

**MITIGATION MONITORING AND REPORTING PROGRAM**

Lake Vista Farms

Initial Study IS 19-56

Major Use Permit UP 19-36

<b>Impact Category</b>	<b>Mitigation Measure</b>	<b>Implementation Responsibility</b>	<b>Monitoring &amp; Reporting Responsibility</b>	<b>Timing</b>	<b>Date Implemented</b>
<b>Aesthetics</b>					
The project has some potential to impact aesthetics due to greenhouse lighting and security lighting.	AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association ( <a href="http://www.darksky.org">www.darksky.org</a> ) and provisions of Section 21.48 of the Zoning Ordinance. Security lighting shall be shaded, facing downward, and motion activated.	Applicant, contractor	Applicant	Prior to operation	
<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: All areas subject infrequent use of driveways, overflow 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	
<b>Biological Resources</b>					
Construction of the Project has some potential for disturbing sensitive biological resources.	BIO-1: If project activities occur during the breeding season (February 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. This shall	Project contractor; qualified biologist	Applicant	Pre-Construction	

	<p>include areas where water wells and security fencing will be installed.</p> <p>If the qualified biologist determines that the active nests of any special-status species are found close enough to affect breeding success, 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>				
	<p>BIO-2: If initial ground disturbance at Sites B and E occurs during the bat maternity roosting season (April 1 through September 1), a qualified biologist shall conduct a bat roost assessment of trees and poles within 100 feet of the proposed construction at Sites B and E. If bat maternity roosts are present, the biologist shall establish an appropriate exclusion zone around the maternity roost.</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 Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.</p>	<p>Applicant, Contractor</p>	<p>Applicant</p>	<p>Life of the project</p>	
<b>Cultural, Geological and Tribal Cultural Resources</b>					
<p>Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.</p>	<p>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</p>	<p>Applicant, Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>During site preparation and throughout construction activities</p>	

	Code Section 5097.98 and Health and Safety Code 7050.5.				
	CUL-2: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.	Applicant, Project contractor; Qualified archaeologist	Applicant	Prior to site preparation and throughout construction activities	
	CUL-3: 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 Koi Nation and Elem Rancheria Tribes shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department 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-related impacts from the project and minor ground disturbance activities; therefore mitigation measures are incorporated to mitigate water-related and ground disturbance impacts.	GEO-1: 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 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	Applicant, contractor	Applicant	Prior to site preparation and construction activities	

	and water bars shall be used as permanent erosion control after project installation.				
	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 and for the life of the project	
	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.	Applicant	Applicant	During construction and for the life of the project	
	GEO-4: 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.	Applicant	Applicant	Prior and during construction	
<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 will 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	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 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	Applicant	Prior to operation	
	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	Applicant	Applicant	The life of the project	

	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.				
<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 operation	
	NOI-2: 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 as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant; Project contractor	Applicant	During site development and operation	