

MITIGATION MONITORING AND REPORTING PROGRAM

Pillsbury Farms
 Initial Study (IS 20-62)
 Use Permit (UP 20-50)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Air Quality					
Potential to impact Air Quality during construction and after completion of construction.	<u>AQ-1</u> - 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.	Applicant/ Contractor(s)	Applicant	Prior to and during site development	
	<u>AQ-2</u> : All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.	Applicant/ Contractor(s)	Applicant	Prior to and during site development; life of the project	
	<u>AQ-3</u> : 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(s)	Applicant	life of the project	
	<u>AQ-4</u> : 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/ Contractor(s)	Applicant	Prior to and during site development; life of the project	
	<u>AQ-5</u> : 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/ Contractor(s)	Applicant	Prior to and during site development	

	<p><u>AQ-6</u>: 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>	Applicant/ Contractor(s)	Applicant	Prior to and during site development; life of the project	
BIOLOGICAL RESOURCES					
<p>Potential to impact species identified as a candidate, sensitive, or special status species.</p>	<p><i>BIO-1</i>: In order to avoid potential impacts to herptiles (amphibians and reptiles) with sensitive regulatory status, the proposed garden shall use existing developed sources of water and avoid use of pesticides and fertilizers in a manner which could result in runoff of these substances into surface waters in compliance with Regional Water Quality Control Board requirements.</p>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Life of project	
	<p><i>BIO-2</i>: In order to avoid potential impacts to birds and mammals with sensitive regulatory status, as well as other local wildlife dependent of forest habitat, the proposed garden location shall be limited to currently cleared (ruderal) areas as mapped in Figure 2 within the Biological Assessment submitted for this project.</p>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
	<p><i>BIO-3</i>: In the event that trees will be cleared in association with development of this project, protocol surveys for northern spotted owl and for each of the sensitive status mammals listed above should precede project development. In the event that Sonoma tree vole, Humboldt martin, or Pacific fisher are found to be present, the project should proceed only after approval of a mitigation plan for the affected species by the California Department of Fish and Wildlife and, as may apply, the U.S. Fish and Wildlife Service.</p>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to tree removal	
	<p><i>BIO-4</i>: In the event that trees will be cleared in association with development of this project during the breeding season (February 1 to August 31); potential impacts to passerines and raptors protected under the Migratory Bird Treaty Act and California Fish and Wildlife Code should be mitigated through implementation of the following recommendation:</p> <p>Removal of trees during the nesting season (February 1 to August 31) must be preceded by a survey for nesting birds conducted by a qualified biologist. In the event that nesting birds are identified, a suitable construction buffer will be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. Trees approved for removal be felled outside of the nesting season. In the event that northern spotted owl is found to be present, BIO-3 shall also apply.</p>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	

CULTURAL / TRIBAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	<u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), and the culturally-affiliated Tribe shall be notified, and a qualified archaeologist retained 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, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Applicant/ Contractor(s)	Applicant/ Contractor(s)	Prior to and during site development and construction; life of project	
NOISE					
The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations.	<p><u>NOI-1:</u> 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> <p><u>NOI-2:</u> 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.</p> <p><u>NOI-3:</u> 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 property lines.</p>	Applicant/ Contractor(s)	Applicant/ Contractor(s)	During site development and operation	