

MITIGATION MONITORING AND REPORTING PROGRAM

Sugar Mountain Farms
 Initial Study (IS 20-99)
 Minor Use Permit (MUP 23-06)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
Potential to impact Aesthetics during construction and after completion of construction.	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 www.darksky.org and provisions of Section 21.48 of the Zoning Ordinance.	Applicant/ Contractor	Applicant	Prior to and during site development	
AIR QUALITY					
Potential to impact Air Quality during construction and after completion of construction.	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.	Applicant/ Contractor	Applicant	Prior to and during site development	
	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 compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.	Applicant/ Contractor	Applicant	Prior to and during site development; life of the project	
	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	Applicant/ Contractor	Applicant	life of the project	

	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.				
	<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	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	Applicant	Prior to and during site development	
	<u>AQ-6:</u> 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/ Contractor	Applicant	Prior to and during site development; life of the project	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	BIO-1: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ).	Applicant/ Contractor	Applicant	Life of project	
	BIO-2: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses.	Applicant/ Employees	Applicant	Life of project	
	BIO-3: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any watercourse, wetland, and/or vernal pool.	Applicant/ Contractor	Applicant	Life of project	

	<p>BIO-4: Prior to commencement of activities within the bed or bank of a creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impacts to a less than significant level.</p>	Applicant/ Contractor	Applicant	Prior to construction	
	<p>BIO-5: Prior to any ground disturbance and/or vegetation removal, the applicant shall have a pre-construction survey conducted by a qualified biologist for special-status plant and animal species to ensure that special-status species are not present. If any listed species are detected, construction shall be delayed, and the appropriate resource agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed.</p>	Applicant/ Biologist	Applicant	Prior to construction	
	<p>BIO-6: Prior to any ground disturbance, the Mt. Saint Helena Morning Glory observed in the area of the proposed buildings, shall be transplanted to a suitable relocation site, and irrigated weekly for six months to assure their survival.</p>	Applicant/ Contractor	Applicant	Prior to construction	
	<p>BIO-7: Prior to any ground disturbance, soil in the area of the proposed buildings where Bristly Leptosiphon and Tehama Navarretia have been observed, shall be excavated to a depth of 6" and redistributed in an area with similar habitat characteristics that is outside the area of disturbance.</p>	Applicant/ Contractor	Applicant	Prior to construction	
	<p>BIO-8: If construction activities occur during the nesting season (usually March through 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, within seven days prior to the commencement of ground disturbing activities. 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</p>	Applicant/ Biologist	Applicant	Prior to construction	

	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.				
CULTURAL / TRIBAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	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), 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	Applicant / Contractor(s) / Tribe / Archaeologist	Prior to and during site development and construction; life of project	
	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 / Tribe	Applicant / Contractor(s) / Tribe / Archaeologist	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.	NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. 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/ Contractor	Applicant/ Contractor(s)	During site development and operation	

	NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.				
WILDFIRE					
Potential to impact wildfire risk can be minimized with the following mitigation measures:	WDF-1: Construction activities shall occur during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity shall be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.	Applicant/ Contractor	Applicant	During construction	
	WDF-2: A water tender shall be present onsite during earth work to reduce risk of wildfire and dust.	Applicant/ Contractor	Applicant	During construction	
	WDF-3: Prior to cultivation, the applicant shall improve the interior driveway to meet PRC 4290 and 4291 commercial driveway standards for width, surface material, overhead clearance, gate widths.	Applicant/ Contractor	Applicant	During construction; life of project	
	WDF-4: Prior to cultivation, the applicant shall have at least one 5,000 gallon water tank reserved for fire suppression if needed. The tank shall be fiberglass or metal, and shall have connectors that will easily enable emergency service providers to connect to the tank if and when necessary.	Applicant/ Contractor	Applicant	Life of project	
	WDF-5: The applicant shall install Knox-Boxes on all locked gates to enable emergency service providers to access the site. The property address shall be clearly posted on the driveway entrance to the site from Kahms Lane.	Applicant/ Contractor	Applicant	Prior to cultivation	

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