

**Mitigation Monitoring Program  
County File #LP20-2015  
703 Chesley LLC Cannabis Cultivation Facility**

**Intersection of 7<sup>th</sup> Street and Chesley Avenue  
Richmond, CA  
(APN: 409-131-001, 409-131-002)**

**September 10, 2020**

## SECTION 1: AESTHETICS

**Potentially Significant Impact:** The facility will be outfitted with new external security lighting and interior grow lights, some of which will be illuminated continuously, or illuminated for extended periods that include some nighttime hours. This lighting could create a new substantial source of light which could adversely affect nighttime views in the area, more specifically, the residences located across Chesley Avenue and 7th Street.

### Mitigation Measures:

**AES-1:** All exterior lighting shall be outfitted with shrouds and deflected downward so as to focus illumination towards buildings, parking, and sidewalk areas at the project site, and not to adjacent properties.

**AES-2:** After 10:00 PM, exterior lighting shall only be operated with the use of motion sensors or other triggering mechanisms and shall not be left on continuously. An exception is made for exterior lighting to illuminate parking areas to the north and east of the building. The sensitivity of all motion sensors and other light triggering mechanisms shall be adjusted to trigger illumination from activity near the building and on adjacent sidewalk, and not by vehicular traffic along Chesley Avenue and 7<sup>th</sup> Street.

**AES-3:** Prior to initiation of the use, the applicant shall provide visual evidence to the County that physical building modifications or other provisions have been made to ensure that glare from the use of grow lights will not be detectible through windows or other building openings along the 7<sup>th</sup> Street and Chesley Avenue frontages between 10:00 PM and dusk. This can include, but is not limited to, window tinting, window film, “blackout” drapes, and automatic timers/dimmers.

Implementing Action:

COA

Timing of Verification:

Prior to CDD stamp-approval of plans (AES-1), Throughout the life of the use (AES-2), Prior to building occupancy or establishment of the use (AES-3)

Responsible Department or Agency:

CDD

Compliance Verification:

Submittal of construction plans (AES-1, AES-2), Submittal of site photos (AES-3)

## SECTION 3: AIR QUALITY

**Potentially Significant Impact:** Exhaust emissions and particulates produced during daily operational activities of the facility may contribute towards significant amounts of pollutants within the air district. However, implementation of the following mitigations to ensure the use of Best Available Control Technology (BACT) will ensure that the project’s portion of emission levels are reduced to a less than significant level.

### Mitigation Measures:

**AIR-1:** The following measures shall be implemented during all on-going business operations:

#### Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring & Reporting Program

LP20-2015

Page 2 of 6

1. The property owner/tenant/lessee shall ensure that all heavy-duty trucks entering or operated on the project site are model year 2014 or later, and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission beginning in 2030 or when such vehicles are commercially available, whichever date is later.
2. The property owner/tenant/lessee shall utilize a “clean fleet” (e.g., zero-emission light- and medium-duty delivery trucks, vans and automobiles) as part of business operations.
3. The property owner/tenant/lessee shall ensure all service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) used within the project site are zero-emission.
4. The property owner/tenant/lessee shall use the cleanest technologies available, and provide the necessary infrastructure to support zero-emission vehicles and equipment that will be operating on-site.
5. Prior to CDD-stamp approval of plans for building permits, the property owner/tenant/lessee shall submit plans for review and approval of CDD staff, which include the necessary infrastructure for future use of electric trucks, both semi-trucks and delivery trucks (e.g., installation of conduit specifically designated for truck charging equipment in the future).
6. Idling is strictly prohibited on the subject property and adjacent streets in the Richmond/San Pablo area. The property owner/tenant/lessee shall inform all truck drivers associated with the business of this prohibition.
7. Applicant/tenant/lessee shall periodically sweep the property to remove road dust, tire wear, brake dust and other contaminants in parking lots.
8. Applicant/tenant/lessee shall not use diesel back-up generators on the property unless absolutely necessary. If absolutely necessary, generators shall have Best Available Control Technology (BACT) that meets CARB’s Tier 4 emission standards or meets the most stringent in-use standard, whichever has the least emissions.
9. The property owner/tenant/lessee shall monitor and be in compliance with all current air quality regulations for on-road trucks including CARB’s Heavy-Duty (Tractor-trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation.

Abbreviations:

Condition of Approval (COA)  
Community Development Division (CDD)

Mitigation Monitoring & Reporting Program  
LP20-2015  
Page 3 of 6

<p>10. The operation of Transportation Refrigeration Units (TRUs) is prohibited on the subject site. Any proposed use of TRUs at the subject location will require submittal of a Land Use Permit modification application.</p> <p>11. The property owner shall include all project Air Quality mitigation measures as part of contractual lease agreement language to ensure the tenant/lessee is informed of all on-going operational responsibilities</p>	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of building plans (electrical infrastructure plan submittal), Throughout life of the use.
Responsible Party or Agency:	Project proponent and CDD
Compliance Verification:	Submittal of electrical infrastructure plans for CDD review, property owner and/or tenant site and equipment inspection
<p><b>Potentially Significant Impact:</b> Due to the subject property’s proximity to sensitive receptors such as parks and residential neighborhoods, the routine truck delivery of materials and supplies or the quarterly pick-up of final product by licensed distributors via trucks that use routes going through residential neighborhoods and near other sensitive receptors can increase their exposure to pollutant concentrations. However, inclusion of the following mitigation to dictate truck routes associated with the proposed facility will help in reducing the potential for exposing sensitive receptors to those truck emission-related pollutant concentrations.</p>	
<p><b>Mitigation Measures:</b></p> <p><b>AIR-2:</b> All truck traffic to and from the facility shall avoid traveling through nearby residential neighborhoods, and shall be directed through industrially- and commercially-zoned areas via the use of Richmond Parkway, Parr Boulevard, and Rumrill Boulevard. Alternate routes by way of using residential sections of roadways such as Fred Jackson Way or Market Avenue shall be prohibited. An informational flier for distribution to facility employees and third-party delivery drivers shall be kept on-site to inform appropriate parties of the truck route restriction.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to building occupancy (informational flier), Throughout life of use
Responsible Party or Agency:	Project proponent, CDD
Compliance Verification:	Submittal of draft informational flier to CDD
<p><b>Potentially Significant Impact:</b> The growing of up to 1,600 cannabis plants at the facility has the potential for creating substantial odors. Furthermore, if not captured or eliminated, these odors could significantly impact a substantial number of people due to the proximity of the surrounding residential neighborhoods.</p>	

**Mitigation Measures:**

**AIR-3:** Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit a ventilation and odor control plan for review and approval of the County. The plan shall remain in effect throughout the life of the use, and shall at minimum include the following:

- Plans, completed by a licensed professional, detailing the type and location of ventilation and odor control equipment to be used.
- Plan notes or a separate statement identifying any additional measures that will be implemented (e.g., sealing windows, odor neutralizers)
- A proposed maintenance and/or monitoring schedule for the plan once implemented.

**AIR-4:** The applicant shall designate an odor coordinator who will be responsible for implementing and maintaining the approved odor control plan and responding to any complaints. One sign each, detailing this person’s name and contact information, shall be permanently posted clearly somewhere along the Chesley Avenue and 7<sup>th</sup> Street building façades of the existing building. The odor coordinator shall maintain a log of complaints, which shall be available for review by County staff upon request.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp-approval of plans (AIR-3), Prior to initiation of use (AIR-4)
Responsible Party or Agency:	CDD
Compliance Verification:	Submittal of ventilation odor control plan to CDD, photo evidence of sign posting, submittal of draft notice to CDD

**SECTION 6: ENERGY**

**Potentially Significant Impact:** Due to the nature of equipment needed to promote plant and maintain ideal growing conditions in the facility, the proposed project has the potential for creating a substantial energy demand. This equipment can result in unnecessary energy consumption if not outfitted with up-to-date efficiency technology and design practices.

**Mitigation Measures:**

**ENG-1:** Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit plans or other documentation detailing the renewable energy source (i.e., existing onsite solar system or local provider) ultimately chosen to serve the facility in compliance with Section 88-28.414(e) of the County Ordinance.

**ENG-2:** Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit ventilation and interior lighting documentation for review and approval of the County. The submitted documents shall illustrate the use of high efficiency appliances and equipment. The submittal shall at minimum include the following:

- Plans detailing the type and location of ventilation and lighting equipment to be used.

Abbreviations:

Condition of Approval (COA)  
Community Development Division (CDD)

<ul style="list-style-type: none"> <li>Manufacturer equipment specs or other documentation detailing energy efficiency of primary ventilation and lighting elements.</li> </ul>	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp-approval of plans
Responsible Party or Agency:	CDD
Compliance Verification:	Submittal of energy source documentation and ventilation and lighting equipment details to CDD

9/8/2020 1:33:00 PM

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Condition of Approval (COA)  
Community Development Division (CDD)

Mitigation Monitoring & Reporting Program  
LP20-2015  
Page 6 of 6