

# MITIGATION MONITORING AND REPORTING PROGRAM

Cresta Properties LLC  
 Initial Study (IS 20-109)  
 Use Permit (UP 20-90)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>AESTHETICS</b>					
The project has some potential to impact aesthetics following construction. The following mitigation measures will reduce these impacts to 'less than significant' levels.	<b>AES-1: Prepare an Outdoor Lighting Plan</b> The permit holder will prepare an Outdoor Lighting Plan that meets the lighting recommendations of the International Dark Sky Association, to be found at: <a href="https://www.darksky.org/our-work/lighting/">https://www.darksky.org/our-work/lighting/</a> . A draft Outdoor Lighting Plan shall be submitted to the Lake County Community Development Department for review and approval prior to operation of the facility.	Applicant	Applicant	Prior to construction and cultivation	
	<b>AES-2: Artificial Lighting Use in Greenhouses</b> All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact of such lighting on surrounding parcels and to maintain dark skies. The Applicant shall submit a Blackout/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During cultivation	
	<b>AES 3: Screening (fence)</b> All cannabis-related buildings shall be screened from view from neighboring lots and public roads by a minimum 6' tall screening fence.	Applicant/ Contractor(s)	Applicant	During construction and maintained for life of project	
	<b>AES 4: Screening (vegetation)</b> Prior to any phase, all cultivation areas shall incorporate a vegetative plant screening consisting of trees being planted at 25' intervals. Vegetation screening shall be irrigated; shall consist of native trees, and shall be maintained in good health for the life of the project.	Applicant/ Contractor(s)	Applicant	During construction and maintained for life of project	

<b>AIR QUALITY</b>					
Potential to impact air quality temporarily during construction activities and permanently throughout operation.	<b>AQ-1: Authority to Construct Permit</b> 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/ Contractor	Applicant	Prior to cultivation	
	<b>AQ-2: Mobile Diesel Equipment</b> 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 Measures for compression ignition engines.	Applicant/ Contractor	Applicant/ Contractor	During construction and over the life of the project	
	<b>AQ-3: Disposal of Materials During Construction</b> All vegetation removed during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation and construction debris, including waste material, is prohibited.	Applicant/ Contractor	Applicant/ Contractor	During construction and over the life of the project	
	<b>AQ-4: Surfacing of Access and Parking Areas</b> The applicant shall apply gravel to all vehicle access and parking areas, and will provide concrete walkways for all pedestrian travel paths.	Applicant/ Contractor	Applicant/ Contractor	Prior to cultivation	
	<b>AQ-5: Infrequently Used Driveways and Parking</b> 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/ Contractor	Applicant/ Contractor	During construction and over the life of the project	
	<b>AQ-6: Dust Migration Mitigation</b> The applicant shall apply water to the ground during any and all site preparation work that is required for project building, as well as during any interior driveway improvements to mitigate dust migration.	Applicant/ Contractor	Applicant/ Contractor	During construction and over the life of the project	

	<p><b>AQ-7: Hazardous or Toxic Materials</b>                  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 ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p>	Applicant/ Contractor	Applicant/ Contractor	During construction and over the life of the project	
<b>BIOLOGICAL RESOURCES</b>					
<p>The project has some potential to have adverse impacts to certain biological resources during and after construction. The following mitigation measures will alleviate any potential biologically-related impacts:</p>	<p><b>BIO-1: Conduct Pre-construction Nesting Bird Survey</b>                  If any project construction activities will occur during the bird breeding season (February 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to the initiation of project construction activities, to determine if any birds are nesting in trees on or adjacent to the study area. This shall apply to every year when project construction activities will take place.</p> <p>If active nests are found close enough to affect breeding success, the qualified biologist shall establish, in consultation with County staff, an appropriate exclusion zone around the nest. This exclusion zone shall be established based upon the species, nest location, and existing visual and noise buffers.</p> <p><b>BIO-2: Construction Season Limitations</b>                  No construction activities shall occur during the rainy season (October 15 through April 15), when more than ¼ inch of rain is projected to fall within a 72-hour period. Construction activities shall resume no sooner than 72 hours following the end of the rain event.</p> <p><b>BIO-3: Discharge of Dredge or Fill Materials</b>                  No activities involving the placement of dredged or fill materials into waters under the jurisdiction of State or federal agencies, nor the alteration of the bed or banks of a stream shall occur without prior approval of such activities under the following laws:</p>	Applicant/ Contractor	Applicant	Prior to and during site development and construction; life of project	

	<ul style="list-style-type: none"> <li>• Section 404 of the Clean Water Act (U.S. Army Corps of Engineers);</li> <li>• Porter Cologne Water Quality Control Act (State Water Resources Control Board);</li> <li>• Clean Water Act Section 401 (Central Valley Regional Water Quality Control Board); and</li> <li>• California Fish and Game Code Section 1600 et. seq. (California Department of Fish and Wildlife).</li> </ul>				
<b>CULTURAL / TRIBAL</b>					
<p>Disturb an archaeological resource or human remains during construction activities.</p>	<p><b>CUL-1: Provide Cultural Resource Sensitivity Training</b>            Prior to initiating any ground disturbing activities, Permit Holder or its contractors shall ensure that all workers are provided with archaeological sensitivity training by a qualified archaeologist. The training shall include the identification of archaeological materials that could be present on the project site, and what to do if such materials are discovered. Training will be documenting using a sign-in sheet or similar method.</p> <p><b>CUL-2: Inadvertent Discovery of Historic or Archaeological Resources During Construction</b>            If signs of an archeological site are uncovered during grading or other construction activities, such activities shall cease within 100 feet of the find, the local overseeing Tribe shall be notified of the discovery and a professional archeologist shall be retained by the landowner to evaluate the find, determine the significance of any finds, and recommend appropriate mitigation measures. Such measures shall include the measures contained in Section 15126.4 of the CEQA Guidelines, including avoidance, covering in place, and documentation. Project-related activities shall not resume within 100 feet of the find until all approved mitigation measures have been completed.</p> <p><b>CUL-3: Discovery of Human Remains</b>            If human remains are encountered during site preparation or construction activities, the Permit Holder shall halt all work and immediately contact the Lake County Sheriff's Department and the Lake County Community Development Department (CCR 15064.5(e) (1) (A); HSC Sec.7050.5). If the Sheriff's Department determines the remains to be Native American,</p>	<p>Applicant/ Contractor</p>	<p>Applicant/ Contractor/ Tribe / Archaeologist / County / Sheriff's Dept</p>	<p>Prior to and during site disturbance, and for the life of the project</p>	

	they shall contact the NAHC within 24 hours and collaboratively determine the Most Likely Descendant (CCR 15064.5(e)(1)(B)).				
<b>GEOLOGY AND SOILS; AIR QUALITY</b>					
The proposed project could have an adverse impact on geology, soils and air quality during and after construction. The following mitigation measures will reduce any potential geologic / soil-related impacts to 'less than significant.'	<p><b>GEO – 1: Soil Stabilization Measures</b> The permit holder shall document implementation of the soil stabilization measures contained in the Project Management Plan submitted by the landowner as part of its cannabis cultivation permit application.</p> <p><b>GEO-2: Limitation on Timing of Soil Disturbance</b> 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 the defined grading period may be adjusted, according to weather and soil conditions, at the discretion of the Community Development Director.</p> <p><b>GEO-3: Site Monitoring</b> The permit holder shall monitor the site during the rainy season (October 15 to April 15, including post-installation. This shall include monitoring of the application of BMPs, erosion control maintenance, and other improvements as needed. Any deficiencies noted during monitoring shall be immediately corrected. Any corrected deficiencies shall be noted in permittee's annual inspection/compliance report.</p>	Applicant/ Contractor	Applicant/ Contractor	During site development and life of the project	
<b>HAZARDS AND HAZARDOUS MATERIALS; HYDROLOGY</b>					
The proposed project could have an adverse impact on hazards, hazardous materials and hydrology during and after construction. The following mitigation measures will reduce any potential hazards and hazardous material-related impacts to 'less than significant.'	<p><b>HAZ-1: Disposal of Hazardous Materials</b> All hazardous waste shall not be disposed of on-site without review or permits from the Lake County Environmental Health Department, the Regional Water Quality Control Board, and /or the Lake County Air Quality Management District. 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.</p> <p><b>HAZ-2: Storage of Potentially Hazardous Materials</b> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials</p>	Applicant/ Contractor	Applicant/ Contractor	During site development and operation	

	<p>shall not be allowed to leak onto 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.</p> <p><b>HAZ-3: Cleanup of Construction Spills</b> 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.</p> <p><b>HAZ-4: Storage of Hazardous Materials</b> If 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 are to be stored onsite, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of the Lake County Environmental Health Division. Industrial waste shall not be disposed of onsite without review or permit from Lake County Environmental Health Division or the Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored onsite.</p> <p><b>HAZ-5: Stormwater BMPs</b> The project design shall incorporate appropriate BMPs consistent with County and State stormwater 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 shall be maintained.</p>				
<b>NOISE</b>					
<p>The proposed project has potential to have some adverse effect on the noise. The following mitigation measures will reduce noise-related impacts to 'less than significant.'</p>	<p><b>NOI-1: Limitation on Hours for Construction</b> All construction activities, including engine warm-up, shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. 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.</p>	<p>Applicant/ Contractor</p>	<p>Applicant/ Contractor</p>	<p>During site development and operation</p>	

	<p><b>NOI-2: Limitation on Construction Noise Levels</b>  Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><b>NOI-3: Limitations on Use of Generators</b>  Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p>				
<b>WILDFIRE</b>					
<p>The proposed project may have some potential to impact wildfire resources. The following mitigation measures will reduce potential wildfire impacts to less than significant levels.</p>	<p><b>Wildfire-1:</b> The applicant shall prepare a detailed evacuation plan that identifies evacuation routes and safe spaces to congregate in should a wildfire break out in the vicinity of the project area. Applicant will post the evacuation plan onsite in common employee areas, and will submit it to the County of Lake Development Department. The plan shall also detail communication protocols with fire first responders in the event of a wildfire, which provides information on the employee congregation areas.</p> <p><b>Wildfire-2:</b> The applicant shall review the wildfire evacuation plan with all employees on an annual basis prior to May 31 and within 30 days for any new hire to ensure the evacuation plan is understood and can be implemented as designed.</p>	<p>Applicant/ Contractor</p>	<p>Applicant/ Contractor</p>	<p>During site development and over the life of the project</p>	
<b>Mandatory Findings of Significance</b>					
<p>The proposed project has some potential for cumulative impacts. Mitigation measures have been included to reduce cumulative impacts to 'less than significant' levels.</p>	<p>The project has some impacts that are individually limited, but cumulatively considerable. Mitigation measures affecting air quality, biological, cultural/tribal/geologic (prehistoric), and noise have been added to reduce potential impacts to 'less than significant'.</p> <p>The project has the potential to have environmental effects that might cause substantial adverse effects on human beings. Mitigation measures affecting air quality, cultural/tribal, and noise have been added to reduce potential impacts to 'less than significant'.</p>	<p>Applicant/ Contractor</p>	<p>Applicant/ Contractor</p>	<p>During site development and over the life of the project</p>	

