

## MITIGATION MONITORING AND REPORTING PROGRAM

Mighty Tasty Farms Initial Study, IS 19-50  
 Major Use Permit (UP 19-32)  
 Early Activation (EA 19-62)

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Aesthetics</b>					
The project has the potential to create additional light or glare during construction and operation.	<b>AES-1:</b> An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and approval prior to operation.	Applicant; project contractor	Applicant	During construction; Life of project	
	<b>AES-2:</b> All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits.	Applicant; project contractor	Applicant	During construction; Life of project	
<b>Air Quality</b>					
The project has the potential to create fugitive dust during construction and expose sensitive	<b>AQ-1:</b> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the	Applicant; project contractor	Applicant	During construction; Life of project	

receptors to pollutant concentrations.	requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.				
	<b>AQ-2:</b> Construction and/or work practices that involve pavement, masonry, sand, gravel, grading, and other activities shall be managed by adequate dust control to mitigate airborne emission during and after site development.	Applicant; project contractor	Applicant	During construction; Life of project	
	<b>AQ-3:</b> Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads. Also, any manufacturing and delivery operations must comply with Lake County Air Quality Management District (LCAQMD) rules and regulations.	Applicant; project contractor	Applicant	Life of project	
	<b>AQ-4:</b> 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	During construction; Life of the project	
	<b>AQ-5:</b> The applicant shall have the primary access and parking areas surfaced with chip seal as a temporary measure, and asphalt or an equivalent all weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/trailer traffic shall require asphaltic concrete paving or equivalent to prevent 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 project	

	<b>AQ-6:</b> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations.	Applicant; project contractor	Applicant	During construction; Life of project	
<b>Biological Resources</b>					
Construction activities associated with the proposed Project have the potential to indirectly significantly impact habitat for sensitive species.	<b>BIO-1:</b> Trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the project area during construction of the project, CDFW should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities.  Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.	Applicant; project contractor	Applicant; Qualified Biologist	During construction; Life of project	
	<b>BIO-2:</b> If tree felling is performed in the future, a pre-construction nesting bird survey is recommended.	Applicant; Project contractor	Applicant; Qualified Biologist	During construction; Life of project	
	<b>BIO-3:</b> If clearing of natural habitat is performed in the future, a pre-construction special-status species survey is recommended.	Applicant; Project contractor	Applicant; Qualified Biologist	During construction; Life of project	
	<b>BIO-4:</b> The applicant shall enroll and comply with Cannabis Cultivation Order WQ 2017-0023-DWQ which will ensure that cultivation	Applicant; Project contractor	Applicant; Regional	During construction;	

	operation will not significantly impact water resources. A formal delineation of jurisdictional waters shall be performed before construction work, or ground disturbance, near any wetland or drainage.		Water Quality Control	Life of project	
<b>Cultural Resources and Tribal Cultural Resources</b>					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<b>CUL-1:</b> Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor approved by the Tribe, to direct all mitigation measures related to tribal cultural resources.	Applicant; Project contractor	Applicant; Local Tribes	During site preparation and throughout construction activities	
	<b>CUL-2:</b> Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punchlists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor detennines that full-time	Applicant; Project contractor	Applicant; Local Tribes	During site preparation and throughout construction activities	

	<p>monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.</p>				
	<p><b>CUL-3:</b> The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Local Tribes</p>	<p>During site preparation and throughout construction activities</p>	

	<p><b>CUL-4:</b> All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified consistent. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Local Tribes</p>	<p>During site preparation and throughout construction activities</p>	
	<p><b>CUL-5:</b> The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Local Tribes</p>	<p>During site preparation and throughout construction activities</p>	

	law. No laboratory studies, scientific analysis, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.				
	<b>CUL-6:</b> 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; Community Development Department	During site preparation and throughout construction activities	
<b>Geology/Soils</b>					
The project has the potential to result in substantial soil erosion.	Implement Mitigation Measure AQ-5	See AQ-5	See AQ-5	See AQ-5	
	<b>GEO-1:</b> Prior to any ground disturbance, the permitted shall submit Erosion Control and Sediment Plans to 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	Applicant; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	

	(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. All BMP's shall be maintained for life of the project.				
	<b>GEO-2:</b> 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 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; Project contractor	Applicant; Community Development Department	Prior to ground disturbance	
	<b>GEO-3:</b> The permit holder shall monitor the site during the rainy season (October 15 to May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.	Applicant; Project contractor	Applicant; Project contractor	Life of project	
<b>Hazards</b>					
The project may result in a significant hazard to the public or the environment through the routine transport, use, or disposal of	<b>HAZ-1:</b> All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.	Applicant; Project contractor	Applicant; Environmental Health Department, the California Regional Water Control Board, and/or	Life of project	



hazardous materials.			the Air Quality Board		
	<b>HAZ-2:</b> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.	Applicant; Project contractor	Applicant; Project contractor	Life of project	
	<b>HAZ-3:</b> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant; Project contractor	Applicant; Project contractor	Life of project	
	<b>HAZ-4:</b> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.	Applicant; Project contractor	Applicant; Lake County Environmental Health Division; Regional Water Quality Control Board.	Life of project	
	<b>HAZ-5:</b> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction	Applicant; Project contractor	Applicant; Regional Water Quality	Life of project	

	or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.		Control Board		
<b>Hydrology/Water Quality</b>					
The project has the potential to violate water quality standards, degrade water quality and alter drainage patterns.	Implement Mitigation Measures BIO-3 and BIO-4, GEO-1 through GEO-3, and HAZ-1 through HAZ-5.	Applicant; Project contractor	Applicant; Regional Water Quality Control Board	Life of project	
<b>Noise</b>					
The project has the potential to increase in ambient noise levels to uncomfortable levels.	<b>NOI-1:</b> 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; Project contractor	During site preparation and throughout construction activities	
	<b>NOI -2:</b> 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.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout construction activities	

	<b>NOI-3:</b> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout construction activities	
<b>Transportation</b>					
The project has the potential to increase roadway hazards.	<b>TRANS-1:</b> 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; Project contractor	During construction	
<b>Wildfire</b>					
The project has the potential fire hazard.	<b>WILDFIRE-1:</b> All regulations on the State of California's Public Resource Code, Division, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout construction activities	
	<b>WILDFIRE-2:</b> All regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this application/construction.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout construction activities	
	<b>WILDFIRE-3:</b> All regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout	

				construction activities	
	<b>WILDFIRE-4:</b> All regulations in the California Government Code, Title 5. Local Agencies [50001- 57550], Part 1. Powers and Duties Common to Cities and Counties [50001 - 51189], Section 51182.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout construction activities	
	<b>WILDFIRE-5:</b> This shall include, but not be limited to property line setbacks for structures that are a minimum of 30 feet, addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000 lbs vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from the road), parking, fuels reduction, including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.	Applicant; Project contractor	Applicant; Project contractor	During site preparation and throughout construction activities	