

MITIGATION MONITORING AND REPORTING PROGRAM

Lakeport Farm / Ricardo DeMello
 Initial Study (IS 20-74)
 Use Permit (UP 20-60)

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: The applicant shall install a minimum 6' tall screening fence around the cultivation area. Fabric shall not be used; the screening material shall be chain link with slats, or a solid wood or metal fence. This shall occur prior to any cultivation occurring on site.	Applicant/ Contractor	Applicant	Prior to and during site development; life of project	
	AES-2: Prior to greenhouse cultivation, the applicant shall install blackout screening so that light will not be visible outside any greenhouse.	Applicant / Contractor	Applicant	During construction and life of the project	
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	Applicant/ Contractor	Applicant	Prior to and during site development; life of the project	

	Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to any diesel engine use.				
	<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	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	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					

The project has some potential to impact biological resources.	BIO-1: If any oak trees are to be removed that have a diameter of 5" or greater measured by 4.5' above grade, a nesting survey shall be conducted by a professional biologist prior to tree removal. If any nests are discovered, the area shall be avoided, and a 50' buffer area shall be established to protect the nesting birds.	Applicant, biologist	Applicant	Prior to vegetation removal	
	BIO-2: The applicant shall replace each qualifying oak tree described in BIO-1 with three trees of similar species. Replacement trees shall be 5' tall at time of planting; shall be irrigated, and shall be maintained in a healthy state over the life of the project.	Applicant, contractor	Applicant	During site preparation	
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	Applicant / Tribe	Applicant / Contractor(s) / Tribe / Archaeologist	Prior to and during site development and construction; life of project	

	shall be notified of such finds.				
GEOLOGY					
Potential for impacts to geological resources due to erosion	GEO-1: Prior to ground disturbance, the applicant shall install straw wattles around the cultivation area. No on-site drainage that originates from the cultivation area shall migrate into the seasonal or year-round water courses, or onto neighboring lots.	Applicant/ Contractor	Applicant	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. 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.	Applicant/ Contractor	Applicant/ Contractor(s)	During site development and operation	
WILDFIRE					
Potential to impact wildfire risk can be minimized with the following mitigation measures:	WDF-1: Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will 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: Prior to cultivation, the applicant shall provide 100' of defensible space around all buildings. This does not require tree removal, but it does require removal of grasses and brush, and limbing trees up to a height of 8'.	Applicant/ Contractor	Applicant	During construction	
	WDF-3: Prior to cultivation, the applicant shall schedule a site visit with the Building Official or designee to verify that the roads, gates and site are PRC 4290 and 4291 compliant.	Applicant/ Contractor	Applicant	During construction; life of project	
	WDF-4: The applicant shall place at least 5,000 gallons of water on site that is designated specifically as for use of fire suppression. Water tanks shall have connectors that are able to be used by Fire Protection Districts.	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 Benmore Valley Road.	Applicant/ Contractor	Applicant	Prior to cultivation	