

MITIGATION MONITORING AND REPORTING PROGRAM

Initial Study (IS IS 20-86)

Use Permit (UP 20-71); Old Dirt Road Commercial Cannabis Cultivation

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The proposed project has the potential to impact aesthetics and to generate a new source of light and glare from exterior and interior lighting.	AES-1: Prior to greenhouse cultivation, the applicant shall use blackout screening in or on all greenhouses to prevent light from being visible from roads and neighboring dwellings.	Applicant/ Contractor(s)	Applicant	Prior to cultivation	
	AES-2: Prior to greenhouse cultivation, the applicant shall install a 6' (or taller) screening fence around the greenhouse area. Any fence greater than 7' in height shall require a building permit.	Applicant/ Contractor(s)	Applicant	Prior to using the containers	
	AES-3: Within six (6) months of cultivation commencing, the applicant shall replace the estimated 30 oak trees that will be removed at a 3:1 ratio using trees that are native to Lake County. All replacement trees shall be irrigated, and shall be maintained in a healthy state for the life of the project.	Applicant/ Contractor(s)	Applicant	Prior to cultivation	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently throughout operation.	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.	Applicant	Applicant	Prior to cultivation	
	AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measure for C1 Engines	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and cultivation	
	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. Said information shall be made available upon request and/or the	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and cultivation	

	ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.				
	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(s)	Applicant/ Contractor(s)	During construction and cultivation	
	AQ-5: 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 cultivation	
	AQ-6: 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(s)	Applicant/ Contractor(s)	During construction and cultivation	
	AQ-7: Prior to outdoor cultivation commencing, the applicant shall plant fragrant plants along the southern edge of the outdoor cultivation sites. Flagrant plants should bloom at approximately the same time as when the cannabis plants are ready to harvest. Fragrant plants shall be planted at no more than 2' intervals, and shall be maintained in a healthy state for the duration of the project. The site plan shall be revised to show the specific areas where these fragrant plants are to be planted, as well as the irrigation line locations necessary to water these plants.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and cultivation	
BIOLOGICAL RESOURCES					
The project has some potential to impact species identified as a candidate, sensitive, or special status species.	<p>BIO-1: Prior to tree removal or any ground disturbance, a pre-construction survey for special-status species shall be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.</p> <p>If construction activities including tree removal or brush clearing occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. 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.</p>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	

	BIO-2: If the total area of ground disturbance from installation of the cultivation operation is 1 acre or more, the Cultivator must enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
CULTURAL / TRIBAL RESOURCES					
The project has some potential to impact cultural / tribal resources. The following mitigation measures are added to limit the potential impacts on cultural and tribal resources. .	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 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 Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; 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 or other 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(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; 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.	<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> <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> <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(s)	Applicant/ Contractor(s)	During site development and operation	

TRANSPORTATION					
The proposed project may require some interior road / driveway improvements to meet Public Resource Code (PRC) 4290 and 4291.	TRANS-1: Prior to cultivation, the applicant shall improve the interior driveway in a manner that complies with Public Resource Code sections PRC 4290 and 4291. This includes, but is not limited to, surface material, road slope, road width, turnouts, vertical clearance. The applicant shall contact the Lake County Building Department to schedule a 4290 and 4291 inspection prior to any cultivation activity occurring on the site.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and operation	