

Huttopia Six Sigma Glamping Project Mitigation Monitoring and Reporting Program

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Generate a new source of light and glare from exterior lighting.	AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance. Security lighting shall be motion activated.	Applicant	Applicant	Prior to occupancy	
AIR QUALITY					
Impact air quality temporarily during construction activities and permanently operation.	AQ-1: Prior to operation, the primary access roads and parking area shall be constructed, surfaced, and maintained with an all-weather surface of asphaltic concrete or concrete unless another all-weather surface is approved by the review authority to minimize dust impacts to the public, visitors and road traffic. All areas subject to semi-truck/trailer traffic shall require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use/overflow driveways and parking areas if it receives regular palliative treatment. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits. The use of white rock for surfacing is prohibited.	Applicant/ Contractor	Applicant	Prior to occupancy	
	AQ-2: All vegetation removed during site development shall be chipped and spread for ground cover, erosion control and/or biomass feedstock. The burning of vegetation, construction debris, or waste material is prohibited.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-3: Dust control measures shall be implemented to minimize fugitive dust emissions from the project site. Dust control measures may consist of approved chemical, structural, or mechanical methods and shall be reapplied at the necessary intervals to prevent wind erosion.	Applicant	Applicant	During construction and operation	
	AQ-4: All mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel powered equipment shall meet the requirements of the State Air toxic Control Measures for CI engines as well as Lake County Noise and Emission Standards.	Applicant	Applicant	During operation	
BIOLOGICAL RESOURCES					
Impact species identified as a candidate, sensitive, or special status species.	BIO-1: If an trees suitable the use by pallid bats are to be removed (outside of the dates listed below), any tree to be removed that is suitable for use by pallid bats shall be surveyed for signs of bats. This survey shall occur no earlier than fourteen days prior to tree removal. Suitable trees include those with hollows and/or shedding bark. If pallid bats, or other bats with sensitive regulatory status, are discovered during the surveys, a buffer of	Applicant/ Contractor	Applicant	During site development and construction	

<p>50-feet should be established on recommendation of the surveying biologist. Removal of these roost trees shall be restricted to between September 15 and October 15, when young of the year are capable of flying, or between February 15 and April 1 to avoid hibernating bats and prior to formation of maternity sites.</p>				
<p>BIO-2: To the extent feasible, construction, including vegetation removal, shall occur outside of the nesting season of the white-tailed kites (February 15 through August 31). If construction during the nesting season cannot be avoided, any required vegetation removal should be the minimal amount necessary for construction and should be completed prior to the nesting season. In the event that vegetation removal is necessary during the nesting season, the work shall be preceded by a pre-construction nest survey conducted by a qualified biologist within two weeks of disturbance. If an active nest of a sensitive bird species is found, a construction buffer shall be established around it in consultation with CDFW staff and shall remain in place until fledging is completed or until it is determined that the nesting effort has failed as determined by the qualified biologist.</p>	Applicant/ Contractor	Applicant	During site development and construction	
<p>BIO-3: Use If construction activities occur within 50 feet of a willow thicket habitat during the breeding season (February 15 through August 31), surveys for the yellow-breasted chat and the yellow warbler and mitigation, as described in BIO-2, shall be implemented.</p>	Applicant/ Contractor	Applicant	During site development and construction	
<p>BIO-4: Use of woodland openings and grassland habitat should be emphasized as demonstrated in the proposed project design. No trees greater than 6-inches in diameter should be removed without prior consultation with County staff to determine the mitigation required that is consistent with preserving on-site oak woodlands in a manner consistent with local planning policies.</p>	Applicant/ Contractor	Applicant	During site development and construction	
<p>BIO-5: Construction of trails, foundations, roadways, etc., should avoid excavation beneath the driplines of established oak trees. In particular, trails should minimize actual excavation and implement state of the art erosion control (e.g. rolling dips vs. water bars, etc.) where excavation is necessary.</p>	Applicant/ Contractor	Applicant	During site development and construction	
<p><u>BIO-6:</u> To minimize disturbance of native wildlife using the valley as a movement corridor, the following measures should be implemented:</p> <ul style="list-style-type: none"> • Pets, if allowed, should be kept indoors at night and dogs should be on a leash or under direct supervision. • Use of overhead lighting should be avoided. Minor, on-ground, path lighting may be allowed. • Night-time noise, particularly amplified music, should be subject to a curfew. • Restrooms should be readily available throughout the resort and their use encouraged to avoid inadvertent scent marking. 	Applicant	Applicant	During operation	

Impact riparian habitat or other sensitive natural community.	BIO-7: Project design should minimize waterway crossings. Where these are necessary, it is recommended that they emphasize use of open bank areas lacking dense riparian vegetation. Crossings of small waterways should consist of small bank-to-bank bridges not requiring excavation or footings, if possible. Use of in-channel crossings, particularly in areas containing perennial or long-duration flows and/or in-channel riparian vegetation, should be avoided. Use of mountain bikes on saturated earth trails during the winter and spring months should be avoided. Minor saturated areas may be planked. Any work involving placement of fill or structures within waterways should obtain the necessary permits, as required, from the U.S. Army Corp of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife.	Applicant/ Contractor	Applicant	During site development and construction	
	BIO-8: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and HCD Regulations, including preparation and implementation of an Erosion Control Plan approved by HCD. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.	Applicant/ Contractor	Applicant	During site development, construction, and operation	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	CUL-1: Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.	Applicant	Applicant	During site development and construction	
	CUL-2: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.	Applicant	Applicant	During site development and construction	
	CUL-3: All on-site personnel of the project shall receive resource sensitivity training, up to 8-hours, as advised by a project Tribal Cultural Advisor, designated by the Tribe, prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.			Prior to site development	
HAZARDS & HAZARDOUS MATERIALS					

Create a hazard to the public or the environment due to an accidental release of hazardous materials.	<u>HAZ-1:</u> If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.	Applicant	Applicant	During operation	
Expose people or structures, directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	<u>HAZ-3:</u> During construction, staging areas or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles and heavy equipment.	Applicant	Applicant	During operation	
	<u>HAZ-2:</u> All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant	Applicant	During construction and operation	
	<u>HAZ-4:</u> The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention.	Applicant	Applicant	During operation	
	<u>HAZ-5:</u> Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.	Applicant	Applicant	During operation	
HYDROLOGY/WATER QUALITY					
Degrade surface water quality due to industrial activities.	<u>HYD-1:</u> Prior to operation, the applicant shall obtain all necessary federal, state, and local agency permits and shall submit a copy of said permit(s) to the Community Development Department within 30 days of obtaining the permit(s). If the permit is required for construction activities, the applicant shall provide a copy of the permit to the Community Development Department prior to commencement of construction.	Applicant	Applicant	Prior to commencement of the activity requiring the permit.	
NOISE					
Exceed noise standards beyond the property boundaries due to construction activities and operating equipment associated with the new facility.	<u>NOI-1:</u> All construction activities including engine warm-up shall be limited to Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. Contractors shall implement noise-reducing measures during construction when occupied residences or other sensitive receptors are located within 500 feet.	Applicant/ Contractor	Applicant/ Contractor	During site development and construction	
	<u>NOI -2:</u> The proposed project shall comply with the noise standards identified in Section 41.11 of the Zoning Ordinance, including, but not limited to: maximum non-construction project-related noise levels shall not exceed: (a) 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to residential districts; and (b) 60 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 55 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to commercial districts	Applicant/ Contractor	Applicant	During operation	

	at the property lines as outlined in Table 11.1. Should the proposed project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed project is compliant with noise standards.				
TRANSPORTATION					
Impact site distance.	<u>TRAF-1</u> : To preserve existing sight lines on Spruce Grove Road at the project driveway, any signs or landscaping installed along the project frontage with Spruce Grove Road should be low lying or set-back.	Applicant	Applicant	During site development and operation	
WILDFIRE					
Expose people or structures to significant downslope risks.	<u>WILD-1</u> : If a wildfire occurs at the project site, the site is to be inspected post-fire to evaluate downslope landslide hazards. Areas where hazards are identified to exist shall be closed until slopes have been stabilized.	Applicant	Applicant	During operation	