

APPENDIX CP

CONSTRUCTION IMPLEMENTATION PLAN

Construction Implementation Plan

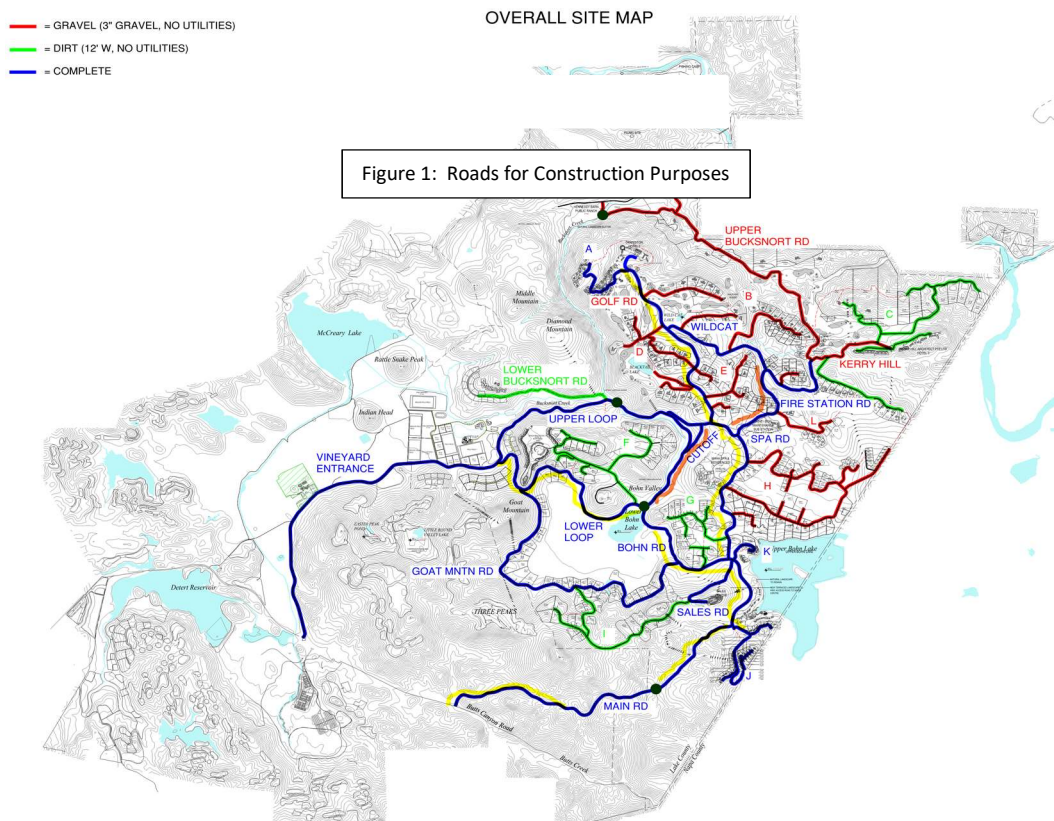
The following document details the work that will be completed immediately after the EIR process is completed, but before the individual general contractors begin erecting the commercial and hospitality structures. We refer to this as Phase 1A.

Construction Sequencing Plan

- ❖ The commercial aspects schedule includes all resort hotel units and accessory amenities, as well as a few model homes with the residential areas.
- ❖ The majority of the resort residential and residential villa development will be revolving and dependent on parcel sales and the market.
- ❖ The Development Agreement will authorize the sequential residential development.

1.0 Civil Infrastructure Installation:

The first stage of construction will include the development of roads. The figure below depicts the grading of temporary construction roads.



2.0 Site Construction Workforce Plan

2.1 Site Preparation

Construction is proposed to start after the appeals period of the final EIR ends, as early as April 15, 2020. Construction will mobilize with several different dedicated crews to perform the work necessary for the installation of access roads leading to the cluster construction sites.

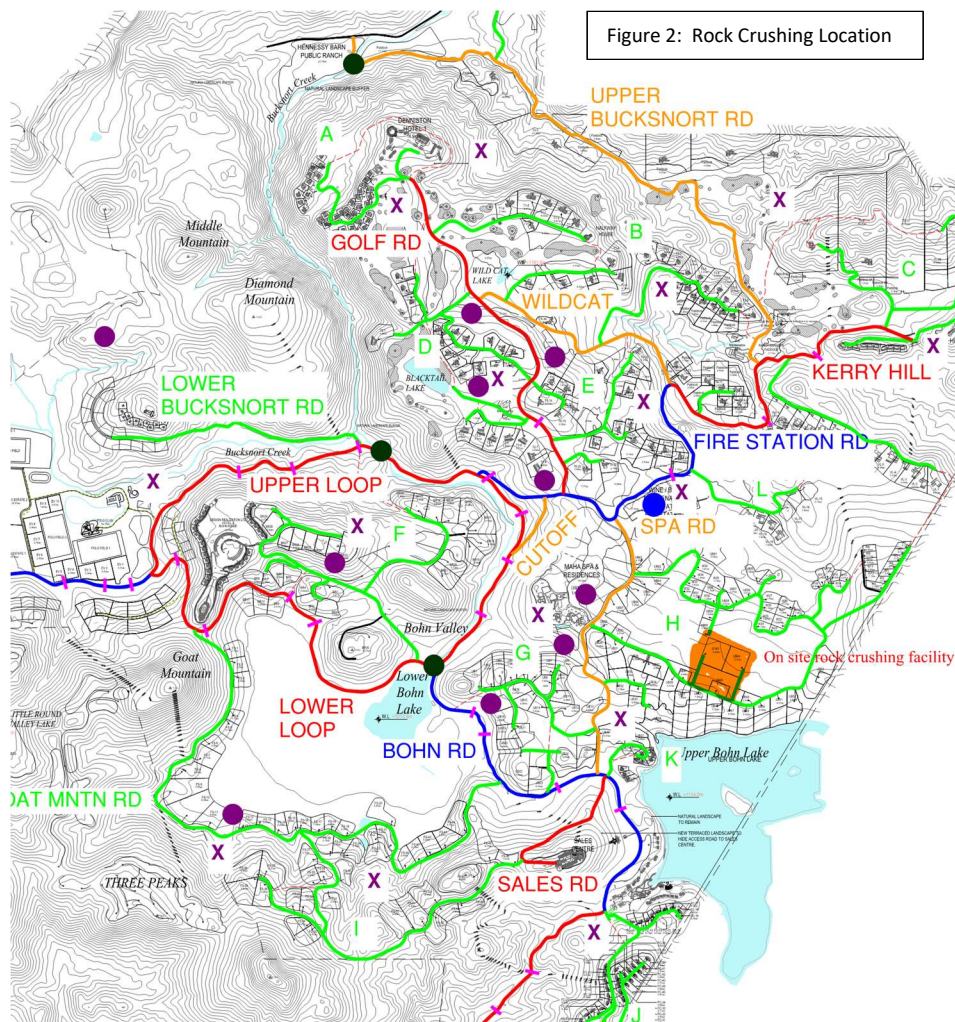
- 9 Dirt Crews with 8 workers per crew, for an approximate total of 72 site contractors, dedicated to cutting and grading roads, installing sub-base and widening existing roadways where necessary.
 - Upper Loop Road – 2 weeks of work
 - Lower Loop Road
 - Main Entrance – 2 crews, one working from Butts Canyon north and another from the Farmstead Area South
 - New Road from Bohn Lake to the Sales Center
 - Minor Roads and Pads at the Farmstead Village
 - Minor Roads, removing undergrowth and cutting rough contours for the Golf Course Area
 - Minor Roads, grading field and paddock areas and cutting building pads at the Equestrian and Polo Center
- 2 Crews with 8 workers per crew, for an approximate total of 16 workers, dedicated to the preparation and installation of bridges and retaining walls.
- 3 Crew with 8 men per crew, for an approximate total of 24 workers, dedicated to the installation of sub-grade utilities
- 1 Crew with 6 men, dedicated to the on-site rock crushing facility
- 6 Engineers/Project Managers
- The operation will assume normal working hours of 6:00am to 6:00pm, however at times of schedule driven need, the operation work continuously.
- TOTAL: 4 separate crews for a total of 124 site construction personnel

2.2 Rock Crushing Operation:

- The rock crushing operation will continue at the location of the current rock crushing operation currently enclosed as Figure 2 (PLEASE CONFIRM)
- The existing operation will remain at the existing site and will cover approximately 20 acres.
- The produced aggregate and sand will be stored at this site, as well as trucked to the Golf Course and the Equestrian and Polo Center where it will be stock piled for Project use at the site of the future Polo Fields 3, 4 & 5. The aggregate for road base will be dispersed as needed for roadways, while the aggregate to be used for future concrete will be trucked to an on-site concrete batch plant for concrete.
- There will be one diesel powered rock crusher dedicated to producing aggregate rock to be used on site for road base.
- There will be a second diesel powered rock crusher that will be dedicated to producing aggregate for concrete to be used on site, as well as sand to be used on site, primarily at the Golf Course.

2.2.1 Aggregate Wash System:

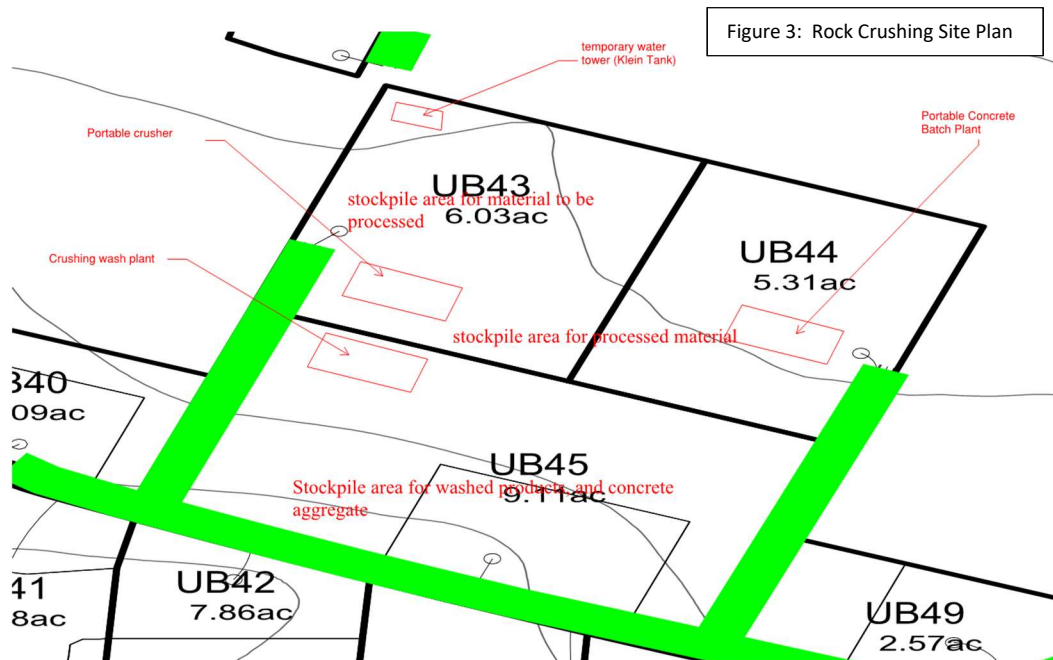
- Aggregate used for concrete and sand will be washed.
 - A new containment pit will be excavated adjacent to the crusher
 - The “washing water” will continue the existing operations, which include an existing pit to recycle the wash water. The pit utilizes water that is trucked to the site from an existing well.
- After the water is washed over the aggregate or sand, it will be reclaimed into the adjacent pond, reclaimed and re-used for the wash operation.



2.2.2 Rock Crushing Operational Details

- The rock crushing operation will begin approximately in April 2020 and continue until April 2023

- The operation will assume normal working hours of 6:00am to 6:00pm, however at times of schedule driven need, the operation may work continuously.
- The power for the operation will be delivered from a new temporary drop from an existing PG&E power pole adjacent to the site.
- The crushing machines are self-contained diesel powered machines.
- There will be required OSHA safety signage and perimeter lighting.



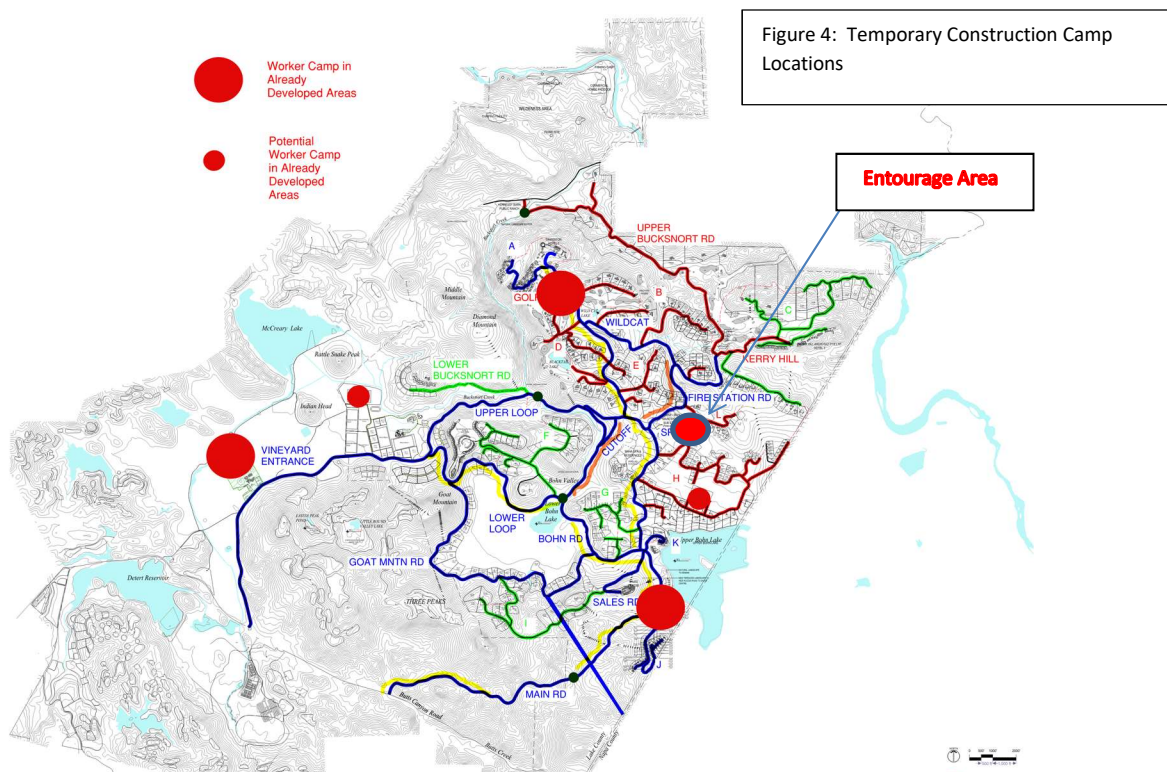
3.0 General Contractor Sequencing Plan

- ❖ It is anticipated that as many as seven general contractors may be present and operational at the same time at multiple locations throughout the site.
- ❖ Receive applicable permits from responsible agencies.
- ❖ Notify the Regional Water Quality Control North Coast Region #1 (707) 576-2220 at least 3 days prior to beginning land disturbance
- ❖ Installation of construction entrance(s)
- ❖ Installation of perimeter controls (e.g. silt fence)
- ❖ Site Contractor will grade and clear the building construction area. After initial grading, site contractor will grade and compact each of the building pads. Installation of basins/traps/wattle per the approved SWPPP requirements; areas draining to these structures cannot be disturbed until the structures and permanent drainage associated with these structures are completely installed.
- ❖ The delivery and establishment of temporary jobsite power
- ❖ Each cluster will designate an area for temporary jobsite mobile storage containers, offices, and mobile toilets Each area will be located within areas previously reviewed for future development.
- ❖ The contractor will designate a location within their construction staging area where dumpsters for landfill and recycled waste will be located, within areas for future development

- ❖ Temporary lighting will be installed as needed for security within the construction site.

4.0 Construction Workforce Employee Estimation:

- ❖ Phase 1A includes construction of the commercial and resort amenities within the five different clusters. It is estimated that each cluster will have approximately 150 workers, for up to 750 workers on the total Project Site.
- ❖ The highest concentration of employees on site for phase 1A is estimated to occur between September 2020 and September 2022.
- ❖ The project is divided into Phase 1A, 1B and 1C. Market conditions and the absorption rate of residential lot sales will impact the construction commencement dates of phases 1B and 1C. Depending upon the success in attracting sales and ownership, the construction of Phase 1B and 1C will continue from 2023-2030.



5.0 Construction Worker Housing Quantity Needs and Layout:

5.1 For the first two years it is anticipated that the site & general contractors expect to employ a maximum of 750 construction workers. To the extent feasible, it is anticipated that the construction will

rely on the local workforce, allowing our projections to anticipate 50% of the contractors to be from the area. In which case approximately 375 employees will stay onsite in temporary workforce housing.

- ❖ It is anticipated that the Civil site contractor Installation will employ approximately 132 crew members. It is anticipated that half of these employees will stay on site and sleep in modular housing or camper trailers. The other half of the employees, if they live near by the construction site, will return to their homes nightly.
- ❖ The work operation is anticipated to be a 10 hour days 6 days a week.
- ❖ Where needed during potential night work, site lighting will be utilized in order to maintain a safe worksite operation.
- ❖ All SWPPP protocols will be adhered to.
- ❖ There will be an Owner employed SWPPP oversight organization employed to monitor adherence to regulations.
- ❖ It is anticipated that the General Contractors hired to build the hospitality components of the development, will employ approximately 375-650 crew members, at any given time. It is anticipated that over half of these employees will stay on site and sleep in modular housing or camper trailers. The remainder of the employees, if they live near by the construction site, will return to their homes nightly.
- ❖ A system of rolling start times may be implemented during periods when high numbers of construction crews are working on the development site. Although all employees will be encouraged to reside in one of the modular or portable housing options, the impact of cars entering and leaving the site will be mitigated by rolling start and stop times.

5.2 On site workforce housing will consist of temporary trailers on wheels or temporary foundations, within previously dedicated development areas.

5.3 Water

5.4 Electrical

5.5 Temporary Sewer

5.6 Safety & Security

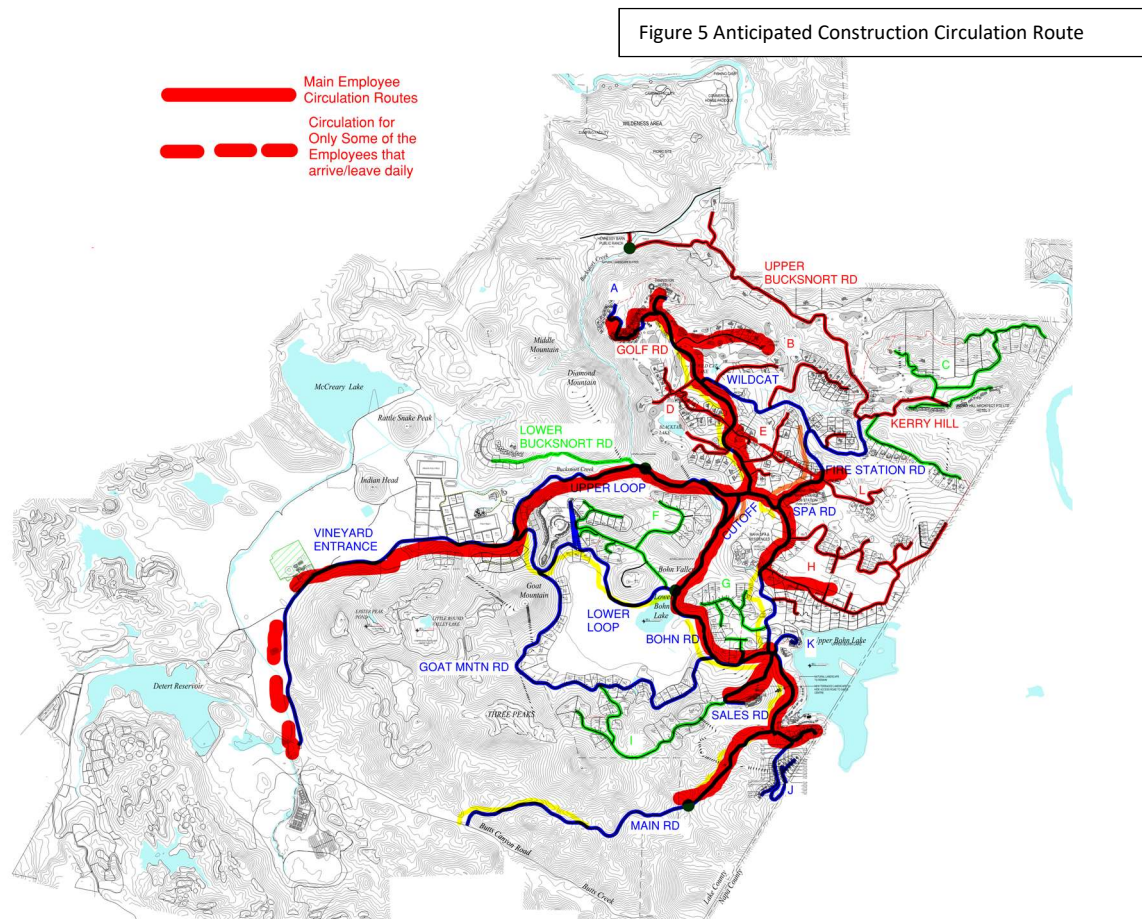
6.0 Workforce traffic circulation plan:

6.1 All contractors using their own car will enter through a central location at the Back of House. A system of rolling start times may be implemented during periods when high numbers of construction crews are working on the development site.

6.2 There will be a team of traffic flag operators both at the Back of House Operations Center and at the Intersection of the Vineyard Entrance Road and Butts Canyon Road.

6.3 As construction trucks leave either the Vineyard Entrance Road there will be procedures implemented for truck tire dirt containment.

6.4 During periods of construction vehicle impact, the new Main Entrance Road may be continually sprayed, as to contain dust and debris.



7.0 Site Lighting and Power:

- ❖ Depending upon the location and needs of the site, and to the extent that technology allows feasibility, solar generators will be used. In addition, diesel powered small, medium and large generators as well as temporary connections to existing PG&E power poles will be utilized. All Air Quality Management Permits will be applied for and obtained prior to construction start dates.
- ❖ During the construction phase 1A, beginning in 2020 until September of 2023, there will be temporary down light construction lighting for safety and security in various areas. Road intersections may be illuminated by over-head lighting. The worker construction camps may be lit by over-head pole lighting, string lighting, ground lighting and/or lighting on the modular structures.
- ❖ In areas of night time operations, temporary construction lighting will be utilized, either from the ground or elevated on poles.
- ❖ Security lighting may be utilized at locations of stored materials to ensure against theft.

8.0 Construction Water, Potable Water, Waste Water and Portable Sanitary Facilities:

8.1 Depending upon the location and needs of the site, non potable water will be used during the construction of roads, for dust mitigation and for potable drinking water.

8.2 In certain instances, potable drinking water may be delivered to certain areas of the site by truck for drinking purposes

8.3 There will be portable toilets located at various locations throughout the areas of construction on the site. These facilities will be regularly maintained, and the resulting effluence will be trucked from the site and treated at an appropriate waste treatment facility located off of the site.

9.0 Access Restrictions and Site Security:

9.1 Employee safety is a priority to the MAHA group. There will be a security check point installed on the Vineyard Entrance Road, between the Back of House Operation/Construction Camp Location and the future Equestrian Center. There may be a secondary security check point installed, as necessary on the Vineyard Entrance Road before the Back of House Operation Location.

9.2 When the Main Entrance onto Butts Canyon Road becomes passable or operational, an additional security check point will be installed and will remain operational until the installation of the permanent Entry and Checkpoint are operational.

9.3 All contractor employees will only permitted on site after successful completion of an OCIP safety and procedural course.

9.4 All contractor employees will be required to complete a background evaluation.

9.5 All contractor employees will be required to obtain, carry and display digital badge technology and present these in order to pass any security check points on the site.

10.0 Parking arrangements:

Contractors, Engineers, Inspectors and their employees are being encouraged to house their out of town employees in the construction camps that will be available. There will be employee parking located adjacent to the employee camps. Employees will be encouraged to consolidate vehicles and to carpool. Employees will be shuttled throughout the site by trucks.

11.0 Removal of debris and materials off site

- ❖ California law requires businesses and other public entities to recycle as much of the waste they generate as possible. Best practices will be employed as far as may be practical when dealing with organic materials generated on site, in the effort to retain and compost on site. However, there will be instances where organic material may need to be removed from the site and transported to a commercial green recycling center.
- ❖ To the extent feasibly possible, all construction debris will be sorted and disposed of, resulting in the majority recycled by C&S Waste Solutions, who services Lake County.

12.0 Material delivery, storage and security

- ❖ The initial point of delivery for construction materials will be the Back of House/Construction Operation.
- ❖ Items to be stored will be offloaded at this location and stored in secure warehouse accommodations at this site. Larger delivery items such as pre-fabricated building components, lumber and drywall deliveries will be trucked directly on MAHA roads to the building erection location.
- ❖ General Contractors will be encouraged to supply and secure modular storage facilities at each of the building sites.
- ❖ Traffic dependent, some larger deliveries of materials to the site may occur outside of the normal 6:00am to 6:00pm time frame.
- ❖ Hazardous materials, such as gasoline, diesel and propane will be delivered to the various construction building sites, by licensed operators fully in accordance with both California and Lake County regulations.

13.0 Fire and Emergency Plan

- ❖ The Standard Operating Procedure for Fire Prevention and Protection will be in place before construction starts, and will be approved by Cal Fire.
 - ❖ The Emergency Plan and Procedures will be provided to every contracting firm before they will be allowed to enter the site.
- A temporary map will be provided for all contractors entering the site.