

## MITIGATION MONITORING AND REPORTING PROGRAM

Emerald Mountain Farms, Inc.

Initial Study IS 20-59

Major Use Permit UP 20-47

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>AESTHETICS</b>					
The proposed project has the potential to generate a new source of light and glare from exterior and interior lighting.	AES-1: All lighting equipment shall comply with the recommendations of the International Dark-Sky Association ( <a href="http://www.darksky.org">www.darksky.org</a> ) and provisions of Section 21.48 of the Zoning Ordinance, and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property.	Applicant/ Contractor(s)	Applicant	During construction and operation; Life of Project	
<b>AIR QUALITY</b>					
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/ Contractor(s)	Applicant	Prior to and during construction and operation	
	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 Measures for CI engines.	Applicant/ Contractor(s)	Applicant	During construction and operation	
	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 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	During construction and operation	
	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	During construction and operation	
	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	During construction and operation	
	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	During construction and operation	

<b>BIOLOGICAL RESOURCES</b>					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1: 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.	Applicant/ Contractor(s)	Applicant	Prior to and during site development and construction	
	BIO-2: If construction activities occur during the nesting season (usually March through September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should 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. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.	Applicant/ Contractor(s)	Applicant	Prior to and during site development and construction	
	BIO-3: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board’s Cannabis General Order (Order No. WQ 2019-001-DWQ).	Applicant/ Contractor(s)	Applicant	During construction and operation	
	BIO-4: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses.	Applicant/ Contractor(s)	Applicant	Life of Project	
	BIO-5: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any creek (perennial and intermittent), the edge of a lake, delineated wetland, and/or vernal pool.	Applicant/ Contractor(s)	Applicant	Life of Project	
<b>CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES</b>					
Disturb an archaeological resource or human remains during construction activities.	CUL-1: 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 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	Life of Project	
	CUL-2: 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 Director. Should any human remains be encountered, they shall be treated in accordance with	Applicant/ Contractor(s)	Applicant	During construction and operation; Life of Project	

	Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.				
	CUL-3: Ground disturbance and cannabis cultivation activities are prohibited within the archaeology site boundary as mapped on the California Department of Parks and Recreation 523 Primary Form included in the Phase I Cultural Resource Inventory Report as Appendix E.	Applicant/ Contractor(s)	Applicant	During site development and construction; Life of Project	
<b>GEOLOGY AND SOILS</b>					
The proposed project will not cause potential subtidal adverse effects. However, minor ground disturbance is proposed for site preparation.	GEO-1: The applicant shall install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project. Said measures shall be monitored and maintained for life of the project and replaced/repared when necessary.	Applicant/ Contractor(s)	Applicant	During site development and construction; Life of Project	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
The proposed project has the potential to create a hazard to the environment through routine transport, use or disposal of hazardous materials.	HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. Potentially hazardous materials shall not be allowed to leak onto the ground or contaminate surface water bodies. 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(s)	Applicant	During construction and operation; Life of Project	
	HAZ-2: 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(s)	Applicant	During construction and operation; Life of Project	
	HAZ-3: 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 holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.	Applicant/ Contractor(s)	Applicant	During construction and operation; Life of Project	
	HAZ-4: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.	Applicant/ Contractor(s)	Applicant	During construction and operation; Life of Project	

<b>HYDROLOGY AND WATER QUALITY</b>					
The proposed project has potential to affect water quality of creeks that flow through the property.	HYD-1: 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(s)	Applicant; Community Development Department; Department of Water Resources	Prior to construction and operation; Life of Project	
<b>NOISE</b>					
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.	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 adjusted to the lowest allowable levels. This mitigation does not apply to night work.	Applicant/ Contractor(s)	Applicant	During site development and operation; Life of Project	
	NOI-2: Maximum non-construction related sound 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/ Contractor(s)	Applicant	During site development and operation; Life of Project	
	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/ Contractor(s)	Applicant	During site development and operation; Life of Project	
<b>WILDFIRE</b>					
Due to the steep slopes of the Project Parcel, the proposed project has potential expose people or structures to downslope/downstream flooding or landslides, as a result of post-fire runoff, slope instability, or drainage changes.	WF-1: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.	Applicant/ Contractor(s)	Applicant	Post-wildfire; Life of Project	