

## MITIGATION MONITORING AND REPORTING PROGRAM

Blackwell Capital Investments

Initial Study IS 22-13

Major Use Permit UP 22-14

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Air Quality</b>					
This project has some potential for air quality environmental impacts.	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.	Applicant; project contractor	Applicant	Prior to construction	
	<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 the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, the applicant must notify LCAQMD prior to beginning construction activities and prior to any diesel engine use.	Applicant; project contractor	Applicant	During construction and life of project	
	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	Applicant; project contractor	Applicant	During construction and life of project	

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	to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.				
	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; project contractor	Applicant	During construction and life of project	
	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; project contractor	Applicant	During construction and life of project	
	AQ-6: 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.	Applicant; project contractor	Applicant	Life of project	
<b>Biological Resources</b>					
This project has some potential for biological resource environmental impacts.	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; project contractor	Applicant	Prior to construction and life of project	

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	BIO-2: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses.	Applicant; project contractor	Applicant	During construction and life of project	
	BIO-3: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any watercourse, wetland, and/or vernal pool.	Applicant; project contractor	Applicant	During construction and life of project	
	BIO-4: Prior to commencement of activities within the bed or bank of a creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impacts to a less than significant level.	Applicant; project contractor	Applicant	Prior to construction	
	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 resource agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed.	Applicant; biologist	Applicant	Prior to construction	
	BIO-6: If construction activities occur during the nesting season (usually March through September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a	Applicant; project contractor	Applicant	Life of project	

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	<p>qualified biologist within 500 feet of proposed construction areas, within seven days prior to the commencement of ground disturbing activities. 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.</p> <p>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.</p>				
<b>Cultural / Geologic / Tribal Resources</b>					
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(s), 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(s), 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	Applicant	During construction	

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	<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(s) 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	Applicant	Prior to ground disturbance	
<b>Noise</b>					
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. 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 7:00 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	
<b>Wildfire</b>					
Construction and operation of the project has the	<u>WDF-1:</u> Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative	Applicant; project contractor	Applicant	During construction and life of the project	

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potential to result in wildfire risk	humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.				
	WDF-2: A water tender shall be present on site during earth work to reduce the risk of wildfire and dust.	Applicant; project contractor	Applicant	Prior to cultivation; life of the project	
	WDF-3: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.	Applicant; project contractor	Applicant	During construction and life of project	
	WDF-4: The applicant shall install a 5,000 gallon water tank made of steel or fiberglass that is intended for exclusive use of fire protection. The tank shall be equipped with connectors that will enable an emergency service provider to connect fire hoses to the water tank.	Applicant, project contractor	Applicant	During construction and life of project	