

## MITIGATION MONITORING AND REPORTING PROGRAM

Mountain Green Farms, LLC  
 Initial Study IS 20-87  
 Major Use Permit UP 20-74

Impact Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Aesthetics</b>					
The project has some potential to impact aesthetics due to the greenhouse lighting that would be necessary.	<b>AES-1:</b> All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.	Applicant, contractor	Applicant	Prior to cultivation	
	<b>AES-2:</b> Security lighting shall be motion-activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine a light or allow light glare to exceed the boundaries of the lot of records upon which they are placed.	Applicant, contractor	Applicant	Prior to cultivation	
<b>Air Quality</b>					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<b>AQ-1:</b> 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. Or provide proof that a permit is not needed.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
	<b>AQ-2:</b> All mobile diesel equipment used must be in compliance with State registration	Applicant; project contractor	Applicant	During construction	

<p>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 engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.</p>				
<p><b>AQ-3:</b> 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>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction</p>	
<p><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.</p>	<p>Applicant; project contractor</p>	<p>Applicant; Lake County Air Quality Management District; Community Development Department</p>	<p>Life of the project</p>	
<p><b>AQ-5:</b> 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.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction ; Life of the project</p>	
<p><b>AQ-6:</b> 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.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction</p>	

	<b>AQ-7:</b> 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	
	<b>AQ-8:</b> The applicant shall apply water to the ground during any and all site preparation work that is required for the greenhouses and drying building, as well as during any interior driveway improvements to mitigate dust migration.	Applicant, contractor	Applicant	During construction	
<b>Biological Resources</b>					
Construction of the Project has some potential for disturbing sensitive biological resources.	<b>BIO-1:</b> All work should incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.	Project contractor; qualified biologist	Applicant	During site preparation and throughout construction activities	
<b>Cultural 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> 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 culturally affiliated 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 culturally affiliated 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	

	<b>CUL-2:</b> 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 culturally affiliated 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	
<b>Energy</b>					
There is some potential for energy-related impacts from the project; therefore mitigation measures are incorporated to mitigate energy-related impacts.	<b>EN-1:</b> The applicant shall provide energy calculations for the proposed project prior to the hearing. Total amperage needs shall be provided within the energy calculations provided. A description of energy use per building may be necessary, as well as engineered energy calculations at the discretion of the Building Official.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
<b>Geology and Soils</b>					
There is some potential for geology-related impacts from the project; therefore mitigation measures are incorporated to mitigate geology/soils-related impacts.	<b>GEO-1:</b> Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.	Applicant; Project contractor	Applicant; Community Development Department	Prior to site preparation and construction activities; during life of project	
	<b>GEO-2:</b> Prior to any ground disturbance for building construction, 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	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	

	<p>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.</p>				
	<p><b>GEO-3:</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 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>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and throughout construction activities</p>	
	<p><b>GEO-4:</b> 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>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	
	<p><b>GEO-5:</b> 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	
	<p><b>GEO-6:</b> Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CalFire standard. Please</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation</p>	

	contact the Lake County Community Development Department's Building Division for more information.			and construction activities; during life of project	
<b>Hazards and Hazardous Materials</b>					
There is some potential for hazard-related impacts from the project; therefore mitigation measures are incorporated to mitigate hazard-related impacts.	<b>HAZ-1:</b> All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	<b>HAZ-2:</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	Prior to site preparation and construction activities; during life of project	
	<b>HAZ-3:</b> Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	

	<p><b><u>HAZ-4:</u></b> Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	
	<p><b><u>HAZ-5:</u></b> The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	
	<p><b><u>HAZ-6:</u></b> All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	
	<p><b><u>HAZ-7:</u></b> 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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	
	<p><b><u>HAZ-8:</u></b> The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	

**Hydrology**

<p>There is some potential for hydrologically-related impacts from the project; therefore mitigation measures are incorporated to mitigate water-related impacts.</p>	<p><b>HYD-1:</b> 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.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	<p><b>HYD-2:</b> 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 maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
<b>Noise</b>					
<p>There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.</p>	<p><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.</p>	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	
	<p><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.</p>	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	



	<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	During site preparation and construction activities; during life of project	
<b>Wildfire</b>					
There is some potential for wildfire-related impacts from the project; therefore mitigation measures are incorporated to mitigate fire-related impacts.	<b>WILDFIRE-1:</b> Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.	Applicant; Project contractor	Applicant; Community Development Department	Prior to site preparation and construction activities; during life of project	
	<b>WILDFIRE-2:</b> Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	<b>WILDFIRE-3:</b> Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	

	<b><u>WILDFIRE-4:</u> Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.</b>	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
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