

**Frosty Oaks, LLC. Project Mitigation Monitoring and Reporting Program  
Major Use Permit, UP 19-46; Initial Study, IS 19-65**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>AIR QUALITY</b>					
Potential to impact air quality temporarily during construction activities and permanently operation.	AQ-1: Before cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.	Applicant	Applicant	Prior to operation	
	AQ-2: All mobile diesel equipment used must comply with state registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.	Applicant	Applicant	During site development and construction	
	AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant	Applicant	During construction and operation	
	AQ-4: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.	Applicant	Applicant	During operation	
	AQ-5: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.	Applicant	Applicant	During site development and construction	
	AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant	Applicant	During site development and construction	
<b>BIOLOGICAL RESOURCES</b>					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1: All waste and by-products shall be kept in plastic drums with tight fitting lids so that water is not able to make contact with the contents and potentially leach into the environment.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
	BIO-2: Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	

	BIO-3: Native species appropriate to the local habitat shall be used for all revegetation purposes. Non-invasive, non-persistent grass species (e.g., barley grass) may be used for their temporary erosion control benefits to stabilize disturbed slopes and prevent exposure of disturbed soils to rainfall.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
	BIO-4: When heavy equipment is used, any woody debris and stream bank or streambed vegetation disturbed shall be replaced to a pre-project density with native species appropriate to the site.	Applicant/ Contractor	Applicant	Prior to site development and construction	
	BIO-5: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-6: Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-7: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water-vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool and/or river is prohibited. The applicant shall not engage in unlawful or unpermitted drawing of surface water.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-8: Seek a domestic use registration for ponds from California Water Board, Division of Water Rights for wildlife.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-9: The applicant shall maintain all necessary permits from the Central Valley Regional Water Quality Control Board and submit written verification to the Community Development Department. A copy of all permits shall be included in the Annual Performance Report.	Applicant/ Contractor	Applicant/ Contractor	Prior to construction	
	BIO-10: If brush or tree removal work is to be conducted within the breeding season (February 15th-August 15th) a nesting bird survey should take place by a qualified biologist no more than 3 days prior to impact or removal of vegetation. Any active nests should be protected with a 50-100 foot buffer (species dependent) until the nest is found to be no longer active.	Applicant/ Contractor	Applicant/ Contractor	Prior to construction	
	BIO-11: If additional project expansion is planned, the new project area should be evaluated for species impacts prior to site grading or vegetation removal.	Applicant/ Contractor	Applicant; Contractor; Community Development Department	Prior to construction	
<b>CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES</b>					
Disturb an archaeological resource or human remains during construction activities.	CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe(s) shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5.	Applicant	Applicant	Prior to site development and construction	

	CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe(s) shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Applicant	Applicant	During site development and construction	
	CUL-3: No ground disturbance activity shall take place in the recorded prehistoric area, however if ground disturbance is ever planned, a mitigation plan must be developed to protect or recover the information contained in this resource in accordance with California Environmental Quality Act (CEQA).	Applicant	Applicant	The life of the project	
	CUL-4: The recorded prehistoric site shall be avoided by both construction and equipment staging activities.	Applicant/ Contractor	Applicant/ Contractor	The life of the project	
<b>GEOLOGY AND SOILS</b>					
The proposed project will not cause potential substantial adverse effects. However, minor ground disturbance is proposed for site preparation	GEO-1: Prior to any ground disturbance, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation. The applicant shall include a detailed description of the relocation or proper disposal of excess soil of said excavation.	Applicant	Applicant	Prior to development and during operation	
	GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.	Applicant	Applicant	During operation	
	GEO-3: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.	Applicant	Applicant	During construction and operation	
	GEO-4: The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.	Applicant	Applicant	During construction and operation	

	GEO-5: Divert runoff away from unprotected slopes or loose soils using a combination of mats, geotextiles, silt fencing, straw wattles, check dams, sediment basins, vegetated buffers, or rock armor.	Applicant	Applicant	During construction and operation	
	GEO-6: All temporary exposed piles or soil or surface disturbances shall have tarping and sand bags or other stabilization materials deployed in order to prevent discharge of sediments in the event of a rain or wind event.	Applicant	Applicant	During construction and operation	
	GEO-7: Avoidance of earthwork on steep slopes and minimization of cut/fill volumes, combined with proper compaction, shall occur to ensure the area is resilient to issues associated with seismic events and mass wasting. If cracks are observed or new construction is anticipated, consultation with a qualified profession is recommended.	Applicant	Applicant	During construction and operation	
<b>HYDROLOGY AND WATER QUALITY</b>					
The proposed project has potential to affect water quality of Indian Creek	HYD-1: The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.	Applicant/ Contractor	Applicant/ Contractor	During site development and construction	
	HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.	Applicant/ Contractor	Applicant; Contractor; Community Development Department; Department of Water Resources	Prior to construction	
	HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Life of project	
	HYD-4: The applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulation and conform to all building codes.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Prior to construction	
	HYD-5: A road assessment is recommended for all roads within the Project Area to further identify areas for improvement.	Applicant/ Contractor/Community	Applicant; Community Development Department	Prior to any construction (TBD)	

		Development Department			
	HYD-6: To remediate sediment impacts within and adjacent to project area watercourses, a Lake and Streambed Alteration Agreement is being recommended for submission to the California Department of Fish and Wildlife.	Applicant/ Contractor	Applicant/ Contractor	Prior to construction	
	HYD-7: A water quality permit or Cannabis Cultivation General Order Waste Discharge Requirement from the California Water Board is recommended to ensure waste waters discharged from the project area do not adversely affect waters of the State and to ensure appropriate water resource buffer zones are established.	Applicant/ Contractor	Applicant/ Contractor	Prior to operation	
	HYD-8: Prior to construction, the applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulation and conform to all building codes.	Applicant/ Contractor	Applicant/ Contractor	Prior to construction	
<b>NOISE</b>					
The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations.	NOI-1: All construction activities including engine warm-up shall be limited 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.	Applicant	Applicant	During site development and operation	
	NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 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. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant	Applicant	During site development and operation	
	NOI-3: The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.	Applicant	Applicant	During site development and operation	