

**MITIGATION MONITORING AND REPORTING PROGRAM**

Blue Oak Farms

Initial Study IS 19-68

Major Use Permit UP 19-48

<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	During operation	
	AES-2: 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 a lot of records upon which they are placed.	Applicant, contractor	Applicant	During 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	Applicant, contractor	Applicant	During construction and operation	

	notify LCAQMD prior to beginning construction activities and prior to engine Use.				
	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: The applicant shall apply water to the ground during any and all site preparation work that is required for any proposed structures, as well as during any interior driveway improvements to mitigate dust migration.	Applicant, contractor	Applicant	During construction and operation	
<b>Biological Resources</b>					
BIO-2: Because special-status species that occur in the vicinity could migrate onto the Study Area between the time that the field survey was	BIO-1: A pre-construction survey for special-status species should be performed by a qualified biologist to ensure that special-status species are not present.	Project contractor; qualified biologist	Applicant	Pre-Construction	
	BIO-2: If Konocti manzanita is detected, impacts to this species can be avoided by establishing a 50-foot buffer (no land disturbance) around each occurrence.	Project contractor; qualified biologist	Applicant	Pre-Construction	

<p>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 should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should 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.</p>	<p>BIO-3: If other listed species or special-status species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.</p>	Applicant, Contractor	Applicant	Life of the project	
	<p>BIO-4: If construction activities would occur during the nesting season (usually March to September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas.</p> <ul style="list-style-type: none"> <li>If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include the 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 determined the young have fledged and are independent of the nest site.</li> </ul>	Applicant, Contractor	Applicant	Prior to operation	
	<p>BIO-5: The applicant shall not conduct any Oak trees removal. If Oak trees are proposed to be removed, an Oak Woodland Tree Assessment and Mitigation Plan shall be submitted for review and approval. The removal of heritage trees shall be prohibited (30-inch DBH).</p>	Applicant, contractor	Applicant	Life of the project	
	<p>BIO-6: 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.</p>	Applicant, contractor	Applicant	Life of the project	
	<p>BIO-7: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures and not located within 100 feet of a wellhead and all watercourses.</p>	Applicant, contractor	Applicant	Life of the project	
	<p>BIO-8: The applicant shall maintain a minimum of a one-hundred-foot setback from the top of the bank of any creek (perennial and intermittent), the edge of the lake,</p>	Applicant, contractor	Applicant	Life of the project	

	delineated wetland, and/or vernal pool on the lot of record of land.				
	BIO-9: If development requires the removal of live, native oak tree species greater than 6-inches in diameter, measured at breast height (DBH), an Oak Tree Removal and Mitigation Plan shall be submitted for review and acceptance before 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.	Applicant, qualified biologist/forester	Applicant	Life of the project	
	BIO-10: If the 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	
	BIO-11: The applicant shall maintain a minimum of a one-hundred-foot setback from the top of the bank of any creek (perennial and intermittent), the edge of the lake, delineated wetland, and/or vernal pool on the lot of record of land.	Applicant, qualified biologist/forester	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-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 operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.	Applicant, contractor	Applicant	Prior to site preparation and construction activities	
	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.	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: 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 and for the life of the project	

	GEO-5: 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 to 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 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 Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code,	Applicant	Applicant	Prior to operation	

	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	
	HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.	Applicant	Applicant	The life of the project	
<b>Hydrology and Water Quality</b>					
	HYD-1: 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.	Applicant	Applicant	Prior/during operation	

	<p>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p>	Applicant	Applicant	Prior/during operation	
	<p>HYD-3: 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 began at least three months before 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 and/or upon made upon request.</p>	Applicant	Applicant	Prior/during operation	
<b>Noise</b>					
There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.	<p>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.</p>	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</p>	Applicant; Project contractor	Applicant	During construction and the life of the project	



	<p>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>				
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