

MITIGATION MONITORING AND REPORTING PROGRAM
 Robert Nothnagle and Kimberly Kent Major Use Permit, UP 20-09
 Initial Study, IS 20-08

	Mitigation Measure	Implementation Responsibility	Monitoring and Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The proposed project will not have substantial adverse effect on scenic resources as the project location is isolated from Public view. However, the construction of the processing facility may have some impact on nighttime views as new source of lighting is created.	AES-1: An Outdoor Lighting Plan that meets the darksky.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.	Applicant/project contractor	Applicant/project contractor Community Development Department	After construction	
	AES-2: All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties.				
Air Quality					
The proposed project may have some potential to result in short- and long-term air quality impacts. Future project may potentially create fugitive dust during construction and expose sensitive receptors to pollutant concentrations during harvesting season.	AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.	Applicant/project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	During construction	
	AQ-2: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District 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.				
	AQ-3: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must				

MITIGATION MONITORING AND REPORTING PROGRAM
 Robert Nothnagle and Kimberly Kent Major Use Permit, UP 20-09
 Initial Study, IS 20-08

	<p>meet the requirements of the State Air Toxic Control Measures for CI engines</p> <p>AQ-4: 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.</p> <p>AQ-5: Water shall be used as dust suppression during all site disturbance.</p> <p>AQ-6: Planting of fragrant native flowering vegetation surrounding the cultivation area to mask any potential foul smell.</p>				
Biological Resources					
<p>The proposed project does not have any potential effects on biological resources. However, the any future construction activities may have the potential to indirectly significantly impact habitat for sensitive species.</p>	<p>BIO-1: Care shall be taken not to impact any amphibians observed onsite including frogs or salamanders or turtles, and all animals should be allowed to leave work areas on their own and should not be harmed or harassed in any way.</p>	<p>Applicant/project contractor</p>	<p>Applicant</p>	<p>Life of project</p>	
	<p>BIO-2: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures.</p>				
	<p>BIO-3: Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified watercourses, and any overland routes for sediment should not exist between any work areas and these unnamed watercourses or Gunther Creek.</p>				
Cultural Resources and Tribal Cultural Resources					

MITIGATION MONITORING AND REPORTING PROGRAM
 Robert Nothnagle and Kimberly Kent Major Use Permit, UP 20-09
 Initial Study, IS 20-08

<p>The proposed project do not have any potential impact on cultural and/or tribal resources. However, future construction on the parcel can lead to the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.</p>	<p>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 local overseeing Tribe(s) shall be notified, and a qualified archaeologist retained 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, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5.</p>	<p>Project contractor; Qualified archeologist</p>	<p>Applicant</p>	<p>Life of project</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 local overseeing 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>Geology and Soils</p>					
<p>The proposed project will not cause potential substantial adverse effects. However, some grading is necessary for vegetation clearings and scrapings to prepare for the construction of the proposed project.</p>	<p>GEO-1: Prior to any ground disturbance, the permittee 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 appropriate 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 the level of erosion that currently occurs from the area in a</p>	<p>Applicant; project contractor</p>	<p>Applicant; project contractor; Department of Water Resources; Community Development Department</p>	<p>Life of project</p>	

MITIGATION MONITORING AND REPORTING PROGRAM
 Robert Nothnagle and Kimberly Kent Major Use Permit, UP 20-09
 Initial Study, IS 20-08

	<p>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>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p>				
Hydrology and Water Quality					
<p>The proposed project will not have an effect on the geology and soil of the parcel location. However, future project may result in potential adverse impact due to soil characteristics and susceptibility to erosion and flooding.</p>	<p>HYD-1: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Contractor; Department of Water Resources; Community Development Department</p>	<p>Prior to construction</p>	
	<p>HYD-2: 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 constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall</p>				

MITIGATION MONITORING AND REPORTING PROGRAM
 Robert Nothnagle and Kimberly Kent Major Use Permit, UP 20-09
 Initial Study, IS 20-08

	<p>maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p> <p>HYD-3: Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.</p> <p>HYD-4: Location of sediment sources shall be identified during rain events and mitigated where appropriate.</p> <p>HYD-5: Plant waste and other compostable materials be stored (or composted, as applicable) at locations where they will not enter or be blown inter surface waters, and in a manner that ensures that residues and pollutants with those materials do not migrate or leach into surface water or groundwater.</p>				
Noise					
<p>The proposed project will not have any adverse effects on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project grading, construction, and operations.</p>	<p>NOI-1: 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Project contractor</p>	<p>During construction and life of the project</p>	
	<p>NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 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.</p>				
	<p>NOI-3: The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning</p>				

MITIGATION MONITORING AND REPORTING PROGRAM
 Robert Nothnagle and Kimberly Kent Major Use Permit, UP 20-09
 Initial Study, IS 20-08

	Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.				
Transportation					
The proposed project will not have any direct significant impact on roadway when considering the project in isolation. However, there is only one route to the project site and the potential impact may arise during cumulative effects when incorporating other projects that may use the road.	TRANS-1: Prior to this use permit having any force or effect, the applicant will be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the road to assure PRC compliance.	Applicant; Project contractor	Applicant; Contractor; Community Development Department	Prior to construction	
	TRANS-2: Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.				