

MITIGATION MONITORING AND REPORTING PROGRAM

East Side Farms / Ross Cunningham

Initial Study IS 19-62

Major Use Permit UP 19-43

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has the potential to cause visual damage to the site by removing 12 mature oak trees.	<u>AES-1</u> : Prior to this use permit having any force or effect, the applicant shall plant oak trees (or an equivalent specie subject to the approval of the Community Development Director) on a 5:1 ratio (60 new trees). These trees will be provided with irrigation water, and shall be maintained in a healthy state for the duration of the use permit. The trees shall be no less than 5 gallon containers at time of planting.	Applicant; project contractor	Applicant; Community Development Department	Prior to Cultivation	
The project has the potential to cause light-related impacts from the greenhouse on site.	<u>AES-2</u> : 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 <u>Blackout Film/Materials Plan</u> to the Community Development Department for review and approval prior to issuance of any permits.	Applicant, project contractor	Applicant, Community Development Department	Prior to Cultivation	

Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<p><u>AQ-1:</u> Prior to cultivation, the applicant shall submit an <u>Odor Control Plan</u> to the Community Development Department for review and approval. The applicant shall plant fragrant non-cannabis plants along the northern and eastern portion of the northern-most site, and along the southern and eastern portion of the southern-most site. Fragrant plant species are plants such as lavender, mint, or similar plants that will mask the odor of cannabis plants. Planting density shall be no greater than 3' between plants, and plants shall be irrigated and maintained for the duration of the use permit.</p>	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
	<p><u>AQ-2:</u> All Mobile diesel equipment used for construction and/or maintenance shall be 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 as well as Lake County Noise Emission Standards.</p>	Applicant; project contractor	Applicant	During construction	
	<p><u>AQ-3:</u> Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p>	Applicant; project contractor	Applicant	During construction	
	<p><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.</p>	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	Life of the project	

	<p><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.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction ; Life of the project</p>	
	<p><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 surface material for travel routes and/or parking areas is prohibited.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction ; Life of the project</p>	
	<p><u>AQ-7:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>During construction</p>	
Cultural / Geologic and Tribal Cultural Resources					
<p>Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.</p>	<p><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 local overseeing 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>Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>During site preparation and throughout construction activities</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 local overseeing 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, Project contractor; Qualified archaeologist	Applicant	Prior to site preparation and throughout construction activities	
Geological Resources					
Construction of the Project has the potential for impacts related to grading.	<u>GEO-1:</u> Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.	Project contractor; Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
Noise					
There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.	<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.	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	

	<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>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and construction activities; during life of project</p>	
	<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>	<p>Applicant; Project contractor</p>		<p>During site preparation and construction activities; during life of project</p>	