

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring and Reporting Responsibility	Timing	Date Implemented /Staff Notes
Aesthetics					
<p>Have a substantial adverse effect on a scenic vista?</p> <p>In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>	<p>MM-AES-1: All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>Prior to cultivation.</p>	

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Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					
Air Quality					
Conflict with or obstruct implementation of the applicable air quality plan?	MM-AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director.	Applicant; project contractor	Applicant, Community Development Department	Prior to and during project activities	
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient	MM-AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall 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 as well as Lake County Noise Emission Standards.	Applicant; project contractor	Applicant, Community Development Department	Prior to and during project activities	
	MM-AQ-3: 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; project contractor	Applicant, Community Development Department	Prior to obtaining permits and approvals.	

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air quality standard?	MM-AQ-4: 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 to the Lake County Air Quality Management District.	Applicant; project contractor	Applicant, Community Development Department	Prior to obtaining permits and approvals.	
Expose sensitive receptors to substantial pollutant concentrations?	MM-AQ-5: 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; project contractor	Applicant	During Construction	
Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	MM-AQ-6: 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; project contractor	During project activities.	Life of the project	
	MM-AQ-7: 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; project contractor	Applicant	During construction; life of the project	
	MM-AQ-8: No more than a maximum speed limit of 15 mph will be permitted.	Applicant; project contractor	Applicant	Life of the project	
	MM-AQ-9: The applicant shall adhere to all operations and procedures within the Property Management Plan.	Applicant; project contractor	Applicant	Life of the project	

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Biological Resources					
<p>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by</p>	<p>MM-BIO-1(Waterways): Any project activities that would result in the fill of any waters may be required to obtain the following permits.</p> <ul style="list-style-type: none"> • US Army Corps of Engineers Nationwide Permit • Regional Water Control Board – 401 Water Quality Certification • California Department of Fish and Wildlife 1601 Stream Bed Alternation Agreement. 	Applicant, project contractor	Applicant	During site preparation and throughout construction activities, throughout life of the project.	
	<p>MM-BIO-2 (Erosion Control): All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharge associated with a Construction Activity (General Permit) and a Storm Water Pollution Plan (SWPP may be required).</p>	Applicant, project contractor	Applicant	During site preparation and throughout construction activities, throughout life of the project.	
	<p>MM-BIO-3 (Creek Buffer): The applicant shall maintain a minimum of a one-hundred (100) foot setbacks from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land.</p>	Applicant, project contractor	Applicant	During site preparation and throughout construction activities, throughout	

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the California Department of Fish and Game or U.S. Fish and Wildlife Service?				life of the project.	
Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	MM-BIO-4 (Staging Area): The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.	Applicant, project contractor	Applicant	During site preparation and throughout construction activities, throughout life of the project.	
	MM-BIO-5: Prior to any ground disturbance and/or vegetation removal, the applicant shall have a pre-construction survey conducted by a qualified biologist for special-status plant and animal species to ensure that special-status species are not present. If any listed species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed	Applicant, project contractor	Applicant	Prior to ground disturbance and/or vegetation removal.	
Cultural Resources					
Cause a substantial adverse change in the significance of a historical	MM-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 applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s)	Applicant, project contractor	Applicant	During site preparation and throughout	

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resource pursuant to §15064.5? Disturb any human remains, including those interred outside of formal cemeteries?	and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff’s Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.			construction activities	
	MM-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 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, project contractor, Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
	MM-CUL-3: All staging or storage of materials to develop the commercial cannabis cultivation, shall be located in previous disturbed area only.	Applicant, project contractor, Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
	MM-CUL-4: If ground disturbance occurs outside any previously disturbed area, a qualified Archaeologist shall conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.	Applicant, project contractor, Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
Geology and Soils					

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<p>Result in substantial soil erosion or the loss of topsoil?</p> <p>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>MM-GEO-1: Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.</p>	<p>Applicant, project contractor</p>	<p>Applicant</p>	<p>Prior to any ground disturbance</p>	
	<p>MM-GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development in accordance with Chapters 29 and 30 of the Lake County Code.</p>	<p>Applicant, project contractor</p>	<p>Applicant</p>	<p>Prior to any ground disturbance</p>	
	<p>MM-GEO-3: 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 Department Director. The actual dates of this defined grading period may be</p>	<p>Applicant; project contractor</p>	<p>Applicant, Community Development Department</p>	<p>During Construction</p>	

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	adjusted according to weather and soil conditions at the discretion of the Community Development Director.				
	MM-GEO-4: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary.	Applicant; project contractor	Applicant, project contractor	During operations and for the life of the project	
Hazardous Materials					
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MM-HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. 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.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	MM-HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into 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.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	

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	<p>MM-HAZ-3: 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>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	<p>MM-HAZ-4: The storage of hazardous materials equals 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.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	<p>MM-HAZ-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water 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 maintained.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	

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	<p>MM-HAZ-6: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	<p>MM-HAZ-7: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
Hydrology and Water Quality					
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<p>MM-HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities	
Substantially decrease	<p>MM-HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities	

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<p>groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p> <p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <p>i) result in substantial erosion</p>	<p>a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p>				
	<p>MM-HYD-3: 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	

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or siltation on-site or off-site; ii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off; or iv) impede or redirect flood flows?					
Noise					
Generation of a substantial temporary or permanent increase in ambient noise levels in the	MM-NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm 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, Project Contractor	Applicant	During site preparation and construction activities; during life of project	

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vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	MM-NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 AM to 10:00 PM and 45 dBA between the hours of 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant, Project Contractor	Applicant	During life of project	