

MITIGATION MONITORING AND REPORTING PROGRAM

The High Rock Ranch LLC
Initial Study IS 21-47
Major Use Permit UP 21-44

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Agriculture and Forestry					
This project has some potential for forestry impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to tree canopy.	AG-1: Prior to cultivation, the applicant shall replace any oak tree removed with a diameter of 5" measured at 4.5' DBH on the 3:1 ratio, with three trees being planted for every mature oak tree that is removed. Trees shall be 5 gallons (or larger) at time of planting; shall be irrigated, and shall be kept in a healthy state for the life of the project.	Applicant; project contractor	Applicant	During construction	
Air Quality					
	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) 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. Or provide proof that a permit is not needed.	Applicant; project contractor	Applicant	Prior to construction	

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This project has some potential for air quality environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to air quality.	<p><u>AQ-2:</u> All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.</p>	Applicant; project contractor	Applicant	Prior to construction	
	<p><u>AQ-3:</u> 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 LCAQMD such information in order to complete an updated Air Toxic emission Inventory.</p>	Applicant; project contractor	Applicant	During and after construction	
	<p><u>AQ-4:</u> All vegetation removed 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.</p>	Applicant; project contractor	Applicant	During and after construction	
	<p><u>AQ-5:</u> 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.</p>	Applicant; project contractor	Applicant	During construction and as needed following construction	

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	<p><u>AQ-6:</u> All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	Applicant; project contractor	Applicant	During construction and life of project	
Biological Resources					
The project has the potential to disturb biological resources on the site during site disturbance.	<p>BIO-1: Should project activities require development, including grading, within the existing access pathway area along the southern border of proposed Canopy Area, the upper 6 inches of soil shall be removed and saved for distribution into similar habitats for revegetation after construction is complete.</p>	Applicant; project contractor,	Applicant	During construction , life of the project	
	<p>BIO-2: Should work commence during the nesting season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than 5 days prior to the start of ground disturbing activities. Areas on and within 500 feet of construction shall be surveyed as possible for active nests. Should an active nest be identified, a “disturbance-free” buffer shall be established by the qualified biologist based on the needs of the species identified and clearly marked by high-visibility material. The buffer shall remain in place until the biologist determines that the nest is no longer active. Construction activities, including removal of trees, shall not occur within the buffer. Should construction cease for a period of five days or more, an additional pre- construction nesting bird survey shall be conducted.</p>	Applicant; project contractor	Applicant	Prior to cultivation activities	

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Cultural / Tribal Resources					
The project has the potential to disturb culturally sensitive artifacts or items on the site during site disturbance.	<p><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 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 culturally-affiliated 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.</p>	Applicant; project contractor, archaeologist, Tribe	Applicant	During construction, life of the project	
	<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 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; project contractor, Tribe	Applicant	Prior to cultivation activities	
	<p><u>CUL-3:</u> Should human remains be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find and the County Corner shall be notified immediately. Compliance with Section 15064.5 (e) (1) of the CEQA Guidelines and Health and Safety Code Section 7050.5 shall be required.</p>	Applicant; project contractor, archaeologist, Tribe, Lake County Sheriff	Applicant	During site disturbance, life of project	

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	<p>If the coroner determines that the remains are Native American, the coroner shall ask the NAHC to identify a Most Likely Descendant, who will work with the construction contractor, agency officials, and a qualified professional archaeologist to determine an appropriate avoidance strategy or other treatment plan. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in CEQA Guidelines Section 15064.5 (e) has been completed.</p>				
	<p>CUL-4: Prior to cultivation, the applicant shall retain a professional archaeologist to update the conditions of the site on the Office of Historic Preservation's DPR 523 resource recordation forms to reflect the sensitive site on the subject property.</p>	Applicant, Archaeologist	Applicant	Prior to site disturbance	
Geology and Soils					
<p>The project has some potential to impact geology and soils due to grading that is needed.</p>	<p>GEO-1: Prior to cultivation, the applicant shall apply for a Grading Permit through the Lake County Planning Department, Resource Planner. This permit must be issued prior to any site disturbance, tree removal or other on-site construction activities occurring.</p>	Applicant; project contractor, County	Applicant	Prior to construction	
	<p>GEO-2: The applicant shall adhere to the engineered Grading and Erosion Control plans submitted for this application during all site disturbance and over the life of the project.</p>	Applicant, project contractor	Applicant	During construction	

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Hazards and Hazardous Materials					
The project has some potential to impact hazards.	HAZ-1: All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.	Applicant; project contractor, County	Applicant	During construction, life of project	
	HAZ-2: With 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, a Hazardous Materials Inventory Disclosure Statement and 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, project contractor	Applicant	During construction, 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, project contractor	Applicant	During construction, life of project	

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	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	Applicant	During and after construction	
	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	Applicant	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	Applicant	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	Applicant	During construction, life of project	

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	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	Applicant	Prior to construction, life of project	
Noise					
Construction and operation of the project has the potential to result in excessive noise and ground borne vibration	<u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. 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 construction	
	<u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant; project contractor	Applicant; Community Development Department	Life of the project	
Wildfire					
Construction and operation of the project has some potential to result in risks regarding wildfire	WDF-1: Construction activities are prohibited 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; project contractor	Applicant	During construction	

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	WDF-2: Prior to cultivation, the applicant shall provide 100' of defensible space around all buildings. This does not require tree removal, but it does require removal of grasses and brush, and limbing trees up to a height of 8'.	Applicant; project contractor	Applicant; Community Development Department	Life of the project	
	WDF-3: Prior to cultivation, the applicant shall schedule a site visit with the Building Official or designee to verify that the roads, gates and site are PRC 4290 and 4291 compliant.	Applicant; project contractor	Applicant	During construction; Life of the project	
	WDF-4: The applicant shall place at least 5,000 gallons of water on site that is designated specifically as for use of fire suppression. Water tanks shall have connectors that are able to be used by Fire Protection Districts.	Applicant; project contractor	Applicant	During construction; Life of the project	