

**Alvarez Farms Project Mitigation Monitoring and Reporting Program
Major Use Permit, UP 20-03; Initial Study, IS 20-02**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The project is not located within a scenic vista, however, new additional source of light may impact the environment.	AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision before cultivation.	Applicant	Applicant	Prior to construction	
	AES-2: All greenhouses/structures incorporating artificial lighting shall be equipped with blackout film/material to be used at night for the maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. The applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval before the issuance of any permits.	Applicant	Applicant	Prior to construction	
AIR QUALITY					
The project has the potential to create short- and long-term impact to air quality through dust from driveway and cultivation operation and odor from the cultivation operation, however, mitigation measures will be implemented to lessen the impact.	AQ-1: Before cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.	Applicant	Applicant	Prior to operation	
	AQ-2: 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.	Applicant	Applicant	During site development and operation	
	AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by the use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.	Applicant	Applicant	During construction and operation	
	AQ-4: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly use and/or maintain the graveled area to reduce fugitive dust generations.	Applicant	Applicant	During operation	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1: All waste and by-products shall be kept in plastic drums with tight-fitting lids so that water is not able to make contact with the contents and potentially leach into the environment.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-2: If project activities occur during the breeding season (February 1 through August 31), a qualified biologist shall conduct a breeding bird survey no more than 14 days before project activities to determine if any birds are nesting in trees on or adjacent to the study area. This will include areas where water wells and security fence will be installed.	Applicant/ Contractor	Applicant	Prior to site development	
	BIO-3: If active nests are found close enough to the study area to affect breeding success, the biologist will establish an appropriate exclusion zone around the nest.	Applicant/ Contractor	Applicant	Prior to site development	

	This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers. Once all young have become independent of the nest, vegetation removal and grading may take place in the former exclusion zone.				
	BIO-4: If initial work is delayed or there is a break in project activities of greater than 14 days within the bird-nesting season, then a follow-up nesting bird survey shall be performed to ensure no nests have been established in the interim.	Applicant/ Contractor	Applicant	Prior to site development and construction	
	BIO-5: Western pond turtle if present in the pond south and west of the proposed grow areas may use the adjacent lands to nest. <ul style="list-style-type: none"> Work within 100 meters of the pond should be initiated outside the nesting season for pond turtles, which is from May to October 1. If work cannot be initiated outside the nesting season, then a pre-construction survey in all work areas within 100 meters of the lower pond is recommended. Alternatively, an exclusion fence may be placed between the pond and proposed activities if the fencing is installed prior to May 1. 	Applicant/ Contractor	Applicant	Prior to site development and construction	
	BIO-6: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-7: Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead or 50 feet of identified wetlands.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-8: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-9: The applicant shall maintain all necessary permits from the Central Valley Regional Water Quality Control Board and submit written verification to the Community Development Department. A copy of all permits shall be included in the Annual Performance Report.	Applicant/ Contractor	Applicant/ Contractor	The life of the project	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	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.	Applicant	Applicant	The life of the project	
	CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during the ground disturbance. If any artifacts or remains are found, the Middletown Rancheria 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	Applicant	Prior to site development	

	CUL-3: In the event of an unanticipated discovery of cultural resources during the implementation of the project, all work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.	Applicant	Applicant	The life of the project	
GEOLOGY AND SOILS					
The proposed project will not cause potential substantial adverse effects. However, a minor ground disturbance is proposed for site preparation	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 natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.	Applicant	Applicant	The life of the project	
	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.	Applicant	Applicant	Prior to construction and operation	
	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.	Applicant	Applicant	During construction and operation	
	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 Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the 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 Chapters 29 and 30 of the Lake County Code.	Applicant	Applicant	Prior and during construction and operation	
HYDROLOGY AND WATER QUALITY					
The proposed project will create additional use of water for irrigation purposes.	HYD-1: The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements.	Applicant/ Contractor	Applicant/ Contractor	During site development and construction	
	HYD-2: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.	Applicant/ Contractor	Applicant; Contractor; Community Development Department	Prior to construction	

	HYD-3: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. 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.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Life of project	
	HYD-4: 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 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.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Prior to construction	
	HYD-5: Prior to construction, the applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulations and conform to all building codes.	Applicant/ Contractor	Applicant; Community Development Department	Prior to any construction	
NOISE					
The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations.	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.	Applicant	Applicant	During site development and operation	
	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.	Applicant	Applicant	During site development and operation	
	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 Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.	Applicant	Applicant	During site development and operation	