

**Pasta Farm, LLC. Project Mitigation Monitoring and Reporting Program
Major Use Permit, UP 20-11; Initial Study, IS 20-11**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to aesthetic impacts due to greenhouse lighting.	AES-1: Prior to greenhouse cultivation, all greenhouses shall be equipped with blackout screening in a manner that no lighting shall be visible from any public road or neighboring residence.	Applicant/ Contractor	Applicant	Life of the project	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently during operation.	AQ-1: a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-1: b) When wind speeds result in dust emissions crossing property lines, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-1: c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity).	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-1: d) All exposed soils be watered as needed to prevent dust density as described above and in order to prevent dust from visibly exiting the property.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-1: e) All haul trucks transporting soil, sand, or other loose material offsite shall be covered.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-1: f) All vehicle speeds on unpaved roads shall be limited to 25 mph.	Applicant/ Contractor	Applicant	During site development and construction	
	AQ-1: g) During construction the contractor shall, where feasible, utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.	Applicant/ Contractor	Applicant	During site development and construction	

	AQ-1: h) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.	Applicant/ Contractor	Applicant	During site development and construction	
	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 in order to complete an updated Air Toxic emission Inventory.	Applicant/ Contractor	Applicant	During site development and construction	
BIOLOGICAL RESOURCES					
Potential to impact nesting birds	BIO-1: Should work commence during the nesting season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than 48 hours prior to the start of ground disturbing activities. Areas on and within 500 feet of construction shall be surveyed as possible for active nests. Should an active nest be identified, a “disturbance-free” buffer shall be established by the qualified biologist based on the needs of the species identified and clearly marked by high-visibility material. The buffer shall remain in place until the biologist determines that the nest is no longer active. Construction activities, including removal of trees, shall not occur within the buffer. Should construction cease for a period of five days or more, an additional pre-construction nesting bird survey shall be conducted.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	CR-1: Prior to the initiation of ground-disturbing activities, all construction personnel shall be trained in the protection of cultural resources, the recognition of buried cultural remains, and the notification procedures to be followed upon the discovery of archaeological materials, including Native American burials. The training shall be presented by an archaeologist who meets the Secretary of Interior’s Standards for Prehistoric and Historic Archaeology and by a Native American representative and should include recognition of both prehistoric and historic resources. Personnel shall be instructed that unauthorized collection or disturbance of artifacts or other cultural materials is illegal, and that violators will be subject to prosecution under the appropriate laws. Supervisors shall also be briefed on the consequences of intentional or inadvertent damage to cultural resources.	Applicant	Applicant	Prior to site development and construction	
	CR-2: Prior to beginning of work, the applicant shall ensure that the boundaries of the archaeological sites are clearly described and illustrated in the final design plans. Prior to the commencement of project construction, demolition, grading, preparation, or other ground-disturbing activities, the applicant shall retain a qualified professional archaeologist to work with the construction contractor to place wooden stakes along the mapped limits of any cultural resource situated within 100 feet of	Applicant	Applicant	Prior to site development and construction	

	<p>construction activities. Site personnel shall be directed to keep all equipment, materials, and activities outside of the exclusion zones. The exclusion zone stakes and flagging will remain in place for the duration of construction activities.</p>				
	<p>CR-3: No construction shall occur within exclusion zones without prior completion of a Phase II archaeological testing and evaluation program designed to determine California Register of Historical Resources eligibility of the site; any follow-on data recovery mitigation shall be completed prior to construction. All testing and construction within the exclusion zones shall be monitored by a team minimally comprised of a Native American monitor and a qualified professional archaeologist.</p>	Applicant	Applicant	During construction	
	<p>CR-4: Should any cultural resources be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find. The project proponent and lead agency shall be notified immediately, and a qualified professional archaeologist shall be retained to assess the find, recommend and implement mitigation measures, and prepare a report in accordance with current professional standards. Native American consultation shall also be undertaken as part of this mitigation measure.</p>	Applicant/ Contractor	Applicant/ Contractor	During construction	
	<p>CR-5: Should human remains be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find and the County Coroner shall be notified immediately and compliance with Section 15064.5 (e) (1) of the CEQA Guidelines and Health and Safety Code Section 7050.5 shall be required. If the coroner determines that the remains are Native American, the coroner shall ask the NAHC to identify a Most Likely Descendant, who will work with the construction contractor, agency officials, and a qualified professional archaeologist to determine an appropriate avoidance strategy or other treatment plan. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in CEQA Guidelines Section 15064.5 (e) has been completed.</p>	Applicant/ Contractor	Applicant/ Contractor	During construction	
	<p>CR-6: The Cultural Resources Treatment and Monitoring Agreement (Attachment 7 of the Pasta Farms IS/MND) entered into between the Middletown Rancheria of Pomo Indians of California and the Hidden Valley Lake Association shall be adhered to in order to formalize procedures for the protection and treatment of Native American cultural resources, as defined by the agreement.</p>	Applicant	Applicant	Life of Project	

GEOLOGY AND SOILS

The proposed project will not cause potential substantial adverse effects. However, 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 County's Water Resource Department and 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. The applicant shall include a detailed description of the relocation or proper disposal of excess soil of said excavation.	Applicant	Applicant	Prior to development and during operation	
	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	During construction	
	GEO-3: In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.	Applicant/ Contractor	Applicant/ Contractor	During construction	

NOISE

The project has some potential for noise during and after construction.	NOI-1: The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas at the property lines	Applicant, contractor	Applicant; Contractor;	During construction; life of the project	
	NOI-2: 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.	Applicant; Contractor;	Applicant; Contractor;	During construction; life of the project	
	NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) 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 measured at the property lines.	Applicant; Contractor;	Applicant; Contractor;	During construction; life of the project	