

## Ghost Dance, LLC Project Mitigation Monitoring and Reporting Program

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>AESTHETICS</b>					
The proposed project has a potential to generate a new source of light and glare from exterior lighting and interior lighting for the proposed greenhouse.	AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.	Applicant	Applicant	Prior to operation	
<b>AIR QUALITY</b>					
Potential to impact air quality temporarily during construction activities and permanently operation.	AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.	Applicant/ Contractor	Applicant/ Contractor	Prior to operation	
	AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be 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	Applicant/ Contractor	During site development and construction	
	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/ Contractor	Applicant/ Contractor	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/ Contractor	Applicant/ Contractor	During 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	Applicant/ Contractor	During 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	Applicant/ Contractor	During operation	
	AQ-7: 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/ Contractor	Applicant/ Contractor	During operation	
<b>BIOLOGICAL RESOURCES</b>					
Potential to impact species identified as a candidate,	BIO-1: If construction activities result in the removal of undisturbed chaparral, woodland or forest vegetation, a pre-construction survey for	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site	

sensitive, or special status species.	special-status species shall be performed by a qualified biologist prior to construction to ensure that special-status species are not present. If any listed species detected, construction shall be halted, and the appropriate wildlife agency shall be consulted and project impacts and mitigations reassessed.			development and construction	
	BIO-2: Prior to any ground disturbance, all workers shall be trained by a qualified biologist as to the sensitivity of the special-status species potentially occurring in the project area. No groundbreaking activities will occur during rain events, defined as ¼ inch of rain falling within a 24-hour period. Activities may occur 24 hours after the end of the rain event.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction	
	BIO-3: If the establishment of cultivation operations requires the destruction of undisturbed chaparral, pine-oak forest or gray pine woodland habitat, a botanical survey shall be conducted prior to disturbance to identify if any special-status plant species are present and to delineate sensitive and non-sensitive plant habitat.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction	
	BIO-4: If wildlife is encountered during operation, the applicant shall halt all activities so that wildlife may traverse their course.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction	
<b>CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES</b>					
Disturb an archaeological resource or human remains during construction activities.	CUL-1: Boundaries of archaeological sites shall be identified and fenced off to assure the site will not be impacted during ground disturbance.	Applicant/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
	CUL-2: Ground disturbing development activities within the immediate vicinity of the archaeological sites shall be monitored by a Native American observer and archaeologist.	Applicant/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
	CUL-3: 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/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	

	CUL-4: 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/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
	CUL-5: Prior to initial ground disturbance, the applicant and the Tribe shall coordinate and jointly select a Tribal Cultural Advisor designated by the Tribe to facilitate mitigation measures related to tribal cultural resources of the Project in coordination with the applicant.	Applicant/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
	CUL-6: All ground disturbing activities occurring in conjunction with the project or within the Project Area shall be monitored by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined with the Tribal Cultural Advisor. If the project Tribal Cultural Advisor advises that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot- checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries as detailed in CUL-3.	Applicant/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
	CUL-7: All on-site personnel of the project shall receive resource sensitivity training as advised by the project Tribal Cultural Advisor 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.	Applicant/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
	CUL-8: The Project applicant-must meet and confer with the Tribe, at least twenty (20) days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project.	Applicant/ Contractor	Applicant/ Contractor	Prior and during to site development and construction	
<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	Applicant	Applicant	Prior to development and during operation	

	and water bars shall be used as permanent erosion control after project installation.				
	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	
<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: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. 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	Applicant	During operation	
	HAZ-2: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant	Applicant	During operation	
	HAZ-3: 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	Applicant	During operation	
<b>HYDROLOGY AND WATER QUALITY</b>					
The proposed project has potential to affect water quality of Clover Creek.	HYD-1: 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 a creek.	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.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Life of project	
<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 7:00am 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	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 7:00AM 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	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 7:00AM 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	Applicant	During site development and operation	
<b>TRANSPORTATION</b>					
The propose project will not have a direct significant impact on roadway when considering the project in isolation. However, the road must meet minimum road standards.	TRANS-1: Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.	Applicant/ Contractor	Applicant/ Contractor	Prior to development and during operation	
	TRANS-2: Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.	Applicant/ Contractor	Applicant/ Contractor	Prior to development and during operation	