

**MITIGATION MONITORING AND REPORTING PROGRAM**

Bar X Ranch  
 Initial Study IS 20-111  
 Major Use Permit UP 20-92

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 greenhouse lighting and security lighting.	AES-1: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.	Applicant, contractor	Applicant	Prior to operation	
	AES-2 A Lighting Plan that meets the darksky.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to building permit issuance.	Applicant, contractor	Applicant	Prior to operation	
	AES-3: Prior to construction of the greenhouses and the processing building during Phase II, the applicant shall provide a vegetation screening plan, to screen the greenhouses and processing building from public traveling on State Route 29, to the Lake County Community Development Department for review and acceptance, or review and revision prior to building permit issuance. The vegetation screening shall consist of woody vegetation or trees that grow to no less than 20 feet tall. The species of woody vegetation or trees to be used may be chosen by the applicant but should be suited to localized soil and site conditions. Native plant species are encouraged as are plantings which shall benefit local fauna. Plantings must be perennial and hardy in the local climate zone as specified in scientific literature or garden catalogs. The plan shall detail the woody vegetation or tree type, quantity, and placement as well as a maintenance and monitoring program to	Applicant, contractor	Applicant	Prior to building permits for Phase 2 and life of the project	

	ensure the screen shall be maintained through the life of the project.				
<b>Air Quality</b>					
The project has the potential to create fugitive dust during construction and operation, and expose sensitive receptors to pollutant concentrations and odor.	AQ-1: 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, contractor	Applicant	Prior to operation	
	AQ-2: 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 engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.	Applicant, contractor	Applicant	During construction and operation	
	AQ-3: 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	Life of the project	
	AQ-4: 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	Life of the project	
	AQ-5: 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	Life of the project	

	AQ-6: 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	Life of the project	
	AQ-7: Due to the presence of serpentine soil on the property, prior to any cultivation activities, the applicant shall prepare a Dust Mitigation and Control Plan to show how the applicant shall keep serpentine soil from migrating during site disturbance. This shall occur prior to early activation being issued for this property, and is subject to review and acceptance by the Lake County Building Official and/or Air Quality Control Department.	Applicant; project contractor	Applicant	Prior to operation	
	AQ-8: Each greenhouse and the processing building shall contain an air and odor filtration system. An Odor Control Plan identifying the method of filtration shall be provided to the Lake County Planning Department for review prior to any construction of greenhouses or the processing building occurring on site.	Applicant	Applicant	Prior to operation of Phase 2	
<b>Biological Resources</b>					
Construction of the Project has some potential for disturbing sensitive biological resources.	BIO-1: Because special-status species that occur in the vicinity could migrate onto the Study Area between the time that the field survey was completed and the start of construction, a pre-construction survey for special-status species shall be performed by a qualified biologist prior to activation of this use permit to ensure that special-status species are not present. If any listed species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted and project impacts and mitigation reassessed. With the implementation of this mitigation measure, adverse impacts upon special-status species would be reduced to a less-than-significant level.	Project contractor; qualified biologist	Applicant	Pre-Construction	

	<p>BIO-2: If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS shall 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.</p>	<p>Project contractor; qualified biologist</p>	<p>Applicant</p>	<p>Pre-Construction</p>	
	<p>BIO-3: All work should incorporate erosion control measures consistent with the engineered Grading and Erosion Control Plans submitted; the Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ, and Construction General Permit 2009-009-DWQ.</p>	<p>Applicant, Contractor</p>	<p>Applicant</p>	<p>Life of the project</p>	
	<p>BIO-4: If development requires the removal of live, native oak tree species greater than 5-inches in diameter, measured at breast height (DBH), a Tree Removal and Mitigation Plan shall be submitted for review and acceptance prior to activation of the use permit. The Tree Removal and Mitigation Plan shall demonstrate a 3:1 replacement ratio for any live oak tree greater than 5-inches DBH removed.</p>	<p>Applicant, Contractor</p>	<p>Applicant</p>	<p>Prior to operation</p>	

	BIO-5: If development of the project would result in the removal of commercial tree species or native oak species, one of the following permits shall be obtained: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.	Applicant, contractor	Applicant	Life of the project	
<b>Cultural, Geological and Tribal Cultural Resources</b>					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	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 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.	Applicant, Project contractor; Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
	CUL-2: 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>Geology and Soils</b>					
There is some potential for hydrologically-	GEO-1: Prior to any ground disturbance for building construction, the permittee shall submit engineered	Applicant, contractor	Applicant	Prior to site preparation	

<p>related impacts from the project and minor ground disturbance activities; therefore mitigation measures are incorporated to mitigate water-related and ground disturbance impacts.</p>	<p>erosion control and sediment plans to the Lake County Water Resource Department and the Lake County Community Development Department for review and approval. Said engineered erosion control and sediment plans shall show all earth being imported, exported or moved within the site, and shall show the method(s) used to 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.</p>			<p>and construction activities</p>	
	<p>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 Lake County 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</p>	<p>Applicant</p>	<p>During construction and for the life of the project</p>	
	<p>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.</p>	<p>Applicant</p>	<p>Applicant</p>	<p>During construction and for the life of the project</p>	
	<p>GEO-4: 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</p>	<p>Applicant</p>	<p>Applicant</p>	<p>Prior and during construction and for the life of the project</p>	

	procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.				
	GEO-5: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and bathrooms shall meet all California Building Code Requirements.	Applicant	Applicant	Prior to construction of Phase 2	
	GEO-6: Prior to operation of Phase 2, all structure(s) used for commercial cultivation shall meet accessibility and CALFIRE standards. Please contact the Lake County Community Development Department's Building Division for more information.	Applicant	Applicant	Prior to construction of Phase 2	
<b>Hazards and Hazardous Materials</b>					
Exposure to hazard and hazardous materials can occur during and after construction. However, preventative measures, including mitigation and Best Management Practices mitigate to less than significant.	HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.	Applicant	Applicant, Community Development Department	The life of the project	
	HAZ-2: 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	Applicant	The life of the project	
	HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code	Applicant	Applicant	Prior to operation	

	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.				
	HAZ-4: 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.	Applicant	Applicant	Prior to operation	
	HAZ-5: 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.	Applicant	Applicant	The life of the project	
	HAZ-6: 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.	Applicant	Applicant	The life of the project	
	HAZ-7: 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	The life of the project	
<b>Noise</b>					
There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.	NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm 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	Applicant	During site development and construction	

	<p>NOI-2: The proposed project shall comply with the noise standards identified in Section 41.11 of the Zoning Ordinance, including, but not limited to: maximum non-construction project-related noise levels shall not exceed: (a) 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. adjacent to residential districts; and (b) 65 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA between the hours of 10:00 p.m. to 7:00 a.m. adjacent to industrial districts at the property lines as outlined in Table 11.1. Should the proposed project exceed these noise standards during construction or operational phases, noise-generating activities shall cease until noise attenuation measures are implemented such that the proposed project is compliant with noise standards.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During construction and the life of the project</p>	
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