

MITIGATION MONITORING AND REPORTING PROGRAM

Pacific Cann / Pacific Cann, Inc.

Initial Study IS 21-17

Major Use Permit UP 21-16

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The proposed project has the potential to generate a new source of light and glare from exterior and interior lighting.	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 of darkskies.org.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to operation; Life of Project	
	AES-2: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to operation; Life of Project	
AGRICULTURAL AND FORESTRY RESOURCES					
Result in the loss of forest land or conversion of forest land to non-forest use?	AFR-1: Prior to project development, the applicant shall plant three to five acorns within 120 acorn basins, spaced 20-25 feet apart within the oak woodland habitat between Cole Creek and Highway 175 on the Project Parcel.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during construction	
	AFR-2: The acorn basins shall be protected with a 3-foot diameter circle of wood chips to protect the seedlings from competing vegetation, and tree shelters to deter herbivory by wildlife.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during construction	
	AFR-3: The acorn basins shall be equipped with a temporary drip irrigation system, and seedlings shall be irrigated for a minimum of seven (7) years.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during construction	
	AFR-4: Annual Monitoring Report(s) shall be submitted to the County of Lake – Community Development Department by December 31 of each year. The Annual Monitoring Report(s) shall include an executive summary containing all relevant data regarding the health and vigor of the oaks, discuss any replacement planting, invasive plant management efforts or other remedial measures taken, summarize any changes or recommendations for adaptive management for the site, and contain photos.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Life of Project	

AIR QUALITY					
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, the Applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions, or provide proof that a permit is not needed.	Applicant	Applicant	Prior to construction	
	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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	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/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	AQ-8: All buildings proposed for cannabis processing shall be equipped with filtration systems that prevent the movement of odors, pesticides, and other air borne contaminants out of or into the structure.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Applicant/ Contractor(s)	
	AQ-9: All air filtration and/or odor mitigation equipment of the cultivation operation shall be inspected quarterly to determine if maintenance or replacement is required. The carbon filters/air scrubbers of the proposed Processing Facility/Building will be replaced each quarter.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to operation	

BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1: Because special-status species that occur in the vicinity could migrate onto the Study Area between the time that the field surveys were completed and the start of construction, a pre-construction survey for special-status species shall be performed by a qualified biologist prior to activation of this use permit 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/ Contractor(s)	Prior to site development and construction	
	BIO-2: If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall 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/ Contractor(s)	Prior to site development and construction	
	BIO-3: All work should incorporate erosion control measures consistent with the engineered Grading and Erosion Control Plans submitted; the 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/ Contractor(s)	Prior to and during site development and construction; life of project	
	BIO-4: 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.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	BIO-5: 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/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	

CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	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) 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 interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	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 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/ Contractor(s)	Prior to and during site development and construction; life of project	
	CUL-3: A 30-foot buffer shall be established around all known cultural and/or sensitive area's related to ground disturbance/project development	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
GEOLOGY AND SOILS					
The proposed project will not cause potential subtidal adverse effects. However, minor ground disturbance is proposed for site preparation.	GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit Erosion Control and Sediment Plans to 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 Chapters 29 and 30 of the Lake County Code. 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. All BMP's shall be maintained for life of the project.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to site development and construction	
	GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development. The project design shall	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to site development	

	incorporate appropriate BMPs consistent with County and State Water Quality Regulations to the maximum extent practicable. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.			and construction	
	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 Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and construction	
	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/ Contractor(s)	Applicant/ Contractor(s)	During site development and construction; life of project	
HAZARDS AND HAZARDOUS MATERIALS					
The proposed project has the potential to create a hazard to the environment through routine transport, use or disposal of hazardous materials.	HAZ-1: 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/ Contractor(s)	During construction and operation	
	HAZ-2: 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/ Contractor(s)	During construction and operation	
	HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	

	HAZ-4: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	HAZ-7: 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 to complete an updated Air Toxic Emission Inventory	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
	HAZ-8: The applicant shall obtain an Operator Identification Number from the Lake County Agricultural Commissioner's Office prior to using pesticides onsite for cannabis cultivation.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During construction and operation	
HYDROLOGY AND WATER QUALITY					
The proposed project has potential to affect water quality of creeks that flow through the property.	HYD-1: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Department of Environmental Health requirements regarding onsite wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Department of Environmental Health for details.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and construction	
	HYD-2: The production wells shall have meters 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 and/or upon request	Applicant/ Contractor(s)	Applicant/ Contractor(s); Community Development Department; Department of Water Resources	Prior to construction	
	HYD-3: A second groundwater well shall be installed on the Project Property over 200 feet from Cole Creek, and the Applicant shall obtain at least 50 percent of the water used onsite for cannabis cultivation during a drought emergency from the second groundwater well.	Applicant/ Contractor(s)	Applicant/ Contractor(s); Community Development Department;	During site development and construction; Life of Project	

			Department of Water Resources		
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.	NOI-1: 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/ Contractor(s)	During site development and operation	
	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/ Contractor(s)	Applicant/ Contractor(s)	
	NOI-3: Generators shall only be used as Emergency Power Backup Supply and shall not be used for regular power provision to this facility.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Applicant/ Contractor(s)	