

MITIGATION MONITORING AND REPORTING PROGRAM

Perkins / 140 Soda Bay Road

Initial Study IS 21-42

Major Use Permit UP 21-40

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
This project has some potential for aesthetic environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to aesthetics.	AES-1: the applicant shall install a minimum 6' tall screening fence around the cultivation area and the processing / drying / manufacturing buildings. Fabric shall not be used; the screening material shall be chain link with slats, or a solid wood or metal fence. This shall occur prior to any cultivation occurring on site.	Applicant; project contractor	Applicant	Prior to construction	
	AES-2: During construction, all lighting, including security lighting, will be directed downward and consistent with the Lake County regulations for lighting as found within darksky.org. This shall be maintained for the life of the project.	Applicant; project contractor	Applicant	Prior to construction	
	AES-3: All greenhouses and transparent or translucent buildings containing interior lighting shall be equipped with blackout screening. No light shall be visible from outside any building that contains interior lighting.	Applicant; project contractor	Applicant	During and after construction	
Air Quality					
	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Community Development Department, and is required to submit an Odor Control Plan for review and approval or revision prior to the public hearing.	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.	<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 CI engines.	Applicant; project contractor	Applicant	Prior to construction	
	<u>AQ-3:</u> 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	During and after construction	
	<u>AQ-4:</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 Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant; project contractor	Applicant	During and after construction	
	<u>AQ-5:</u> 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 as needed following construction	

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	<p><u>AQ-6:</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 life of project	
	<p><u>AQ-7:</u> All areas subject infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	Applicant; project contractor	Applicant	During and after construction	
	<p><u>AQ-8:</u> All buildings containing mature cannabis plants shall be equipped with carbon or similar air filtration systems prior to operation. This includes the two metal buildings and 24 of the greenhouses that will contain mature plants.</p>	Applicant, project contractor	Applicant	Life of project	
Biological Resources					
<p>The project has the potential to disturb biological resources on the site during site disturbance.</p>	<p>BIO-1: Pesticides and Fertilizer Use</p> <ul style="list-style-type: none"> • Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures. • Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands. • Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather. • Store all bags and boxes of pesticides and fertilizers off the ground on pallets or shelves. 	Applicant; project contractor	Applicant	During construction, life of the project	

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	<ul style="list-style-type: none"> • If the structure does not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills or provide appropriate secondary containment. • Routinely check for leaks and spills. • Have spill cleanup kit onsite to be able to respond to any leaks or spills. • Inspect planting stock for pests and diseases prior to planting. • Avoid planting stock with pests and disease and notify the supplier of the planting stock of the infestation. • Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner. <p>For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.</p> <ul style="list-style-type: none"> • For all other pesticides, use must comply with all label requirements including site and crop restrictions. • Prior to the use of any registered pesticide on Cannabis, Operator Identification Number should be obtained from the County Agricultural Commissioner if required. • Submit monthly pesticide use reports to the County Agricultural Commissioner if required. 				

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Cultural Resources					
The project has the potential to disturb culturally sensitive artifacts or items on the site during site disturbance.	<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.	Applicant; project contractor, archaeologist, Tribe	Applicant	During construction , life of the project	
	<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.	Applicant; project contractor, Tribe	Applicant	Prior to cultivation activities	
Noise					
Construction and operation of the project has the potential to result in excessive noise and	<u>NOI-1:</u> 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	Applicant; project contractor	Applicant	During construction	

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ground borne vibration	adjusted to the lowest allowable levels. This mitigation does not apply to night work.				
	<u>NOI-2:</u> Maximum non-construction related sounds 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; project contractor	Applicant; Community Development Department	Life of the project	
	<u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines	Applicant; project contractor	Applicant	During construction; Life of the project	
	NOI-4: Construction shall only occur Monday through Saturday, from 8 am to 5 pm.	Applicant; project contractor	Applicant	During construction; Life of the project	