

MITIGATION MONITORING AND REPORTING PROGRAM

Vann Ranch / Omar Malfavon

Initial Study IS 20-26

Major Use Permit UP 20-23

Impact Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has some potential to impact aesthetics due to the greenhouse lighting that would be necessary.	<u>AES-1:</u> All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.	Applicant, contractor	Applicant	Prior to cultivation	
	<u>AES-2:</u> All shipping containers shall have false siding and roofing (2:12 pitch minimum); or shall be enclosed by a minimum 7 feet tall screening fence.	Applicant, contractor	Applicant	Prior to cultivation	
Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, 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.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
	<u>AQ-2:</u> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all	Applicant; project contractor	Applicant	During construction	

	engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.				
	<u>AQ-3:</u> 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.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-4:</u> 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; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	Life of the project	
	<u>AQ-5:</u> 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; project contractor	Applicant	During construction; Life of the project	
	<u>AQ-6:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-7:</u> Each greenhouse shall contain an air and odor filtration system. Method of filtration shall be provided to the Lake County Planning Department for review prior to any construction occurring on site.	Applicant	Applicant	Life of the project	

Biological Resources					
Construction of the Project has some potential for disturbing sensitive biological resources.	<p><u>BIO-1:</u> If project activities occur during the nesting season (March 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any special-status birds are nesting in trees on or adjacent to the study area.</p> <p>If the qualified biologist determines that the active nests of any special-status species are found close enough to result in nest abandonment, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.</p>	Project contractor; qualified biologist	Applicant	Pre-Construction	
	<p><u>BIO-2:</u> Prior to the commencement of groundbreaking activities (including vegetation removal, earthmoving, grading, and/or excavation) within grassland habitat, surveys for American badgers (<i>Taxidea taxus</i>) shall be conducted following the CDFW American Badger Survey Protocol. Per protocol, surveys should occur no less than 14 days and no more than 30 days prior to the construction activities.</p>	Project contractor; qualified biologist	Applicant	Pre-Construction	
	<p><u>BIO-3:</u> Prior to commencement of ground-moving activities within 500 meters of the onsite pond, surveys for western pond turtles (<i>Emys marmorata</i>) shall be conducted following CDFW protocol. Surveys shall be conducted by a qualified biologist 14 days before and 24 hours before the start of disturbance activities. This Mitigation Measure applies to any disturbance in the two cultivation areas located nearest the pond (denoted as 'C' and</p>	Project contractor; qualified biologist	Applicant	Pre-Construction	

	‘D’ on the Site Map), as well as any earth movement near the ADA bathroom and existing shed, all of which are located within 500 meters of the onsite pond.				
	<u>BIO-4:</u> All work should incorporate erosion control measures consistent with Lake County Grading Regulations. Prior to construction, the project shall obtain coverage under State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.	Project contractor	Applicant	Pre-Construction	
Cultural, Geological and Tribal Cultural Resources					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<u>CUL-1:</u> 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 local overseeing Tribe, and a qualified archaeologist 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, the applicant shall notify the Sheriff’s Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Project contractor; Qualified archaeologist	Applicant	During site preparation and throughout construction activities	

	<u>CUL-2:</u> 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 shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Applicant, Project contractor; Qualified archaeologist	Applicant	Prior to site preparation and throughout construction activities	
Hydrology					
There is some potential for hydrologically-related impacts from the project; therefore mitigation measures are incorporated to mitigate water-related impacts.	<u>HYD-1:</u> Prior to use permit issuance, the applicant shall provide an engineered Drainage and Erosion Control plan to the County showing the method of stormwater runoff storage and containment.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
Noise					
There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.	<u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	

	<p><u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and construction activities; during life of project</p>	
	<p><u>NOI-3:</u> Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p>	<p>Applicant; Project contractor</p>		<p>During site preparation and construction activities; during life of project</p>	