is determined 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(s) and should be avoided.		

Mitigation Measure	Type	Monitoring Shown on Department Plans	Verified Implementation	Remarks
CUL-3.	Cultural and Tribal	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.]		
CUL-4.	Cultural and Tribal	On or prior to the first day of construction the applicant shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.		
GEO-1	Geology and Soils	Prior to any ground disturbance activities, the applicant shall secure a Grading Permit and submit <u>Grading and Erosion Control/Sediment Plans</u> to the Community Development Department for review and approval		
NOI-1.	Noise	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.		
NOI-2.	Noise	Permanent potential noise sources such as, generators used for power shall be designed and located to minimize noise impacts to surrounding properties		
NOI-3.	Noise	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 regarding noise and vibration.		
TCR-1	Tribal Resources	In the event that tribal cultural resources materials are discovered during construction which cannot be avoided or feasibly preserved in place, a project reburial area shall be designated. The reburial area(s) shall be designated by the City after consulting with the project Archaeologist and all consulting Tribe(s). (Within 90 days of the completion of the project, the project Architect shall submit a DPR Form to the CHRIS center and submit a sacred lands file to the NAHC).		

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TCR-2	Tribal Resources	On or prior to the first day of construction the applicant shall organize cultural resource sensitivity training for contractors involved in ground disturbing activities.		
TCR-3	Tribal Resources	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.]		
TCR-4	Tribal Resources	At least seven days in advance of ground disturbing activities, the applicant shall coordinate with the affiliated consulting tribe(s) in relations to having a Tribal Monitor onsite during ground disturbing activities that disturb ground below the existing ground surface. To the extent that more than one affiliated consulting tribe(s) desires to monitor such activities, the affiliated consulting Tribe(s) shall rotate monitoring shifts, such that only one tribal monitor need be present. When rotated, the non-required monitor may continue monitoring on a voluntary basis. Should the Tribal monitor choose not to monitor, or if the monitor is not present at the project location at the scheduled time, work may proceed without a monitor as long as the notification was made and documented		

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 measure has been implemented, this column must be initialed and dated.

Remarks = Area for describing status of ongoing mitigation measure, or other information.