

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) MITIGATION MONITORING AND REPORTING PROGRAM

Initial Study (IS 21-15)

Major Use Permit (UP 21-14)

Early Activation (EA 21-14) of Use

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The proposed project has the potential to generate a new source of light and glare from exterior and interior lighting.	<u>AES-1:</u> All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements of darkskies.org.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to operation	
	<u>AES-2:</u> All cannabis-related buildings shall be screened from view from neighboring lots and public roads by a minimum 6' tall screening fence.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to operation	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently throughout operation.	<u>AQ-1:</u> Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director.	Applicant	Applicant	Prior to operation	
	<u>AQ-2:</u> All Mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	<u>AQ-3:</u> 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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	<u>AQ-4:</u> 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 to the Lake County Air Quality Management District.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	

	AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all-weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	AQ-7: All areas subject to 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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	AQ-8: All buildings proposed for cannabis processing shall be equipped with filtration systems that prevent the movement of odors, pesticides, and other air borne contaminants out of or into the structure. Prior to cultivation, the applicants shall submit a <u>Filtration System Plan</u> to the Community Development Department for review and approval.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to operation	
	AQ-9: The applicant shall adhere to all operations and procedures within the Property Management Plan.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	<u>BIO-1:</u> (Waterways): Any project activities that would result in the fill of any waters may be required to obtain the following permits. <ul style="list-style-type: none"> • US Army Corps of Engineers Nationwide Permit • Regional Water Control Board – 401 Water Quality Certification • California Department of Fish and Wildlife 1601 Stream Bed Alternation Agreement. 	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction	
	<u>BIO-2:</u> (Erosion Control): All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharge associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP may be required).	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	<u>BIO-3:</u> (Creek Buffer): The applicant shall maintain a minimum of a one-hundred (100) foot setbacks from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	<u>BIO-4:</u> (Staging Area): The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development	

	be newly developed for the purpose of staging.			and construction;	
	<u>BIO-5:</u> Prior to any ground disturbance and/or vegetation removal, the applicant shall have a pre-construction survey conducted by a qualified biologist for special-status plant and animal species to ensure that special-status species are not present. If any listed species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction	
	<u>BIO-6:</u> (Pre-Survey): The applicant shall have a pre-construction survey conducted by a qualified biologist within 500 feet of proposed construction areas for the presence of special-status bird species and/or any nesting bird species prior to construction. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	<u>CUL-1:</u> 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 applicant shall notify the local overseeing Tribe, and a qualified archaeologist 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, the applicant shall notify the Sheriff’s Department, the local overseeing Tribe, and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	<u>CUL-2:</u> 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 Middletown Rancheria shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
HYDROLOGY AND WATER QUALITY					
The proposed project has potential to affect water quality of creeks that flow through the property.	<u>HYD-1:</u> The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and construction	

	<u>HYD-2:</u> The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected 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(s)	Applicant/ Contractor(s); Community Development Department; Department of Water Resources	Prior to construction	
	<u>HYD-3:</u> 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.	Applicant/ Contractor(s)	Applicant/ Contractor(s); Community Development Department; Department of Water Resources	Life of project	
NOISE					
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.	<u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and operation	
	<u>NOI -2:</u> Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and operation	