

MITIGATION MONITORING AND REPORTING CHECKLIST

AFR-1: Oak Woodland Restoration and Replacement

Part A - Rockpit) Prior to the issuance of any construction or grading permits the applicant will submit for review and approval by the Planning and Building Department, an Oak Woodland Restoration Plan prepared by a Registered Professional Forester (RPF) that describes where and how a 22,000-square-foot area of oak woodlands will be replaced on the subject parcels to mitigate for the removal of the two stumps and approximately 10 trees. The Oak Woodland Restoration Plan must also proscribe areas where existing oak trees in proximity to new development and ongoing activities will be protected from encroachment and how newly planted trees will be protected. The Plan shall include monitoring and reporting elements that require a minimum of 3 years of monitoring and achieve an 85% success rate for new plantings and a demonstration that the replanting area is protected from conifer encroachment. The monitoring reports will be provided to the Planning Department for review at the time of the annual inspection.

Part B - Ponds) The applicant shall implement the oak woodland restoration plan identified in the Pond 1 and Pond 2 Restoration Plan prepared by Native Ecosystems, Inc. Installation of seed and trees shall occur in November and December of the year following pond removal and grading and shall follow the 3-year monitoring plan specified in the Restoration Plan with year 1 of monitoring occurring the calendar year following planting. A final restoration plan shall be prepared and submitted at the end of year 3 documenting restoration efforts. Restoration shall only be determined complete once restoration has been deemed successfully established and the restoration area has been demonstrated to be free from conifer encroachment.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of the building permit, and during project operations.	Continuous until completed		HCP&BD**		

BIO-1 Avoid and Minimize Impacts to Native Amphibians

- Pre-construction surveys for native amphibians shall be conducted by a qualified biologist in the vicinity of any ground or vegetation disturbing activities near Class II

watercourses. If it is determined that earth moving activities will need to occur at or near the Upper Pond, Lower Pond, or Pond #3, surveys shall be conducted on the adjacent Class II stream prior to any ground or vegetation disturbing activities to determine presence/absence.

- In the event that pre-construction surveys find amphibians in proximity to any earthwork, they shall be relocated, and amphibian exclusion fencing shall be installed a minimum of 50 feet from the edge of the earthwork.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to ground disturbance	Once prior to ground disturbance		HCP&BD**		

BIO-2 Pre-construction nesting bird surveys for Upper Pond, Lower Pond and/or Pond #3

Prior to the removal of the Upper Pond, Lower Pond, or Pond #3, a qualified biologist shall confirm that native birds have fledged and left the site.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to ground disturbance	Once, prior to ground disturbance		HCP&BD**		

BIO-3 Responsible Use of Plastic Support Netting

Plastic support netting for cultivation shall only be utilized in contained cultivation areas that are fenced off from wildlife or enclosed within hoopouses and/or greenhouses. When not in use plastic support netting shall be stored in enclosed containers.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

BIO-4 No Rodenticides

The applicant shall not use rodenticides on the project site during construction or operations.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

BIO-5 Invasive Species Removal

The applicant shall remove Scotch broom (*Cytisus scoparius*) from an approximately 2-acre area in the western portion of the subject site that has a similar native grass cover and species composition as the Rock Pit, as identified in the Botanical Survey Results report, prepared by Kyle Wear in July 2021.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

BIO-6 Wetland Restoration

The applicant shall restore wetlands at a 3:1 ratio on the subject parcels as mitigation for the 6,828 square feet of wetlands that were filled as described by the WRA Environmental Consulting report dated April 11, 2019. The wetland restoration plan shall be prepared by a qualified botanist specializing in wetland restoration. The report shall contain a monitoring and reporting plan that requires a minimum of 3 years of monitoring with an 85% success rate.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of the building permit, and during project operations.	Continuous until restoration completed		HCP&BD**		

CUL-1 Avoid archaeological site WRA #1 (Sweet Hills).

Archaeological Site WRA #1 (Sweet Hills) shall be avoided during all activities associated with this permit. The dirt ranch road which bisects the site between the two identified artifact concentrations shall be decommissioned in such a manner as to preclude heavy equipment (including but not limited to excavators, bulldozers, dump trucks and domestic vehicles) from using the road. A plan for decommissioning the road shall be submitted to the Planning and Building Department for review and approval prior to issuance of construction permits and the decommissioning shall be complete prior to cultivation in the rock pit cultivation area.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of any permits associated with the rockpit.	Once		HCP&BD**		

CUL-2 Inadvertent Discoveries of Cultural Resources and Human Remains.

If cultural resources, such as lithic materials or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA (January 1999 Revised Guidelines, Title 14 CCR 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior’s Standards and Guidelines, has evaluated the materials and offered recommendation for further action.

Prehistoric materials which could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic materials which could be encountered include ceramics/pottery, glass, metals, can and bottle dumps, cut bone, barbed wire fences, building pads, structures, trails/roads, etc.

If human remains are discovered during project construction, work would stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The

descendants or most likely descendants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous		HCP&BD**		

ENE-1: Generator Use

The proposed wholesale nursery and buildings B and C of the processing facility campus may not be utilized until either) the operator provides evidence that demonstrates that either PG&E (utilizing the renewable energy portfolio) has been connected to serve these locations or an on-site renewable energy system has been developed and fully implemented to provide all power needs, with generators reserved for emergency backup purposes only.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of the building occupancy	Once		HCP&BD**		

ENE-2: Generator Use

After January 1, 2026, no commercial cultivation, propagation, or processing operations shall occur on the properties until the operator provides evidence that demonstrates that either PG&E (utilizing the renewable energy portfolio) has been connected to serve these locations or an on-site renewable energy system has been developed and fully implemented to provide all power needs, with generators reserved for emergency backup purposes only.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
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By January 1, 2026	Once		HCP&BD**		
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NOI-1 Construction Related Noise

The following shall be implemented during construction activities:

- The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall only occur between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. on Saturdays.
- No heavy equipment related construction activities shall be allowed on Sundays or holidays.
- All stationery and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During construction	Continuous		HCP&BD**		