

Grizzly Ranch Project Mitigation Monitoring and Reporting Program (IS 20-69)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The proposed project has a potential to generate a new source of light and glare from exterior lighting and interior lighting for the proposed processing facility.	AES -1: Prior to Operation (if applicable), all greenhouses shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Therefore, the applicant shall submit a Blackout Film/Materials Plan to the Lake County Community Development Department for review and approval prior to issuance of any permits for greenhouses.	Applicant/ Contractor	Applicant/ Contractor	Prior to operation	
	AES-2: 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/ Contractor	Applicant/ Contractor	Prior to and during operation	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently operation.	AQ-1: Prior to cultivation, the applicant shall submit an <u>Odor Control Plan</u> 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	
	AQ-8: All greenhouses and buildings proposed for cannabis processing shall be equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure. Prior to cultivation, the applicant shall submit a <u>Filtration System Plan</u> to the Community Development Department for review of approval.	Applicant/ Contractor	Applicant/ Contractor	Prior to operation	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1 (Pillid Bat): Any work proposed within blue oak woodland or portions of the interior live oak woodland within the project area during the maternity roosting season of the Pillid Bat (April 1 through September 15), all trees with features capable of supporting roosting bats shall be surveyed by a qualified biologist for bat roosts or evidence of bat roosting (guano, urine staining, dead bats) within 14 days of the start of project activities or removal of vegetation. <ul style="list-style-type: none"> If active roosts are discovered, an exclusion buffer would be established around the active roost by a qualified bat biologist. Removal of trees and ground disturbing activities should be performed to the extent possible from September 16 through March 31, outside of the maternity roosting season. Following the felling of any tree or snag, it should be allowed to remain on the ground for 24 hours prior to chipping or removal to allow any bats to escape. 	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction	
	BIO 2 (white tailed kite/Northern harrier): Any vegetation clearing or grading within 200 feet of woodland habitat, or of wetland habitat (northern harrier), between February 15 and August 31 shall be preceded by a survey for nests for the white-tailed kite. All surveys shall be conducted by a qualified biologist. <ul style="list-style-type: none"> In the event that this species (or other raptors protected under the Migratory Bird Act, or California Fish and Wildlife Code) are determined to be nesting within 200 feet (or less if deemed adequate) of proposed construction activities, construction shall be delayed within the buffer until after August 31, or until fledging is completed as determined by a qualified biologist. 	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO 3 (Nesting Passerines): Prior to the commencement of vegetation clearing during the breeding season, a survey for nesting birds shall be conducted by a qualified biologist.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and	

	<ul style="list-style-type: none"> In the event that nesting birds are found, a buffer should be established around the nest site as determined by the biologist and clearing within the buffer shall not occur until either fledging is complete, the nest is abandoned, or until the end of the breeding season. Practical implementation of this measure would require removal of approved trees and vegetation outside of the breeding season because presence of breeding birds is highly likely. 			construction; life of project	
	BIO 4 (Foothill Yellow Legged Frog, Reb Bellied Newt, Western Pond Turtle): Any grading and vegetation clearing within 50 feet of McIntire Creek or wetlands on the property shall be avoided. In the event that avoidance is not possible, work shall be preceded by surveys by a qualified biologist for these species. If they are found to be present, a Mitigation Plan shall be prepared and submitted to the California Department of Fish and Wildlife for review and approval prior to project-related disturbance within the defined habitat and buffer.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO 5 (Sensitive Plant Population: All construction and vegetation clearing within the live Oak Chaparral or California Black Oak Woodland shall be preceded by a survey for and flagging of Konocti Manzanita. Clearing and grading within these habitats shall be avoid when possible. Due to the low density of the subspecies within these habitats and its extensive distribution within the regios, removal of a moderate number of plants shall not arise to the level of a significant impacts within the context of the California Environmental Quality Act (CEQA) Guidelines.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO-6 (Woodlands and Forest): All known Central Valley and Wetland Area, including the surrounding Valley Oak Woodland be preserved as Wildlife habitat. The ongoing cattle grazing (presumed to be continuous from the late 1800's) shall not be subject to regulatory permitting and may continue. Any regulatory restrictions shall only apply to future construction or other non-agricultural development.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO - 7 (Waterways): Any project activities that would result in the fill of any waters mapped in Figure W-2 of the Biological assessment, may be required to obtain the following permits. <ul style="list-style-type: none"> US Army Corps of Engineers Nationwide Permit (If they determined these are Waters if the US.) Regional Water Control Board – 401 Water Quality Certification 	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO - 8 (Erosion Control): All work in or near waterways and wetland shall incorporate extension Erosion and Sediment Control Plans/Measure consistent	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and	

	with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment to McIntire Creek. 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).			construction; life of project	
	BIO-9: 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	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO-10: 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/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
	BIO-11: The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, including native tree species.	Applicant/ Contractor	Applicant/ Contractor	Prior to and during site development and construction; life of project	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
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 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 Department.	Applicant/ Contractor	Applicant/ Contractor	Prior to 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/ Contractor	Applicant/ Contractor	During site development and construction	
	CUL-3: 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	During site development and construction; life of project	
	CUL-4: 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	Applicant/ Contractor	Applicant/ Contractor	During site development and construction; life of project	

	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-1.				
	CUL-5: 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	During site development and construction; life of project	
	CUL-6: No ground disturbance or development activities shall occur within the known prehistoric site boundaries as defined in the Archeological Report dated June 8, 2020. If necessary, the applicant shall have a qualified Archeologist conduct further archeological research if ground disturbance or development near the known site.	Applicant/ Contractor	Applicant/ Contractor	During site development and construction; life of project	
	CUL-7: 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	During site development and construction; life of project	
	CUL 8: All staging or storage of materials to develop the commercial cannabis cultivation, shall be located in previous disturbed area only.	Applicant/ Contractor	Applicant/ Contractor	During site development and construction; life of project	
	CUL-9: 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/ Contractor	Applicant/ Contractor	During site development and construction; life of project	
	CUL-10: 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	During site development and construction; life of project	
GEOLOGY AND SOILS					
The proposed project will not cause potential substantial adverse effects. However, minor ground disturbance is proposed for site preparation	<p>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.</p> <ul style="list-style-type: none"> 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 Chapter 29 and 30 of the Lake County Code. 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. 	Applicant/ Contractor	Applicant/ Contractor	Prior to development and during operation	

	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 Storm Water Drainage Regulations to the maximum extent practicable. 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/ Contractor	Applicant/ Contractor	During construction and 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/ Contractor	Applicant/ Contractor	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/ Contractor	Applicant/ Contractor	During construction and operation	
HAZARDS AND 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/ Contractor	Applicant/ Contractor	During construction and operation	
The proposed project has the potential to create a hazard to the environment through routine transport, use or disposal of hazardous materials.	HAZ-2: 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/ Contractor	Applicant/ Contractor	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 and materials shall be stored in the staging areas away from all known waterways.	Applicant/ Contractor	Applicant/ Contractor	During construction and operation	
	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	Applicant/ Contractor	Applicant/ Contractor	During construction and operation	

	holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.				
	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/ Contractor	Applicant/ Contractor	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/ Contractor	Applicant/ Contractor	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/ Contractor	Applicant/ Contractor	During construction and operation	
HYDROLOGY AND WATER QUALITY					
The proposed project has potential to affect water quality creeks that traverse through the property.	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 all surface water.	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	
NOISE					
The proposed project will not have any adverse effect on the noise. However, the future	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	Applicant	Applicant	During site development and operation	

project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations	adjusted to the lowest allowable levels. This mitigation does not apply to night work.				
	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	
TRANSPORTATION					
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	Applicant	During site development and operation	
	TRANS-2: Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.	Applicant	Applicant	During site development and operation	