

MITIGATION MONITORING AND REPORTING PROGRAM

Higher Ground Farms
Initial Study IS 20-50
Major Use Permit UP 20-40

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has the potential to have an adverse impact to aesthetics in the vicinity.	AES-1: Prior to cultivation, all greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.	Applicant; project contractor	Applicant	During construction life of the project	
	AES-2: Prior to cultivation, a minimum 6' tall screening fence shall be installed around the perimeter of both cultivation areas. The screening material shall not be fabric due to poor durability, and the fence may be chain link with slats, or solid wood or metal.	Applicant, contractor	Applicant	Prior to cultivation	
	AES-3: All exterior lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.	Applicant, contractor	Applicant	Prior to cultivation	
Air Quality					
This project has some potential for air quality environmental impacts.	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct (A/C) permit for all operations and for any diesel-powered	Applicant; project contractor	Applicant	Prior to construction	

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	equipment and/or other equipment with potential for air emissions.				
	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 compression ignition engines. Additionally, the applicant must notify LCAQMD prior to beginning construction activities and prior to any diesel engine use.	Applicant; project contractor	Applicant	During construction and life of 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 information shall be made available upon request and/or the ability to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.	Applicant; project contractor	Applicant	During construction and life of 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	During construction and life of 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	During construction and life of project	

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	AQ-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant; project contractor	Applicant	Life of project	
	AQ-7: Prior to greenhouse cultivation, and prior to use of the processing building for cannabis drying and packaging, the applicant shall install carbon or similar air filters in each structure.	Applicant; project contractor	Applicant	Prior to cultivation; life of project	
Biological Resources					
The project has the potential to disturb biologically sensitive areas on the site during site disturbance.	<u>BIO-1</u> : All work shall 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 and Construction General Permit 2009-009-DWQ.	Applicant; project contractor	Applicant	During construction	
	<u>BIO-2</u> : Permit conditions for this project shall require strict compliance with local, state, and federal regulations for the handling, use, and storage of agricultural chemicals.	Applicant	Applicant	Life of project	
Cultural / Tribal / Geological Resources					
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	Applicant; project contractor	Applicant	During construction	

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	<p>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.</p>				
	<p><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 County Community Development Director shall be notified of such finds.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>Prior to ground disturbance</p>	
	<p><u>CUL-3:</u> Prior to site disturbance, the applicant shall bring an archaeologist to the site and shall stake out the mapped historically sensitive area for avoidance. If the sensitive area is within the project boundary, the applicant shall amend the site plan to show a 50' buffer of non-disturbable area between the sensitive site and the cultivation site.</p>	<p>Applicant, Archaeologist</p>	<p>Applicant</p>	<p>Prior to ground disturbance, life of project</p>	

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Noise					
Construction and operation of the project has the potential to result in excessive noise and ground borne vibration	<u>NOI-1:</u> 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. 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; project contractor	Applicant	During construction	
	<u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 7:00 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.	Applicant; project contractor	Applicant; Community Development Department	Life of the project	