

Addendum to Final EIR No. 2007032030

Valley Oaks Project

County of Lake

October 2019

BOS EXHIBIT A6

PREVIOUS ENVIRONMENTAL DOCUMENTATION

A Final Environmental Impact Report (FEIR) for the Valley Oaks project was prepared by the County of Lake in accordance with the California Environmental Quality Act (CEQA). The Lake County Board of Supervisors certified the FEIR and adopted in June 2015.

Specifically, a environmental impact report (FEIR) was prepared for Use Permit 07-05 pursuant to CEQA Guidelines Section 15161, focusing on the changes in the environment that would result from its implementation as required under CEQA. The FEIR examined all environmental impacts of the project as compared to the existing environment in the vicinity of the project from both a local and regional perspective. On June 25, 2015, the Board of Supervisors, at a public hearing, considered the FEIR, along with the recommended mitigation measures, the mitigation monitoring and reporting program, the statement of overriding considerations, and all findings required by CEQA. The public hearing resulted in the Board of Supervisors certifying the FEIR, adopting findings required by CEQA (including, among others, a Statement of Overriding Considerations), and adopting a mitigation monitoring and reporting program.

Prior to approval of subsequent actions under that constitute a "project" under CEQA, the County is required to determine whether the environmental effects of such actions are within the scope of the project covered by the FEIR, and whether additional environmental analysis is required. If the agency finds that none of the triggers set forth in Section 15162 of the CEQA Guidelines has occurred, then no further environmental review shall be required and the County may document these conclusions in an addendum pursuant to CEQA Guidelines Section 15164(e).

BACKGROUND: TRIGGERS FOR FURTHER ENVIRONMENTAL REVIEW

In an effort to provide a degree of finality, CEQA includes a strong presumption against requiring any further environmental review once an EIR has been prepared and certified for a project. Specifically, once an EIR has been completed, the lead agency may not require preparation of a subsequent or supplemental EIR unless one of the three triggering conditions described below exists.

Section 15162 of the State CEQA Guidelines states:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164 states, in relevant part: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred." Further, although not required under the law, a legal agency may prepare an addendum to an EIR to evaluate changes to a project, changes in circumstances, or new information, and to document the agency's determination that a subsequent or supplemental EIR is not required. See § Section 15164(e).

ADDENDUM PURSUANT TO SECTION 15164(E)

The previous EIR covers 147.35 acres of land. The proposed project adds an access road on a 17-acre parcel

FINDINGS

Pursuant to Section 15162 and 15164(e) of the CEQA Guidelines, the County of San Benito has determined, on the basis of substantial evidence in the light of the whole record, that:

(a) The Affordable Housing Ordinance does not propose substantial changes to the General Plan which would require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR;

(b) There have been no substantial changes in circumstances under which the Affordable Housing Ordinance will be undertaken that will require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR; and

(c) No new information of substantial importance as described in subsection (a)(3) of Section 15164 has been revealed that would require major revisions to the FEIR or its conclusions.

Evidence:

Program HOU-2-10 states that the County shall consider developing and adopting an ordinance to require that development contribute to the local supply of affordable housing. This policy was previously analyzed by the County through the CEQA process in the FEIR. No changes to the 2035 GPU are required, nor are any changes to the FEIR necessary due to previously unevaluated significant environmental effects that may occur as a result of the Affordable Housing Ordinance. There have been no substantial changes that were not previously analyzed, and no new information of substantial importance has been discovered. The purpose of the Affordable Housing Ordinance is to require developers to contribute financially to affordable housing as a part of a proposed residential project. It does not increase the amount of housing constructed, or the amount of development contemplated in the General Plan. As described more fully above and therein, the Ordinance merely places affordability and design restrictions on a percentage of housing proposed within a development. All individual development proposals that will be subject to the Ordinance will be analyzed as necessary under CEQA with the appropriate CEQA documentation prepared in connection therewith on a case-by-case basis.

In accordance with CEQA Guidelines Section 15164(e), this Addendum to the previously certified FEIR is appropriate to document the County's conclusions that no

further environmental review has been triggered in connection with its consideration of the Affordable Housing Ordinance.

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed project because the Draft EIR identified potentially significant impacts of the proposed project and measures were identified to mitigate those impacts.

This MMRP has been prepared pursuant to the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR.

The County of Lake will be the primary agency, but not the only agency, responsible for implementing the mitigation measures. In some cases, the County or other public agencies will implement measures. The County will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

Mitigation Measures: The mitigation measures are taken from the Draft EIR, in the same order that they appear in the Draft EIR. Minor revisions were necessary to the mitigation measures included in the Draft EIR due to the change in site access alternatives.

Mitigation Timing/Implementation: Identifies at which stage of the project mitigation must be completed.

Monitoring Responsibility: Identifies the party that is responsible for mitigation monitoring.

Compliance Verification Responsibility: Identifies the party that is responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Mitigation Measure	Monitoring Responsibility	Timing/Implementation	Verification (Date and Initials)
MM 4.1.2a	Prior to improvement plan approval, a landscape plan shall be submitted and approved by Lake County that includes details regarding screening of the project site from vehicles traveling on SR 29, as well as detailed plans for the commercial parking areas. Landscaping should consist of native vegetation and features characteristic of the area.	Lake County Community Development Department	Prior to improvement plan approval	
MM 4.1.2b	All project hardscape features, such as parking lots and new non-native softscape features, shall be designed to blend with existing landscape characteristics to the maximum extent feasible. Such features shall be screened as much as possible from off-site views through the use of native vegetation, landscaping, natural features, and other appropriate screening measures.	Lake County Community Development Department	Prior to approval of grading and improvement plans and landscape plan.	
MM 4.1.4	Design standards for the project shall prohibit the use of reflective or glare-producing materials in structures, facilities, and infrastructure associated with development of the project and shall encourage the use of landscaping and other design features to minimize the potential for glare.	Lake County Community Development Department	Prior to improvement plan and landscape plan approval; included in project design standards	
MM 4.3.1	<p>The applicant of the proposed project shall be required to prepare an Emissions Reduction Plan (ERP). The ERP shall be submitted to LCAQMD for review and approval prior to groundbreaking. The ERP shall include all measures recommended by LCAQMD, at the time of development, for the control of fugitive and mobile-source emissions associated with on-site construction activities sufficient to ensure that project-generated emissions would not exceed applicable air quality standards at nearby receptors. At a minimum, these measures shall include, but are not limited to, the following:</p> <p>Fugitive Dust Emissions</p> <ul style="list-style-type: none"> All disturbed areas, including storage piles, that are not being actively used shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person). All material excavated, stockpiled, or graded shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering shall occur at least twice daily for actively disturbed areas, preferably in the mid-morning and after work is completed each day. All on-site unpaved roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. The paving of roadways shall occur as early in the construction phase as possible 	Lake County Community Development Department; LCAQMD.	Implemented prior to and during construction.	

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	<p>to limit fugitive emissions associated with vehicle travel on unpaved surfaces.</p> <ul style="list-style-type: none"> Onsite vehicle speeds on unpaved surfaces shall be limited to 15 mph. All land clearing, grading, earth moving or excavation activities on the project site shall be suspended when winds exceed 20 miles per hour. All inactive portions of the development site shall be seeded and watered until a suitable grass cover is established. Seeding shall be with an approved native seed mix. When materials are transported offsite, all material shall be covered and effectively wetted to limit visible dust emissions, or at least 6 inches of freeboard space from the top of the container shall be maintained. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads, or trucks and any equipment leaving the site each trip shall be washed off, as necessary, to prevent the track-out of material onto adjacent roadways. Cleared vegetation shall be treated by legal means other than open burning, such as chipping, shredding, or grinding. <p>Mobile-Source Emissions</p> <ul style="list-style-type: none"> Diesel-powered construction equipment to be used onsite shall be no more than 10 years old at the time of construction or shall meet the emissions standards or construction equipment that is no more than 10 years old. The construction equipment also shall use low-sulfur content diesel fuel of 15 ppm, or less, by weight, as required by the State of California The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained, in accordance with manufacturer's specifications. Off-road construction equipment shall not be left idling for periods in excess of 5 minutes when not in use. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. Catalytic converters shall be installed on gasoline-powered equipment, in accordance with manufacturer's specifications. 			

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	<ul style="list-style-type: none"> Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by the EPA or California shall be installed, if available. Diesel-powered equipment should be replaced by electric equipment whenever feasible. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible. 			
MM 4.3.2	<p>In the event that naturally occurring asbestos (NOA)-containing soils are unearthed during the construction process, LCAQMD shall be notified immediately, but no later than 1 hour after discovery. Dust controls shall be immediately implemented to prevent dust generation from the NOA soils, and work in the NOA area will be stopped until an Asbestos Hazard Dust Mitigation Plan is prepared and submitted to LCAQMD.</p>	Lake County Community Development Department; LCAQMD.	Implemented during construction.	
MM 4.3.3	<p>The applicant shall implement the following measures to reduce long-term emissions of criteria air pollutants.</p> <ul style="list-style-type: none"> Implement measures exceeding Title 24 energy efficiency standards by 10% or more or comply with EPA/DOE Energy Star Home energy standards. Provide separate, safe, and convenient bicycle and pedestrian paths connecting residential, commercial, and office uses. Implement a development pattern that eliminates physical barriers such as walls, berms, landscaping, and slopes between residential and non-residential uses that impede bicycle or pedestrian circulation. Install EPA Energy Star (high reflectance) roofing materials/underlayment to reduce building heat absorption and summer energy costs. Position structures in a predominantly north-south facing direction, where feasible, and plant deciduous shade trees and bush species near structures in such an arrangement to shade and cool structures during warmer seasons yet allow for solar heating and wind breaks during cooler months. Provide grass paving or reflective surfaces for unshaded parking lot areas, driveways, or fire lanes that reduce standard asphalt paving by 10% or more. Plant deciduous shade trees in parking lots. 	Lake County Community Development Department.	Prior to and during project construction.	

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	<ul style="list-style-type: none"> • Landscape with native drought-resistant species (plants, trees, and bushes) to reduce the demand for gas powered landscape maintenance equipment. • Provide heating systems powered by electricity or propane to serve as the primary heating source. • Prohibit the use of wood-burning fireplaces or stoves. • Incorporate passive solar space heating designs and solar water heaters into residential and commercial units. • Install low nitrogen oxide (NOx) energy-efficient heating and other appliances, such as on-demand water heaters, cooking equipment, refrigerators, furnaces, and boiler units. • Install a gas outlet for use with outdoor cooking appliances, such as a gas barbecue. Install a gas outlet in any proposed fireplaces, including outdoor recreational fireplaces or pits. • Electrical outlets should be installed on the exterior walls of all residential and commercial buildings to promote the use of electric or battery operated yard and landscaping equipment. • Encourage mixed land use and local services to reduce or eliminate vehicle trips by promotion of pedestrian or bicycle trips. • Provide rideshare incentives and infrastructure improvements, such as construction of a park and ride lot. • Road and parking structures shall be paved. Use of reflective paving materials such as Portland concrete or reflective coatings is recommended. • To reduce emissions of airborne particulate matter associated with vehicles traveling on unpaved surfaces during the construction phases, roadways shall be paved as early in the construction process as possible. 			
MM 4.3.5	<p>The following measures shall be implemented:</p> <ul style="list-style-type: none"> • Land uses that have the potential to emit objectionable odorous emissions (e.g., dry cleaning establishments, restaurants, and gasoline stations) shall be located as far away as possible from existing and proposed sensitive receptors or downwind of nearby receptors. • If an odor-emitting facility, as determined by the LCAQMD, is to occupy space in the commercial area, odor control devices shall be installed to reduce the exposure of receptors to objectionable odorous emissions. The LCAQMD shall be consulted to determine applicable/feasible 	Lake County Community Development Department; LCAQMD.	Implemented prior to approval of Tentative Map or approval of general and specific plans of development.	

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	control devices to be installed.			
MM 4.4.2	<p>Per the U.S. Fish and Wildlife (USFWS) guidelines for mitigation credit for a 2007 Programmatic Biological Opinion based in nearby Sonoma County, a minimum of 100 individual plants is required for a site to be considered occupied by Burke's goldfields. Should future monitoring efforts detect a significant number of extant Burke's goldfield plants of at least 100 individuals within the site's wetlands, the following is required:</p> <ol style="list-style-type: none"> In the late spring prior to the filling of the site's existing seasonal wetlands, seeds shall be manually collected from all observed Burke's goldfield plants on-site and properly stored for subsequent translocation into the mitigation wetlands in the same year. Prior permission for seed collection shall be obtained from the California Department of Fish and Game (CDFG) and USFWS. Additionally, topsoil shall be salvaged from the seasonal wetlands and used as inoculum within the mitigation wetlands. In order to provide a supplemental source of Burke's goldfield seeds for distribution into the mitigation wetlands, seeds shall also be collected from the nearest off-site population of Burke's goldfields, located approximately 6.5 miles from the project area. Collection from this site shall require prior permission from CDFG, USFWS, and the landowner. As part of the seed collection permit application, seed and soil inoculum collection and storage procedures shall be provided to CDFG and USFWS. Establishment success for Burke's goldfields within the mitigation wetlands shall be monitored for a 5-year period following seeding. Annual counts of goldfields shall be conducted by a qualified botanist in each mitigation pool and the locations of all newly established sub-populations shall be mapped with a GPS receiver. Annual photo documentation shall also be conducted. Results and photos shall be provided to the USFWS and CDFG in a written monitoring report at the end of each monitoring year (i.e., by December 31). Translocation shall be considered successful if a population of at least 100 plants is established within one or more of the mitigation wetlands by Year 5 without supplemental seeding after Year 1. 	Lake County Community Development Department	Prior to project construction and during the creation of the mitigation wetlands	
MM 4.4.3a	<p>The following measures shall be employed by the project applicant in order to protect valley oak habitat:</p> <ul style="list-style-type: none"> Valley oak trees shall be planted with two inches of diameter at breast height (dbh) for each inch dbh of isolated oak tree removed. 	Lake County Community Development Department; Lake	During construction activities	

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	<ul style="list-style-type: none"> Oak tree plantings shall include a mix of sizes. As a guideline, approximately 25% of plantings should be a 24-gallon box size, approximately 50% should be a 15-gallon box size, and approximately 25% should be a 5-gallon or 1-gallon box size. Valley oak trees shall be planted within the Coyote Creek floodplain to increase valley oak habitat and riparian vegetation. Valley oak trees shall be planted in association with the parks to create additional valley oak habitat in areas where these trees can tolerate the higher water regime. The project applicant shall develop a maintenance and monitoring plan for ensuring the success of valley oak plantings. Monitoring shall occur for 7 years and shall include the replacement of oak mitigation trees that become diseased or die during the monitoring period. Any replacement trees shall be monitored for a total of 7 years commencing from their planting date. Mitigation shall be considered successful when a minimum of 80% of the planted oak trees survive for 7 years. The maintenance and monitoring plan shall include cages for each seedling, identifying a weed control schedule, and outline a watering regime for the plantings. The removal of oak trees on residential lots shall be discouraged, except for diseased, dead, or dying trees or trees designated for removal by a certified arborist. Removal of oak trees shall require prior approval by the Community Development Department Director. Tree removal activities by homeowners on their lots shall be subject to the oak tree preservation measures outlined above. Replanting shall occur at a similar ratio as trees removed by project development. That is, 2 inches dbh shall be planted for each 1 inch dbh specimen removed. The minimum size for planted trees shall be a 24-inch box. Replanting shall occur within the Valley Oaks project site unless it can be demonstrated to the Community Development Department Director that such replanting is not feasible. 	County Department of Public Works		
MM 4.4.3b	<p>The following measures shall be employed by the project applicant in order to protect individual valley oak trees remaining on the site from direct and indirect impacts during project construction, other than the 13 valley oaks that are planned for removal:</p> <ul style="list-style-type: none"> Adhere to the General Tree Preservation Guidelines and Pruning 	Lake County Community Development Department; Lake County Department	During project construction	

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	<p>Standards as outlined in the Tree Inventory for the Valley Oaks Subdivision (Horticultural Associates, 2006).</p> <ul style="list-style-type: none"> Establish a Tree Protection Zone (TPZ) around any tree or group of trees to be retained. The TPZ is a circle equal to the largest radius of a protected tree's drip line plus one foot. The radius is measured from the trunk at the base of the tree to the greatest extent of the tree's drip line. Cutting of branches in order to reduce the size of the TPZ is prohibited. Demarcate the TPZ of any protected trees using orange construction fencing that shall remain in place for the duration of construction activities on the project site. Minimize construction related activities within the TPZ to those activities that can be done by hand. No heavy equipment or machinery shall be operated within the TPZ, in order to prevent soil compaction. Grading is prohibited within the TPZ. Trenching within the TPZ, when permitted, may be conducted only with hand tools or as otherwise directed by a certified arborist, in order to avoid root injury. Roots less than 1 inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked, or damaged area. Major roots over 1 inch in diameter may not be cut without the approval of an arborist. Major roots 3 inches or greater encountered within the tree's drip line during excavation shall not be cut, and exposed roots must be kept moist and covered with earth as soon as possible. Severed roots 1 to 2 inches in diameter shall be cut cleanly, trimmed, treated with pruning compound, and covered as soon as possible. Support roots inside the drip line must be protected. No construction materials, equipment, heavy machinery, oil, gas, or chemicals shall be stored within the TPZ of any protected tree. No wires, unless needed to support a tree, or signs other than small tree identification signs shall be attached to any tree. Lake County shall halt all construction activities within the TPZ of protected trees if these guidelines are violated. Construction shall not resume until the violations have been remedied to the satisfaction of a certified arborist. 	of Public Works		
MM 4.4.a	Under the USFWS conservation guidelines (USFWS, 1999), all elderberry shrubs and trees with a stem diameter of an inch or more at ground level impacted by a proposed project shall be transplanted to a conservation area. The planting area of each transplanted elderberry shall be at least	Lake County Community Development Department	During construction activities	

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	<p>1,800 square feet. In addition, each elderberry transplanted or impacted shall also be replaced at a ratio ranging from 1:1 to 8:1 depending on the size of the transplanted elderberry, the initial habitat association, and the presence or absence of exit holes. Because all of the elderberry trees within the project site are located in upland habitat, riparian mitigation ratios are not applicable (LSA, 2008).</p> <p>According to LSA Associates, the proposed mitigation area for the Valley Oaks project totals approximately 16.2 acres and shall be located along the proposed relocated and restored Coyote Creek riparian corridors, permanently protected and managed under conservation easements. These protected riparian corridors shall contain the 4.2 acres of designated VELB conservation areas. The value of the relocated elderberries as valley longhorn beetle habitat would be greatly enhanced because they shall be located in restored riparian woodland with a diverse association of other native plant species. In addition, their value to other wildlife species would be increased by their association with other native plants in a riparian environment (LSA, 2008).</p>			
MM 4.4.4b	<p>Transplanting and trimming of elderberry shrubs shall be subject to the following minimization measures:</p> <ul style="list-style-type: none"> a. A qualified biological monitor shall be on-site for the duration of the transplanting of the elderberry plant to ensure that no unauthorized take of VELB occurs. If unauthorized take occurs, the monitor shall have the authority to stop work until corrective measures have been completed. The monitor shall immediately report any unauthorized take of VELB or its habitat to the USFWS. b. The affected elderberry plants shall be transplanted during the non-growing season (November through the first two weeks in February), when plants are dormant. This would reduce shock to the plants and increase transplantation success. c. The plants shall be cut back 3 to 6 feet from the ground or to 50% of its height (whichever is taller) by removing branches and stems above this height. The trunks and all stems measuring 1.0 inch or greater in diameter at ground level shall be replanted. Any leaves remaining on the plants shall be removed. d. Holes of adequate size to receive the transplants shall be excavated in 	Lake County Community Development Department	During construction activities and project operation	

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	<p>the conservation areas.</p> <p>e. Plants shall be excavated with a Verner spade, backhoe, front-end loader, or other suitable equipment, with as much of the root ball removed as possible, and immediately replanted in the conservation area. The plants shall be moved by their root balls only, with the root balls secured by wire and wrapped with burlap. The burlap shall be dampened with water, as necessary, to keep the root balls wet. Care shall be taken to ensure that soil is not dislodged from the roots of the transplant. If the sites receiving the transplant do not have adequate soil moisture, the soil shall be pre-wetted a day or two before transplantation. To increase the likelihood of survival, the plants shall be excavated from their current locations and moved to the conservation area on the same day.</p> <p>f. The root balls shall be transplanted so that the tops are level with the existing ground. The soil shall be sufficiently compacted to prevent settlement. Five additional elderberry plantings (cuttings or seedlings) and up to five associated native species plantings shall also be planted within each 1,800 square foot area. The transplants and each new planting shall have their own watering basins measuring at least 3 feet in diameter. Watering basins shall have a continuous berm measuring approximately 8 inches wide at the base and 6 inches high.</p> <p>g. No fertilizers or supplements shall be used when watering the plantings, nor shall the stem tips be painted with pruning substances, as the effects of these compounds on VELB are unknown.</p> <p>h. The transplants shall be monitored daily during the first two weeks after transplantation to ascertain whether additional watering is necessary. If the soil is sandy and well drained, the plants may require watering weekly or twice monthly. If the soil is clayey and poorly drained, it may not be necessary to water after the initial saturation. Most plants would require watering through the first 1 to 2 dry seasons following planting. This shall be accomplished through use of a temporary drip irrigation system.</p>			
MM 4.4.4c	A mix of native plants typically associated with elderberry plants in healthy riparian communities shall be used (e.g., <i>Populus fremontii</i> , Fremont cottonwood; <i>Salix</i> spp., willow; <i>Acer macrophyllum</i> , big leaf maple; valley oak; <i>Fraxinus latifolia</i> , Oregon ash; <i>Rosa californica</i> , California rose; <i>Rubus</i>	Lake County Community Development	During construction activities	

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	<p><i>californica</i>, California blackberry; <i>Rubus parviflorus</i>, thimbleberry). Native plantings shall consist of riparian-associated tree and shrub species obtained from local stock in the planting ratios included in the proposed <i>Valley Elderberry Longhorn Beetle Assessment and Mitigation Plan</i>. Native plantings shall be monitored with the same survival criteria used for elderberry plantings. If feasible, the conservation areas shall also be planted or seeded with native herbaceous species to discourage the establishment of unwanted non-native weedy species.</p>	Department		
MM 4.4.4d	<p>The conservation easement lands and associated VELB conservation areas shall be protected as native riparian habitat. The conservation easement lands may be transferred to a resource agency or appropriate private organization for long term management. A map and written details identifying the specific VELB conservation areas shall be submitted to the USFWS, which must approve the conservation area prior to implementation of the conservation program. In addition, a true, recorded copy of the deed transfer, conservation easement, or deed restriction protecting the conservation area in perpetuity shall be provided to the USFWS before project implementation.</p> <p>a. The project applicant shall ensure that all necessary funding is provided for completion of the mitigation, monitoring, and reporting measures. Long-term management and monitoring of the conservation easement lands shall be funded through a permanent funding mechanism such as homeowner association (HOA) fees, Geological Hazard Abatement District (GHAD) taxes, or Landscape and Lighting District taxes. The project applicant shall fund an endowment adequate to pay for management and monitoring costs until such time as the permanent funding source is established.</p> <p>b. The conservation easement lands shall be subject to the following management guidelines:</p> <p>Weed control: Weeds and other non-native plants shall be removed at least once a year or at the discretion of the USFWS. Mechanical techniques shall be used unless the USFWS approves the use of herbicides.</p> <p>Pesticide and Toxicant Control: Measures shall be taken to ensure that no pesticides enter the VELB conservation areas. No spraying shall be allowed within 100 feet of the area.</p>			

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Mitigation Measure	Mitigation Measure	Monitoring Responsibility	Timing/Implementation	Verification (Date and Initials)
	<p>Litter Control: No dumping of trash or other material shall be allowed. Any trash or other foreign material deposited in the conservation area shall be removed within 10 working days of discovery.</p> <p>Fencing: A 3- to 4- foot tall fence shall be erected around the VELB conservation areas to prevent people and dogs from trespassing into the area.</p> <p>Signs: Prominent signs shall be placed and maintained in perpetuity at the conservation areas, unless otherwise stipulated by the USFWS. The signs shall note that the sites are habitat for the federally threatened VELB and, if appropriate, shall include information on the beetle's natural history and ecology. Signs shall be submitted to the USFWS for approval, and shall be repaired or replaced within 10 working days if they are found to be damaged or destroyed.</p> <p>Allowable/Prohibited Uses: Use of the VELB conservation area shall be restricted to monitoring and maintenance activities conducted by USFWS approved biologists and maintenance personnel. No people or dogs shall be allowed inside the VELB conservation area.</p>			
MM 4.4.4e	<p>The materials and methods to be used in monitoring VELB habitat shall be submitted to the USFWS for approval before the program is implemented. Any required federal permits shall be obtained prior to the initiation of field studies. The population of VELB, the general condition of the conservation areas, and the condition of the conservation plantings within the conservation area shall be monitored over a 5-year period as per the following guidelines:</p> <p>Surveys for the presence of VELB shall be conducted by a qualified biologist at least twice a year between February 14 and June 30, and shall include:</p> <ol style="list-style-type: none"> The number of beetles observed (if any), their condition, behavior, and precise locations. Beetles shall be counted visually only (i.e., no mark-recapture or other methods involving capture shall be used). A census of beetle exit holes in elderberry stems, noting their precise locations and estimated ages. An evaluation of the elderberry plants and associated native plants in the conservation area, including the number of plants, their size, and their condition. An evaluation of the adequacy of the fencing, signs, and weed 	Lake County Planning Department and the Lake County Department of Public Works	Prior to issuance of building permits, during, and after construction activities	

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	<p>control efforts in the conservation area.</p> <p>e. A general assessment of the habitat, including any real or potential threats to the beetle and its host plants, such as erosion, fire, excessive grazing, off-road vehicle use, vandalism, excessive weed growth, etc.</p> <p>2. A written monitoring report shall be prepared by a qualified biologist and submitted to the USFWS at the end of each monitoring year (i.e., by December 31). The report shall address the status and progress of the transplanted and newly planted elderberry plants and associated native plants, as well as any failings of the conservation plan and the steps taken to correct them. Observations of beetles or fresh exit holes shall be noted. Photographs of the conservation area shall be included as appendices to the report. Survival rate, condition (using an appropriate ranking system), and size of the conservation plantings shall be analyzed and summarized in the report. Real and likely future threats shall be addressed, along with suggested remedies and preventive measures (e.g., limiting public access, more frequent removal of invasive non-native vegetation). A copy of each monitoring report, along with photographs, correspondence, and all other pertinent material, shall be deposited at the California Academy of Sciences by December 31 of the monitoring year. A copy of the receipt issued from the Academy library acknowledging receipt of the material or library catalog number shall be submitted to the USFWS.</p> <p>3. Biologists and law enforcement personnel from the USFWS shall be given complete access to the project site and conservation area to monitor transplanting activities and to monitor the VELB and its habitat in perpetuity.</p> <p>4. A minimum survival rate of at least 60% of the elderberry plants and associated native plants shall be maintained throughout the 10-year monitoring period. If survival drops below the 60% threshold, the project applicant shall replace failed plantings within 1 year of discovery.</p> <p>The following measures shall be employed in order to reduce impacts to downstream aquatic and aquatic-dependent species, including the foothill-yellow legged frog.</p> <ul style="list-style-type: none"> The control of off-site storm water flows shall provide for enhanced water quality through on-site retention and filtration systems so that 			
MM 4.4.5	<p>The following measures shall be employed in order to reduce impacts to downstream aquatic and aquatic-dependent species, including the foothill-yellow legged frog.</p> <ul style="list-style-type: none"> The control of off-site storm water flows shall provide for enhanced water quality through on-site retention and filtration systems so that 	Lake County Community Development Department; Lake County Department	Prior to issuance of grading or building permits	

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	<p>sediment and other contaminants are removed from percolating water through settlement and filtration.</p> <ul style="list-style-type: none"> All development shall comply with conditions and requirements as established by the National Pollutant Discharge Elimination System (NPDES) General Construction Permit from Central Valley Regional Water Quality Control Board (CVRWQCB), including all conditions and requirements intended to preserve water quality. The applicant shall adhere to the County's Storm Water Management Ordinance that describes the best management practices (BMPs) that shall be employed to prevent loosened soils, petrochemicals, pesticides, herbicides, and other contaminants carried by stormwater runoff from entering local streams and other water bodies. 	of Public Works		
MM 4.4.6	<p>No more than two weeks prior to the onset of construction or grading activities within 100 feet of aquatic habitat, a qualified biologist will survey the aquatic habitat and the 100 foot buffer surrounding the habitat within the impact area of the project for northwestern pond turtles and their nests. Preconstruction surveys in the 100 foot buffer habitat should be surveyed each morning prior to construction activities. In the event that a turtle is found during construction activities, construction activities shall stop until a qualified biologist, under consultation with CDFG, moves the turtle to a safe location outside of the construction zone. A qualified biologist shall brief all public works personnel, contractors, on-site construction workers, and others involved in the actual construction of the proposed project with educational and identification information regarding the protection and avoidance of the northwestern pond turtle. All observations of northwestern pond turtles and turtle nesting sites within the project area shall be reported to the Lake County Community Development Department and to CDFG.</p>	Lake County Community Development Department; Lake County Public Works Department	Prior to and during construction	
MM 4.4.7	<p>The applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds. The surveyor shall inspect all trees and snags in the project footprint and within a 150-foot radius for raptors and other bird nests. Surveys shall be conducted no more than 14 days prior to ground disturbance or tree removal during the early part of the breeding season (March 1 through May 31) and no more than 30 days prior to ground disturbance or tree removal activities during the late part of the breeding season (June 1 through September 15).</p> <p>If an active nest is located during surveys, the U.S. Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Game</p>	Lake County Community Development Department	Prior to any construction activities	

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	<p>(CDFG) shall be notified regarding the status of the nest(s). Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest(s) until it is abandoned or a qualified biologist deems disturbance potential to be minimal (in consultation with USFWS and/or CDFG). Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 150 feet around the nest) or alteration of the construction schedule.</p> <p>Buffers shall be indicated on maps provided to the applicant's project manager and shall be marked in the field using stakes and flagging at all access points to the buffer. Buffers shall remain in effect until the nest is no longer active, as determined by a biologist with demonstrated raptor experience. Buffer distances may be reduced only in consultation with CDFG (and USFWS for buffers protecting eagle nests).</p> <p>To the extent that is feasible, the project applicant shall avoid removing trees during the nesting season all together (March 1 through September 1).</p>			
MM 4.4.8	<p>To ensure that there will be no adverse impacts to roosting special-status bat species, a survey shall be conducted by a qualified biologist 30 days prior to the removal of any trees and/or buildings. If no bat roosts are detected, then no further action is required if the trees and/or buildings are removed prior to the next breeding season (generally May through September). If tree and/or removal is delayed until the next breeding season, then an additional pre-construction survey shall be conducted 30 days prior to removal of any trees and/or buildings to ensure that a new colony has not established itself. If bats are found roosting within the project site, then the following mitigation will be implemented to reduce the potential disturbance:</p> <p>While unlikely, if a female or maternity colony of bats is found within the project area, and the project can be constructed without the elimination or disturbance of the roosting colony (e.g., if the colony roosts in a large tree not planned for removal), a qualified biologist shall determine what physical and time-limited buffer zones shall be employed to ensure the continued success of the colony. Such buffer zones may include a construction-free barrier of 200 feet from the roost and/or the timing of the construction activities outside of the maternity roost season (after July 31 and before March 1).</p> <p>If an active nursery roost is known to occur within the project site and the project cannot be conducted outside of the maternity roosting season, consultation shall be initiated with CDFG to determine appropriate</p>	Lake County Community Development Department	Prior to issuance of building permits and during and immediately after construction activities	

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	<p>exclusionary or removal methods. The bats shall be excluded from the roosting site after July 31 and before March 1 to prevent the formation of maternity colonies. Non-breeding shall be safely evicted, under the direction of a qualified biologist.</p> <p>The following measures shall be employed in order to reduce impacts to federally protected wetlands preceding and following development of the Valley Oaks project:</p> <ul style="list-style-type: none"> A detailed creek and wetland restoration plan shall be prepared by a person or firm experienced in wetland restoration, submitted for review and approval by state and federal agencies, and implemented as part of the U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Game permit processes. The restoration plan shall include details on programs to create or rehabilitate wetlands, a monitoring program, criteria to determine success of wetland creation and/or rehabilitation, and alternative plans should the wetlands fail to meet the success criteria. Implementation of all mitigation shall result in a no net loss in seasonal and riparian wetland acreage within the project site, and compensate for in-kind loss of wetland functions and values. Riparian trees shall be retained on-site wherever possible. Wetlands and other waters shall be protected from disturbance during project construction by 50-foot buffer zones. Each zone shall begin from the outer bank edge of the seasonal drainages. Wetlands shall be marked with orange construction barrier fencing or stakes and flags. Fencing or other barriers shall remain in place until all construction and restoration work that involves heavy equipment is complete. Buffer zones shall be demarcated in the field by a qualified environmental monitor determined by the County, and all construction activities that must occur within the buffer zone shall be supervised by the environmental monitor. The monitor shall also verify that barrier fencing and flagging are properly located and installed. The monitor shall have the authority to halt all construction activities in the vicinity of wetlands if these guidelines are violated. All activities that damage or degrade wetland hydrology or vegetation such as moving or placement of vehicles, equipment, appliances, or refuse shall be avoided. Use of pesticides shall not be permitted within 100 feet of wetland 	Lake County Community Development Department	Prior to issuance of building permits, during construction activities and project operation	

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	<p>areas. Fertilizers in locations upslope from wetlands, the floodplain, and Coyote Creek shall not be permitted within 100 feet of those areas.</p> <ul style="list-style-type: none"> Chemicals, including household cleaning agents, detergents, motor oil, and other vehicle fluids shall not be placed in wetlands or into storm drains which ultimately feed into wetlands, the floodplain, and Coyote and Putah Creek. Public access to the wetlands, riparian areas, floodplain, and Coyote, Gallagher, and Putah Creeks shall be allowed only for passive recreational activities, save for the VELB conservation area which would be restricted to monitoring personnel only. All linear parks and open space areas shall be set up so that animal feces collection stations are appropriately maintained for perpetuity. 			
MM 4.5.1	<p>An inadvertent-discovery plan shall be prepared before construction begins and shall establish a set of protocols to identify, evaluate, and protect cultural resources accidentally discovered during any project-related activities. This plan shall include the requirements that construction activities be halted within 100 feet of the find and that the County be notified regarding the discovery. A qualified archaeologist approved by the County shall be contracted to determine whether the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist.</p> <p>If human remains are discovered, all work must stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. The requirements of the inadvertent-discovery plan shall be noted on all construction plans.</p>	Lake County Planning Department.	As a condition of project approval, and implemented during project construction.	
MM 4.5.2	<p>Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 100 feet of the discovery, the Lake County Planning Department shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery.</p> <p>Lake County and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. Lake County and the project applicant shall consult and agree upon implementation of a measure or measures that Lake County and the</p>	Lake County Planning Department	As a condition of project approval, and implemented prior to project construction.	

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	project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources.			
MM 4.6.2a	All areas with existing structures shall be stripped of surface vegetation, old fills, debris, and underground utilities. All existing underground utilities shall be removed or rerouted where they exist outside an imaginary plane sloped two horizontal to one vertical (2H:1V) from the outside bottom edge of the nearest foundation element. Voids left from the removal of utilities and other obstructions shall be replaced with compacted engineered fill under the observation of the project geotechnical engineer.	Lake County Public Works Department.	Prior to approval of grading and improvement plans..	
MM 4.6.2b	All structures shall be set back a minimum of 20 feet from the top of the realigned creek bank.	Lake County Public Works Department.	Prior to the issuance of building permits.	
MM 4.6.2c	The top 18 to 36 inches of surface soils and any existing artificial fill shall be removed to their full depth within the proposed building pads, if spread footing and interior concrete slab-on-grade floors are to be used. A layer of visqueen at least 10 ml thick shall be used under all concrete slab-on-grade. The actual depth of the subexcavation shall be determined by a geotechnical engineer in the field during construction.	Lake County Public Works Department.	Prior to the issuance of building permits.	
MM 4.6.2d	All subgrades scheduled to receive fill shall be scarified to minimum depth of eight inches, moisture conditioned to a moisture content within 2% of optimum moisture content, and recompactd to at least 90% of relative maximum dry density as determined by ASTM D-1557 laboratory test procedures.	Lake County Public Works Department.	Prior to the issuance of building permits.	
MM 4.6.2e	All cut and fill slopes shall be graded to inclinations no steeper than two horizontal to one vertical (2H:1V). Any steeper slopes shall be retained and covered with erosion matting or seeded for erosion control.	Lake County Public Works Department.	Prior to the issuance of building permits.	
MM 4.6.2f	All grading, earthwork, foundations, slabs-on-grade, asphaltic concrete pavements, utility trenches, and drainage improvements shall be implemented in accordance with the requirements set forth in the Geotechnical Investigation prepared for the project by PJC & Associates, Inc. (2004). Standard construction pumps shall be used to pump groundwater from temporary utility trenches used during grading.	Lake County Public Works Department.	Prior to the issuance of building permits.	
MM 4.6.2g	If expansive soils are encountered in the interior slab areas proposed for	Lake County	Prior to the issuance of	

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	residential development, the soil shall be removed within 30 inches of the pad sub-grade elevation and no expansive soils shall be used as structural engineered fill. Over excavation to remove the weak soils and any fill shall extend 5 feet beyond the perimeter wall foundations.	Public Works Department.	building permits.	
MM 4.7.3a	All debris identified in the Phase I (i.e., abandoned automobiles, tires, empty containers, paint and roofing materials) shall be removed and disposed of in accordance with Department of Environmental Health rules and regulations.	Lake County Department of Environmental Health.	Prior to issuance of building permits.	
MM 4.7.3b	If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the Lake County Department of Environmental Health. In addition, groundwater and soil investigations for contamination and remediation in the tank vicinity shall be conducted as required by Department of Environmental Health.	Lake County Department of Environmental Health.	During construction activities and prior to issuance of building permits.	
MM 4.7.3c	All demolition activities and the removal of the existing structures on the site shall be in accordance with all applicable Lake County Air Quality Management District and Lake County Department of Environmental Health Rules and Regulations.	Lake County Department of Environmental Health and the Lake County Air Quality Management District.	During demolition activities and prior to issuance of building permits.	
MM 4.7.5a	The propane storage tanks must be tested and proven leak-free prior to use according to the provisions of the National Fire Protection Association (NFPA). These provisions include NFPA 58 <i>Standard for the Storage and Handling of Liquefied Petroleum Gases</i> and NFPA 54 <i>National Fuel Gas Code</i> . Additionally, surface drainage and water table levels shall be evaluated by a qualified engineer before the installation of the tanks to determine if the tanks would have to be secured to the ground to prevent flotation.	Lake County Community Development Department and South Lake County Fire Protection District	Evidence of evaluation of site conditions and testing of tanks shall be provided to the City prior to approval of improvement plans.	
MM 4.7.5b	The CC&Rs for the Valley Oaks project shall include a provision that the homeowners association would obtain maintenance reports from the propane supplier at such time when the tanks are refilled and inspected. The propane supplier for the project site would be required to maintain the underground propane tanks. The Valley Oaks Homeowners Association would be responsible for obtaining a maintenance report from the propane supplier. Each time the container is filled or the system serviced, the equipment shall be checked for possible damage, and water, dirt, or other	Valley Oaks Homeowners Association (HOA) and propane supplier	Incorporated into the CC&Rs for the proposed project and implemented through maintenance reports every time the large tanks are serviced or filled.	

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	foreign matter removed and corrective action taken. Any corroded or damaged piping or equipment must be replaced promptly. Additionally, the surrounding area should be checked for any smells of propane, varying propane levels for any possible leaks, or notice any dead vegetation killed by leaking gas. Furthermore, NPFA 58 and OSHA 29 CFR 1910.110, DOT 49 CFR 172.700 require that all persons handling liquid propane gases be specially trained in proper handling and operating procedures. Therefore, only qualified propane supplier employees should transport, operate, service, and/or install propane systems and containers.			
MM 4.8.1	Development of the project shall incorporate landscaped linear park channels that provide linear storage and attenuation to effectively mitigate against downstream impacts of increased runoff rates produced within the site development.	Lake County Community Development and Public Works Departments.	Requirements to be established prior to approval of site grading and drainage plans.	
MM 4.8.2a	The Upper Coyote Creek Bypass linear park channel shall be required to have capacity to contain the regulatory (100-year) floodplain and floodway for Coyote Creek, plus a minimum of 6 inches of freeboard in conformance with County Hydrology Design Standards (or the minimum freeboard in effect per County Hydrology Design Standards at the time of development). New drainage structures proposed at street crossings of the Upper Coyote Creek Bypass (Pin Oak Drive, Valley Oak Road, Arabian Lane, and Hartmann Road) shall be required to pass a 100-year event discharge. The satisfaction of these requirements shall be supported by detailed hydrologic and hydraulic analyses prepared by a professional engineer registered in the State of California.	Lake County Community Development Department; Lake County Public Works Department	Prior to approval of tentative map (drainage report) and prior to approval of site grading and drainage plans (refined report that incorporates applicable components of detailed design).	
MM 4.8.2b	The project applicant shall secure a Conditional Letter of Map Revision (CLOMR) from FEMA indicating their willingness to revise official FIRM panels to reflect confinement of the regulatory floodplain and floodway for Coyote Creek to the Upper Coyote Creek Bypass linear park through the project area.	Lake County Community Development Department; Lake County Public Works Department	Prior to issuance of a grading permit and prior to approval of the Final Subdivision Map.	
MM 4.8.3	For construction activities that disturb an acre or more of land, the project applicant shall prepare a site and construction-phase specific Storm Water Pollution Prevention Plan (SWPPP) in conformance with the California Stormwater Quality Association Construction Handbook (Construction Handbook) and in compliance with the requirements of the State General Construction Activity Storm Water Permit (CGP). The Construction Handbook provides general guidance for selecting and implementing best	Lake County Community Development Department; Lake County Public Works Department	Prior to and during all phases of project construction.	

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	<p>management practices (BMPs) that eliminate or reduce the discharge of pollutants from construction sites to waters of the state and for developing and implementing stormwater pollution prevention plans that document the selection and implementation of BMPs for a particular construction project. The site-specific SWPPP must describe the site, including a description of the erosion and sediment controls proposed (BMPs for water quality), the means of waste disposal, implementation of approved local plans, control measures of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. The applicant shall submit the SWPPP to the County and file a Notice of Intent with the Central Valley Regional Water Quality Control Board (CVRWQCB).</p> <p>The applicant(s) shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. BMPs identified in the SWPPP shall be utilized in all project site development activities. Implementation of appropriate, effective water quality controls would ensure that stormwater discharges that would result with implementation of the project are in compliance with all current requirements of the RWQCB. The project construction activities would also be required to comply with the County's standards for erosion control during construction.</p>			
MM 4.8.4	<p>Development of the project shall incorporate linear park channels that would provide for linear storage, velocity reduction, and water quality treatment prior to site runoff discharging to downstream creeks. As a part of the design of linear park channels, the applicant shall demonstrate that effective settlement of sediments and water quality treatment would be provided during low flow and high flow events. A plan shall also be provided to facilitate the monitoring and possible removal of accumulated sediments in the event that any toxic accumulations of pollutant constituents are determined to be present in the drainage facilities.</p>	Lake County Community Development Department; Lake County Public Works Department	Prior to approval of site grading and drainage plans.	
MM 4.8.6	<p>Prior to the design of linear park channels that would serve the project site, soil borings shall be taken at representative locations within or adjacent to the channel template(s) to analyze the subsurface soils that are present and the elevation of the subsurface water table. If these soil borings identify shallow groundwater within 5 feet of the proposed bottom elevation of the linear park channel at any location, a liner (natural or manufactured) shall be incorporated into the design of applicable segments of the linear park channel(s), subject to County review and approval. The design of the liner, if applicable, shall be incorporated onto the site improvement plans and prepared by a professional engineer registered in the State of California. If applicable, the requirement for a liner may be waived by the</p>	Lake County Community Development Department; Lake County Public Works Department	Prior to approval of site grading and drainage plans.	

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	County if a study prepared by a professional engineer registered in the State of California indicates that a lesser separation than 5 feet is acceptable.			
MM 4.8.7	The project development shall incorporate appropriate measures to capture and convey storm runoff entering the project from the local watershed serving the Hidden Valley Lake Subdivision to the north through the development for discharge into the proposed Lower Coyote Creek Bypass linear park channel. The method and capacity of conveyance of this flow to the Lower Coyote Creek Bypass linear park channel shall meet applicable County standards. The Lower Coyote Creek Bypass Channel shall have a minimum capacity to convey the 10-year discharge. Excess flow shall also be conveyed in adjacent areas and streets. All new building pads should be designed such that they are not inundated by the 100-year flood event from local drainage facilities. The effectiveness of these measures shall be demonstrated by detailed hydrologic and hydraulic evaluations performed by a professional engineer registered in the State of California.	Lake County Community Development Department; Lake County Public Works Department	Prior to approval of tentative map (drainage report) and prior to approval of site grading and drainage plans (revised report that incorporates applicable components of detailed design).	
MM 4.8.8	Since this project is located within the dam failure inundation area for Coyote Creek Dam, and even though the potential for a dam failure at this location is considered to be beyond the realm of reasonable foreseeability, the Director of the County Office of Emergency Services shall review the project development as it relates to evacuation plans on file for the area as required per County standards. If the Director of the County Office of Emergency Services imposes any special requirements as a result of this review, these special requirements shall be followed, as a condition of site development.	Lake County Office of Emergency Services.	Prior to approval of site grading and drainage plans.	
MM 4.10.1	<p>The following measures shall be implemented to reduce construction-generated noise levels at nearby land uses:</p> <ul style="list-style-type: none"> Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to the hours between 7 a.m. and 7 p.m. every day, according to the County's General Performance Standards. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. 	County of Lake Community Development Department	During all construction activities.	
MM 4.10.2a	The County shall require that an acoustical assessment be performed prior to construction of the medium density residential site, the senior housing site, the congregate care facility, and any office building sites. Where the	Lake County Planning	Prior to issuance of building permits, and included as a condition of	

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	acoustical analyses determine that noise levels would exceed applicable County noise standards of 45 dBA L_{dn} for interior noise, the County shall require the implementation of noise attenuation measures sufficient to achieve compliance with County noise standards at nearby noise-sensitive land uses. Such measures may include, but are not limited to, the incorporation of setbacks, sound barriers, berms, and/or equipment enclosures.	Department	approval of the Specific Plan of Development	
MM 4.10.2b	To achieve the desired acoustical performance for the single-family lots located near SR 29, sound barriers shall be constructed according to the specifications provided in the acoustical analysis performed by SSACS (2007) (see Appendix H).	Lake County Planning Department	Prior to issuance of building permits, and included as a condition of approval of the Specific Plan of Development	
MM 4.10.3a	The following mitigation shall be implemented to reduce potential noise impacts associated with the proposed open space/park areas: <ul style="list-style-type: none"> Use of open space/park areas shall be prohibited during the nighttime hours of 10 P.M. to 7 A.M. Signage designating hours of use shall be posted at primary entrances to open space/park areas. Landscape maintenance activities for the proposed open space/park areas shall be permitted only between the hours of 7 A.M. and 8 P.M. 	Lake County Planning Department	During project operation	
MM 4.10.3b	The County shall require that an acoustical assessment be performed prior to construction of the commercial sites. Where the acoustical analyses determine that stationary source noise levels would exceed applicable County noise standards of 45 dBA L_{dn} for interior noise, the County shall require the implementation of noise attenuation measures sufficient to achieve compliance with County noise standards at nearby noise-sensitive land uses. These measures include, but are not limited to, construction of sound barriers around delivery areas, limiting the scheduled hours for deliveries, and/or construction of sound barriers around HVAC equipment.	Lake County Planning Department	Prior to issuance of building permits, and included as a condition of approval of the Specific Plan of Development	
MM 4.12.1.1	The project applicant shall require that adequate fire flows and sprinklers are installed in the commercial units, residential care facility, senior living units, and medium density residential units to the satisfaction of the SLCFPD.	South Lake County Fire Protection District.	Prior to issuance of certificates of occupancy.	
MM 4.12.1.2	Prior to the approval of the final map or improvement plans, whichever comes first, the applicant shall work with SLCFPD on the design of the project's emergency access circulation system to comply with established standards and ensure acceptable response times. The applicant shall submit the final plans to SLCFPD for review and approval.	South Lake County Fire Protection District.	Prior to approval of improvement plans or final map, whichever occurs first.	

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Mitigation Measure	Mitigation Measure	Monitoring Responsibility	Timing/Implementation	Verification (Date and Initials)
MM 4.12.2.1	The Public Facilities Financing Plan for the proposed Valley Oaks project shall demonstrate that there are sufficient sources of funding to provide adequate law enforcement personnel, equipment, and facilities required to maintain existing levels of service.	Lake County Sheriff's Department; Lake County Community Development Department	Prior to approval of the Valley Oaks Public Facilities Financing Plan	
MM 4.13.1	<p>The project applicant shall pay their fair share to improvements, through the County's Transportation Impact Fee Program, to either the SR 29/Valley Oaks Boulevard-Spruce Road Extension intersection (Alternatives A and B) or the addition of a fourth leg to the roundabout to be located between the existing location of Hartmann Road and Arabian Lane along SR 29 (Alternative C) in order to reduce LOS levels to acceptable standards. The fair share will be determined by the County. Proposed recommended improvements associated with each of these three alternatives are described below.</p> <p>Alternative A</p> <ul style="list-style-type: none"> A single lane roundabout should be constructed. The design would need to be coordinated with any modifications made by Caltrans to the intersection nearby at SR29/Hartmann Road. <p>Alternative B</p> <ul style="list-style-type: none"> Single left-turn lanes should be constructed on northbound and southbound SR 29 and westbound approaches providing 75 feet of stacking northbound, 450 of stacking southbound, and 125 feet of stacking westbound. The eastbound approach should include a right-turn lane with 50 feet of stacking space. The northbound approach should include separate left-turn, through, and right-turn lanes. Protected left-turn phasing should be provided on the northbound and southbound SR 29 approaches and split phasing on the eastbound and westbound approaches. Right-turn overlap phasing should be provided on the northbound, eastbound, and westbound approaches. <p>Alternative C</p> <ul style="list-style-type: none"> A single lane roundabout should be constructed that 	Lake County Public Works Department	During project construction	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Mitigation Measure	Monitoring Responsibility	Timing/Implementation	Verification (Date and Initials)
	<p>combines the Hartmann Road and Valley Oaks Boulevard intersections into a single four-legged roundabout.</p> <ul style="list-style-type: none"> The intersection at SR 29/Arabian Lane would be retained, limited to right-turn access and egress only. 			

