

MITIGATION MONITORING AND REPORTING PROGRAM

Initial Study (IS 21-55)

Minor Use Permit (MUP 21-40); LuvBug Farms Commercial Cannabis Cultivation

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently throughout operation.	<u>AQ-1</u> : 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	
	<u>AQ-2</u> : 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	
	<u>AQ-3</u> : 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.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and cultivation	
	<u>AQ-4</u> : 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	
	<u>AQ-5</u> : 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	
	<u>AQ-6</u> : 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	

BIOLOGICAL RESOURCES					
The project has some potential to impact species identified as a candidate, sensitive, or special status species.	<u>BIO-1</u> : Before any further vegetation removal occurs a certified biologist shall survey the disturbed areas for vegetation and wildlife. Erosion control materials are to be used upslope of identified sensitive habitats.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	<u>BIO- 2</u> : Applicant is to remove non-native species within the special-status habitat by hand each Spring per survey recommendations listed in the Botanical Assessment prepared by Pinecrest Environmental Consulting.	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. .	<u>CUL-1</u> : 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	
	<u>CUL-2</u> : 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.	<u>NOI-1</u> : 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 <u>NOI-2</u> : 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. <u>NOI-3</u> : The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and operation	

	<p>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>				
<p>TRANSPORTATION</p>					
<p>The proposed project may require some interior road / driveway improvements to meet Public Resource Code (PRC) 4290 and 4291.</p>	<p><u>TRANS-1</u>: 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.</p>	<p>Applicant/ Contractor(s)</p>	<p>Applicant/ Contractor(s)</p>	<p>During site development and operation</p>	