

## MITIGATION MONITORING AND REPORTING PROGRAM

Sky High Farms LLC  
Initial Study IS 21-27  
Major Use Permit UP 21-27

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Aesthetics</b>					
The project has the potential to have an adverse impact to aesthetics in the vicinity.	AES-1: All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a <i>Blackout Film/Materials Plan</i> to the Community Development Department for review and approval prior to issuance of any permits.	Applicant; project contractor	Applicant	During construction life of the project	
<b>Air Quality</b>					
This project has some potential for air quality environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to air quality.	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, the 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. To be included within the Authority to Construct permit is a requirement for an Odor Control Plan.	Applicant; project contractor	Applicant	Prior to construction	

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	AQ-2: 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; project contractor	Applicant	During and after construction	
	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	During and after construction	
	<u>AQ-4:</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 to the Lake County Air Quality Management District.	Applicant; project contractor	Applicant	During and after construction	
	<u>AQ-5:</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; project contractor	Applicant	During construction	
	<u>AQ-6:</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	Applicant; project contractor	Applicant	During and after construction	

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	surface material for travel routes and/or parking areas is prohibited.				
	AQ-7: The applicant shall plant fragrant plants around the northern, western and southern boundaries of the cultivation area. Plants shall be no further than two (2) feet apart; shall be irrigated, and shall be maintained during outdoor cultivation until the transition into greenhouses occurs per Ordinance No. 3013.	Applicant; project contractor	Applicant	Prior to cultivation	
<b>Biological Resources</b>					
This project has some potential for biological environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to biological resources.	<b>BIO-1:</b> Nesting Bird Survey: A qualified biologist will conduct a nesting bird survey no more than 14 days prior to any project activities that occur within the breeding season (February 1 through August 31). If active nests are found close enough to the study to affect breeding success, the biologist will create an appropriate exclusion zone around the nest based upon species requirements.	Applicant; qualified biologist	Applicant	Prior to construction	
	<b>BIO-2:</b> Prior to construction all workers on the crew shall be trained by a qualified biologist as to the sensitivity of the turtle potentially occurring in the project area.	Applicant; qualified biologist	Applicant	Prior to construction	
	<b>BIO-3:</b> All food and food related trash will be enclosed in sealed trash containers at the end of each day and removed from the site every three days.	Applicant; project contractor	Applicant	Life of project	

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	<b>BIO-4:</b> No Pets will be allowed on the project site.	Applicant; project contractor	Applicant	Life of project	
	<b>BIO-5:</b> No more than a maximum speed limit of 15 mph will be permitted.	Applicant; project contractor	Applicant	Life of project	
<b>Cultural / Geologic / Tribal Resources</b>					
The project has the potential to disturb culturally sensitive artifacts or items on the site during site disturbance.	<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), the applicant shall notify the local overseeing 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	Applicant	During construction	
	<u>CUL-2:</u> 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	Applicant; project contractor	Applicant	Prior to cultivation activities	

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	County Community Development Director shall be notified of such finds.				
<b>Noise</b>					
Construction and operation of the project has the potential to result in excessive noise and ground borne vibration	<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>	Applicant; project contractor	Applicant	During construction	
	<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 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; Community Development Department	Life of the project	
	<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 the property lines</p>	Applicant; project contractor	Applicant	During construction; Life of the project	

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<b>Wildfire</b>					
This project has some potential to be at risk of wildfire. The following mitigation measures will reduce this risk to 'less than significant' levels.	<u>WILD-1:</u> Prior to or concurrently with site development, the applicant shall improve the interior driveway in a manner that it complies with Public Resource Code 4290 and 4291 standards for commercial driveways. The applicant shall call the Building Official / Fire Marshal for a site inspection once the interior driveway is brought into PRC 4290 and 4291 compliance at 707-263-2221.	Applicant; project contractor	Applicant; project contractor	During construction; Life of the project	
	<u>WILD-2:</u> The applicant shall keep a 5,000 gallon water tank on site for fire suppression purposes at all times. This tank shall have connector valves that can be easily connected to emergency vehicle fire hoses.	Applicant; project contractor	Applicant; project contractor	During construction; Life of the project	
	<u>WILD-3:</u> Prior to cultivation, the applicant shall create 100 feet of defensible space around all buildings that will be occupied by humans and / or that require a building permit.	Applicant; project contractor	Applicant	During construction; Life of the project	