

**Coastle, LLC. Project Mitigation Monitoring and Reporting Program
Major Use Permit, UP 21-02; Initial Study, IS 21-02**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to aesthetic impacts due to security lighting.	AES-1: All outdoor lighting shall comply with Lake County's 'darksky.com' lighting ordinance for outdoor lighting. All outdoor lighting shall be downcast, and shall not shine into any neighboring lot or public access areas including roads.	Applicant/ Contractor	Applicant	Life of the project	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently during operation.	AQ-1: 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	During site development and construction	
	AQ-2: Construction and/or work practices that involve pavement, masonry, sand, gravel, grading, and other activities shall be managed by adequate dust control to mitigate airborne emission during and after site development.	Applicant/ Contractor	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 to the Lake County Air Quality Management District.	Applicant/ Contractor	Applicant	Life of the project	
	AQ-4: 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	During construction and life of the project	
	AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal as a temporary measure, and asphalt or an equivalent all weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/trailer traffic shall require asphaltic concrete paving or equivalent to prevent 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	During site development and construction	
	AQ-6: All areas subject to infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. The applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations.	Applicant/ Contractor	Applicant	During site development and construction	

	<p>AQ-7: An Odor Control Plan is proposed for this project that consists of planting fragrant plants, such as lilac or other fragrant plants that are subject to the review and approval of the Lake County Planning Department and which will be maintained in a healthy state for the duration of the project. Planting details will be provided to the Planning Department via Landscape Plan prior to cultivation, and all plants shall be irrigated and shall bloom at a time when the cannabis flowers bloom.</p>	Applicant/ Contractor	Applicant	Prior to cultivation	
BIOLOGICAL RESOURCES					
Potential to impact nesting birds	<p>BIO-1: All employees and contractors including one-time contractors and day-laborers shall be distributed cards with visual identifications of all of the special-status species with the potential to occur on the project site, including both male and female, and juvenile and adult forms, and be briefed on all of the following mitigation measures below:</p> <ul style="list-style-type: none"> • Observation of any of the special-status species onsite shall result in immediate stoppage of all work and notification of Lake County and/or CDFW. • All animals observed onsite shall be allowed to leave the premises voluntarily without being harassed. • Vehicle speeds shall be limited to 5 mph all year, with 3 mph limit during amphibian breeding and migration season from October 1-June 1, and for breeding bird season from February 1- September 1. • No loud noises including unmuffled or non-street legal vehicles, heavy machinery, hammering, discharge of firearms, or unmuffled generators are allowed during the breeding and nesting window to avoid impacts to Northern Spotted Owl from February 1-September 1. • Avoid ground disturbance including trenching, grading, or road scraping to a depth of greater than 10 inches without first clearing the site from a qualified biologist to avoid disturbing estivating amphibians. • Access within 100 feet of nesting migratory bird shall not be allowed, and a sign shall be placed stating there is a sensitive habitat ahead and no entry is permitted. • All roadways and culverts shall be inspected once before major rain events and once after to ensure that all erosion control materials are effective and not discharging sediment to any jurisdictional watercourses. • All containers and other vessels left outside unattended shall be checked 	Applicant/ Contractor	Applicant	Prior to and during site development and construction	

	<p>before use to ensure that no animals are inside.</p> <ul style="list-style-type: none"> • Vessels including buckets shall be turned over on their sides to allow animals to escape. • No holes greater than 6 inches deep shall be left exposed and uncovered to avoid making "pitfall traps" into which animals can enter but cannot escape. If holes such as post holes must be left for more than 24 hours, they shall be checked daily to ensure no animals are inside. • Clear areas within 100 feet of any watercourse by a biological monitor prior to disturbing the ground more than 6 inches. • Only native woody species shall be planted wherever revegetation is required such as along the sides of roadcuts and bridge abutments. • Preconstruction breeding bird surveys for Northern Spotted Owl and other migratory birds shall be performed if tree removal is to take place. • No tree or vegetation removal shall be conducted during breeding bird season from February 1 to September 1. • No aerial wires or lines shall be permitted that may impede the flight path of nesting birds. • No upward pointed lights shall be permitted during anytime during the year, and ambient outdoor nighttime lights shall be prohibited during the breeding bird period from February 1 to September 1. • Use of rodenticides shall not be used under any circumstances due to the hazard of secondary ingestion by raptors. 				
	<p>BIO-2: Prior to the removal or clearing of brush or chaparral, a survey for nesting birds shall be conducted. The results of this survey, including recommendations, shall be provided to the Lake County Planning Department prior to a hearing and cultivation. Any recommendations shall be added as conditions of approval for this use permit.</p>	Applicant, Biologist	Applicant	Prior to site disturbance and 'in season'	
	<p>BIO-3: Prior to the removal of significant clearing of chaparral, a sensitive native plant survey shall be conducted by a licensed Biologist, and shall be provided to the Lake County Community Development Department for consideration of acceptance. Any recommendations shall be added as conditions of approval for this use permit.</p>	Applicant, Biologist	Applicant	Prior to site disturbance	
CULTURAL / GEOLOGIC (PREHISTORIC) / TRIBAL CULTURAL RESOURCES					
The project has some potential to uncover significant archaeological	<p>CUL-1: Prior to initiation of ground disturbance activities, all on-site personnel of the project shall be trained in recognizing potentially significant artifacts that may be discovered</p>	Applicant, Contractor,	Applicant	During any site disturbance	

resource or human remains during construction activities.	during ground disturbance. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s), the applicant shall notify the cultural affiliated 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. No work shall commence within 100 feet of the find(s) until the recommended mitigation procedures, if necessary, has been adopted by the applicant. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the cultural affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Culturally Affiliated Tribe			
	CUL-2: If any human remains are encountered during site preparation and construction activities, the applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department. If any artifacts or remains are found, the local overseeing Tribe 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	Applicant	During any site disturbance	
GEOLOGY AND SOILS					
The proposed project has some potential to cause some adverse effects regarding minor ground disturbance during site preparation. Therefore the following mitigation measures are added:	GEO-1: Prior to any ground disturbance, the permittee shall submit an Erosion Control and Sediment Plan to the Water Resource Department and the Community Development Department for review and approval. The Plan shall contain all proposed best management practices for the control of runoff and prevention of sedimentation to protect the local watershed during construction and operation. 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. Any revisions or additional measures required by the Water Resource Department or the Community Development Department shall be included in a revised Plan and implemented by the project.	Applicant	Applicant	Prior to any site disturbance	
	GEO-2: Excavation, filling, vegetation clearing, or other disturbance off the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of the defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.	Applicant, contractor	Applicant	During construction	

	<p>GEO-3: All erosion control and sedimentation prevention measures shall be monitored by the permit holder during the rainy seasons (October 15 to May 15), including during operation.</p>	Applicant/ Contractor	Applicant	During construction and life of the project	
	<p>GEO-4: Prior to any cultivation activities occurring on this site, the natural existing vegetated buffer shall be maintained at all times by the developer between all project activities areas and the existing on-site waterway, and a native seed mixture and certified weed-free straw mulch would be applied to all areas of exposed soils.</p>	Applicant, Contractor	Applicant	During construction and life of the project	
HAZARDS AND HAZARDOUS MATERIALS					
	<p>HAZ-1: Prior to cultivation, a 100-foot Defensible Space Zone/Reduced Fuel Zone area shall be established and shall be inspected by the Lake County Fire Marshal or designee.</p>	Applicant, Contractor	Applicant, Fire Marshal	Prior to construction	
NOISE					
The project has some potential for noise during and after construction.	<p>NOI-1: The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas at the property lines</p>	Applicant, contractor	Applicant	During construction; life of the project	
	<p>NOI-2: 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.</p>	Applicant; Contractor;	Applicant	During construction; life of the project	
	<p>NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) 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 measured at the property lines.</p>	Applicant; Contractor;	Applicant	During construction; life of the project	