



## MITIGATION MONITORING AND REPORTING PROGRAM

Califlora Farms Initial Study IS 22-10  
 Major Use Permit (UP 22-08)

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing
<b>I. Aesthetics</b>			
AES-1: The applicant shall install a minimum 6' tall screening fence around the cultivation area and associated cannabis cultivation buildings. Fabric shall not be used due to poor durability; 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	Life of project
AES-2: 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 <a href="http://www.darksky.org">www.darksky.org</a> and provisions of Section 21.48 of the Zoning Ordinance.	Applicant	Applicant	Life of project
AES-3: A lighting plan showing Phase I and Phase II exterior lighting shall be submitted prior to any cultivation occurring.	Applicant	Applicant	Prior to operation



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<p><b>AES-4:</b> All greenhouses shall incorporate blackout screening, and no light from inside greenhouses shall be visible from outside the greenhouses.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p><b>III. Air Quality</b></p>			
<p><b>AQ-1:</b> 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.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior to operation</p>
<p><b>AQ-2:</b> 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.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p><b>AQ-3:</b> 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.</p>	<p>Applicant</p>	<p>Applicant/Project Contractor</p>	<p>During construction</p>
<p><b>AQ-4:</b> 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</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>



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to complete an updated Air Toxic emission Inventory.			
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	Applicant	During site development
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	Applicant	Life of project
AQ-7: 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.	Applicant	Applicant	Life of project
<b>V. Cultural Resources</b>			
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 culturally affiliated 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.	Applicant; Project contractor	Applicant; Culturally affiliated Tribe	During the preparation and throughout activities



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<p>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>			
<p>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(s) shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Culturally affiliated Tribe</p>	<p>During the preparation and throughout activities</p>
<p><b>VII. Geology and Soils</b></p>			
<p>GEO-1: Prior to ground disturbance, the applicant shall submit erosion control and sediment plans to the Water Resource Department and 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 Best Management Practices (BMPs) in accordance with the Grading Ordinance. 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. The natural background level is</p>	<p>Applicant</p>	<p>Applicant; Community Development Department</p>	<p>Prior to ground disturbance</p>



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<p>the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.</p>			
<p>GEO-2: 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 Department 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Community Development Department</p>	<p>Prior to ground disturbance</p>
<p>GEO-3: The permit holder shall monitor the state during the rainy season (October – May 15), including post-installation, allocation of BMPs, erosion control maintenance, and other improvements as needed.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>During construction</p>
<p>GEO-4: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate BMPs to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapter 29 and 30 of the Lake County Code.</p>	<p>Applicant</p>	<p>Applicant; Project contractor</p>	<p>Prior to ground disturbance</p>



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<p>GEO-5: All employees shall be trained in recognizing potentially significant paleontological resources that may be discovered during ground disturbance. In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior to operation</p>
<p><b>IX. Hazards and Hazardous Materials</b></p>			
<p>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 the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p>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</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior to operation</p>



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<p>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.</p>			
<p>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.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p>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.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p>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.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>



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<p>HAZ-6: Prior to operation, all employees shall have access to ADA-accessible restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior to operation; Life of project</p>
<p><b>X. Hydrology and Water Quality</b></p>			
<p>HYD-1: The production well shall have a meter 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 48 constructed and monitoring began at least three months before 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 made upon request</p>	<p>Applicant</p>	<p>Applicant; Community Development Department</p>	<p>Life of project</p>
<p>HYD-2: The applicant shall adhere to the measures described in the Drought Management Plan during periods of a declared drought emergency.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p><b>XIII. Noise</b></p>			





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<p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>During construction</p>
<p>NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p>NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00 AM to 10:00 PM and 50 dBA from 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Life of project</p>
<p><b>XX. Wildfire</b></p>			
<p>WDF-1: Prior to cultivation, the interior driveway shall be improved to meet PRC 4290 and 4291 road standards for private driveways serving commercial uses, including turn-arounds every 400 feet or less for emergency vehicles.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior to operation; Life of project</p>
<p>WDF-2: Prior to cultivation the applicant shall maintain 100' of defensible space around all structures for the life of the project. Clearing</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior to operation; Life of project</p>



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these areas shall occur prior to a building permit being issued. Healthy trees do not need to be removed; however, all trees shall be limbed up to a height of eight feet if they are within the defensible space area. Shrubs and grass shall be removed to reduce fuel load.			
WDF-3: One 5,000-gallon water tank, made of steel or fiberglass and having connectors that can be easily connected to fire hoses shall be reserved exclusively for fire protection purposes.	Applicant	Applicant	Life of project