

MITIGATION MONITORING AND REPORTING PROGRAM

8179 Associates

Initial Study IS 21-38

Minor Use Permit MUP 21-34

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 shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance.	Applicant/ Contractor(s)	Applicant	During construction and 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	During construction and operation; 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, 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 as well as Lake County Noise Emission Standards.	Applicant/ Contractor(s)	Applicant	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	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	
	AQ-7: The applicant shall apply water to the ground during any and all site preparation work that is required for the proposed greenhouses, as well as during any interior driveway improvements to mitigate dust migration.	Applicant/ Contractor(s)	Applicant	During construction and operation	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1: 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	Prior to and during site development and construction; Life of Project	
	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	Prior to and during site development and construction	
	BIO-3: 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	During site development and construction; Life of Project	
	BIO-4: 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	During site development and construction; Life of Project	
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 culturally-affiliated Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to	Applicant/ Contractor(s)	Applicant	During construction and operation; Life of Project	

	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 Health and Safety Code 7050.5.				
	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 culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department shall be notified of such finds.	Applicant/ Contractor(s)	Applicant	Prior to and during construction and operation; 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	During construction and operation; Life of Project	
	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	During construction and operation; Life of Project	
	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.	Applicant/ Contractor(s)	Applicant	During construction and operation; Life of Project	
	HAZ-4: 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	During construction and operation; Life of Project	
	HAZ-5: 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	During construction and operation; Life of Project	

	HAZ-6: 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	During construction and operation; Life of Project	
	HAZ-7: 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	During construction and operation; Life of Project	
	HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.	Applicant/ Contractor(s)	Applicant	During construction and operation; 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.	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 construction	
	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 operation; Life of Project	
	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	During operation; Life of Project	
WILDFIRE					
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.	WILDFIRE-1: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.	Applicant/ Contractor(s)	Applicant	During site development and construction	
	WILDFIRE-2: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.	Applicant/ Contractor(s)	Applicant	During site development and construction	
	WILDFIRE-3: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.	Applicant/ Contractor(s)	Applicant	During site development and construction	
	WILDFIRE-4: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment	Applicant/ Contractor(s)	Applicant	Life of Project	

	Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.				
--	--	--	--	--	--