

# MITIGATION MONITORING AND REPORTING PROGRAM

Initial Study (IS 21-37)

Modification MMU 21-24 to a Major Use Permit (UP 18-32); Center Grow Cannabis Cultivation

| Potential Impact                                                                                                 | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                       | Implementation Responsibility | Monitoring & Reporting Responsibility | Timing                              | Date Implemented |
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| <b>AESTHETICS</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                          |                               |                                       |                                     |                  |
| Potential to impact aesthetics throughout operation.                                                             | AES-1: 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 on the surrounding parcels and the dark skies. Applicant shall submit a <i>Blackout Film/Materials Plan</i> to the Community Development Department for review and approval prior to issuance of any permits. | Applicant, contractor         | Applicant                             | Prior to cultivation                |                  |
| <b>AIR QUALITY</b>                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                          |                               |                                       |                                     |                  |
| Potential to impact air quality temporarily during construction activities and permanently throughout operation. | AQ-1: 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-2: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.                                                                                                                              | Applicant/ Contractor(s)      | Applicant/ Contractor(s)              | During 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. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District.                                       | Applicant/ Contractor(s)      | Applicant/ Contractor(s)              | During construction and cultivation |                  |
|                                                                                                                  | 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 |                  |

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|                                                                                                                                                                                      | 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | During construction and cultivation                                    |  |  |
|                                                                                                                                                                                      | AQ-7: No more than a maximum speed limit of 15 mph will be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant/<br>Contractor(s) | Applicant                   | During construction and cultivation                                    |  |  |
| <b>BIOLOGICAL RESOURCES</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                             |                                                                        |  |  |
| The project has some potential to impact species identified as a candidate, sensitive, or special status species.                                                                    | BIO-1: A qualified biologist will conduct a breeding bird survey no more than 14 days prior to any project activities, including any ground disturbance that occurs within the breeding season (February 1 through August 31). If active nests are found close enough to the study to affect breeding success, the biologist will create an appropriate exclusion zone around the nest based upon species requirements.                                                                                                                                                                                     | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and during site development and construction; life of project |  |  |
|                                                                                                                                                                                      | BIO-2: Prior to construction all workers on the crew shall be trained by a qualified biologist as to the sensitivity of the turtle potentially occurring in the project area.                                                                                                                                                                                                                                                                                                                                                                                                                               | Applicant                   | Applicant                   | Prior to and during site development and construction; life of project |  |  |
|                                                                                                                                                                                      | BIO-3: Hazardous materials such as fuels, oils, solvents, etc., will be stored in sealable containers in a designated location at least 200 feet from all aquatic habitats. All fueling and staging of equipment will occur at least 200 feet from any aquatic habitat. All equipment will be maintained such that there will be no leaks of automotive fluids such as gasoline, oils or solvents.                                                                                                                                                                                                          | Applicant/<br>Contractor(s) | Applicant                   | Prior to and during site development and construction; life of project |  |  |
| <b>CULTURAL / TRIBAL RESOURCES</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                             |                                                                        |  |  |
| 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 culturally-affiliated 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/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and during site development and construction; life of project |  |  |

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|                                                                                                                                                                                                                                                  | <p><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 culturally-affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | Prior to and during site development and construction; life of project |  |  |
|                                                                                                                                                                                                                                                  | <p><u>CUL-3:</u> No further ground disturbance can occur within the identified archaeological site(s).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Applicant/<br>Contractor(s) | Applicant                   | Prior to and during site development and construction; life of project |  |  |
| <b>NOISE</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                             |                                                                        |  |  |
| <p>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> | <p><u>NOI-1:</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. This mitigation does not apply to night work.</p> <p><u>NOI -2:</u> 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 as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><u>NOI-3:</u> 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.</p> | Applicant/<br>Contractor(s) | Applicant/<br>Contractor(s) | During site development and operation                                  |  |  |