

## MITIGATION MONITORING AND REPORTING PROGRAM

Initial Study, IS 21-06

Major Use Permit, UP 21-06

Early Activation of Use, EA 21-06

| Potential Impact  | Mitigation Measure  | Implementation Responsibility | Monitoring & Reporting Responsibility | Timing                            | Date Implemented |
|---|---|-------------------------------|---------------------------------------|-----------------------------------|------------------|
| <b>AESTHETICS</b>   |   |                               |                                       |                                   |                  |
| The proposed project has the potential to generate a new source of light and glare from exterior and interior lighting. | AES-1: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.   | Applicant/<br>Contractor(s)   | Applicant/<br>Contractor(s)           | Prior to operation                |                  |
|   | AES-2: 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/<br>Contractor(s)   | Applicant/<br>Contractor(s)           | Prior to operation                |                  |
| <b>AIR QUALITY</b>  |   |                               |                                       |                                   |                  |
| Potential to impact air quality temporarily during construction activities and permanently throughout operation.        | AQ-1: 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                |                  |
|   | AQ-2: 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/<br>Contractor(s)   | Applicant/<br>Contractor(s)           | During construction and operation |                  |
|   | AQ-3: 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/<br>Contractor(s)   | Applicant/<br>Contractor(s)           | During construction and operation |                  |
|   | AQ-4: 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/<br>Contractor(s)   | Applicant/<br>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/<br>Contractor(s)   | Applicant/<br>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/<br>Contractor(s)   | Applicant/<br>Contractor(s)           | During construction and operation |                  |

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|  | 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | During<br>construction<br>and operation   |  |
|  | AQ-8: The ventilation system of the Drying & Harvest Storage Facility shall be equipped with carbon filters/air scrubbers. The carbon filters/air scrubbers shall be replaced quarterly.  |                             |                             |   |  |
| <b>BIOLOGICAL RESOURCES</b>  |   |                             |                             |   |  |
| Potential to impact species identified as a candidate, sensitive, or special status species. | BIO-1: Prior to ground disturbance, the applicant shall establish the following: <ul style="list-style-type: none"> <li>• Thirty (30) acres “No Development Zone” as described in the Property Management Plan in the northern half of the project’s parcels for the six acres of Blue Oak Woodland habitat to be disturbed.</li> <li>• Five (5) Oak Trees will be planted and cared for until they are established for each oak tree removed.</li> <li>• Establish and maintain a 50-foot buffer around the Konocti Manzanita.</li> </ul>  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and<br>during site<br>development<br>and<br>construction;<br>life of project |  |
|  | BIO-2 (Nesting Birds): Prior to the commencement of vegetation clearing and/or tree falling during the Nesting Bird Breeding season(s), a survey for nesting birds shall be conducted by a qualified biologist. <ul style="list-style-type: none"> <li>• <i>If active nests are present in the Study Area during construction of the project, CDFW shall be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include but are not limited to the 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.</i></li> </ul> | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and<br>during site<br>development<br>and<br>construction;<br>life of project |  |
|  | BIO-3 (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 Plan (SWPP may be required).  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to<br>operation   |  |
|  | BIO-4 (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 be newly developed for the purpose of staging.   | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and<br>during site<br>development<br>and                                     |  |

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|   | BIO-5: 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and<br>during site<br>development<br>and<br>construction;<br>life of project |  |
| <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 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and<br>during site<br>development<br>and<br>construction;<br>life of project |  |
|   | 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 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and<br>during site<br>development<br>and<br>construction;<br>life of project |  |
|   | CUL-3: All staging or storage of materials to develop the commercial cannabis cultivation, shall be located in previous disturbed areas only.  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site<br>development<br>and<br>construction                                     |  |
|   | CUL-4: If ground disturbance occurs outside any previously disturbed area, a qualified Archaeologist shall conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.   | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site<br>development<br>and<br>construction;<br>life of project                 |  |
| <b>GEOLOGY AND SOILS</b>  |  |                             |                             |   |  |
| The proposed project will not cause potential subtidal adverse effects. However, minor ground disturbance is proposed for site preparation. | GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval. <ul style="list-style-type: none"> <li>Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices</li> </ul>  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to site<br>development<br>and<br>construction                                   |  |

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|   | (BMPs) in accordance with Chapters 29 and 30 of the Lake County Code. <ul style="list-style-type: none"> <li>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. All BMP's shall be maintained for life of the project.</li> </ul>  |                             |                             |   |  |
|   | GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development. The project design shall incorporate appropriate BMPs consistent with County and State Water Quality Regulations to the maximum extent practicable. 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to site development and construction                |  |
|   | GEO-3: 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 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site development and construction                  |  |
|   | GEO-4: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary.  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site development and construction; life of project |  |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>  |   |                             |                             |   |  |
| The proposed project has the potential to create a hazard to the environment through routine transport, use or disposal of hazardous materials. | HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During construction and operation                         |  |
|   | HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.   | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During construction and operation                         |  |
|   | HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During construction and operation                         |  |

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|  | and materials shall be stored in the staging areas away from all known waterways.   |                             |  |  |  |
|  | HAZ- 4: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site. | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s)  | During construction and operation        |  |
|  | HAZ-5: 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 into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.   | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s)  | During construction and operation        |  |
|  | HAZ-6: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.   | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s)  | During construction and operation        |  |
|  | HAZ-7: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.   | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s)  | During construction and operation        |  |
| <b>HYDROLOGY AND WATER QUALITY</b>   |   |                             |  |  |  |
| The proposed project has potential to affect water quality of creeks that flow through the property. | HYD-1: The project design shall incorporate the sediment and erosion control measures outlined on the project's Erosion and Sediment Control Site Plan, to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s)  | During site development and construction |  |
|  | HYD-2: 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  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s);<br>Community Development Department;<br>Department of Water Resources | Life of project                          |  |

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|   | 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.  |                             |                             |   |  |
| <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. | <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/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site<br>development<br>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/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site<br>development<br>and operation |  |
|   | <u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.                  | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site<br>development<br>and operation |  |