

MITIGATION MONITORING AND REPORTING PROGRAM

We Grow / Zarina Otchkova 2

Initial Study IS 20-25 **ADDENDUM**

Major Use Permit UP 20-22

Impact Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has some potential to impact aesthetics due to the greenhouse lighting that would be necessary.	<u>AES-1</u> : Prior to cultivation, the applicant shall provide blackout screening in or on each greenhouse to block light from spilling out beyond each greenhouse.	Applicant, contractor	Applicant	Prior to cultivation	
	<u>AES-2</u> : The applicant shall screen all cultivation activities with a minimum 8' tall fence with screening applied to the entire fence around the perimeter of the cultivation area.	Applicant, contractor	Applicant	Prior to cultivation	
	<u>AES-3</u> : All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment will need to comply with the recommendations of darksky.org and provisions of Section 21.48 of the Zoning Ordinance.	Applicant, contractor	Applicant	Prior to cultivation	
Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive	<u>AQ-1</u> : 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	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	

receptors to pollutant concentrations.	any diesel powered equipment and/or other equipment with potential for air emissions.				
	<u>AQ-2:</u> 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 CI engines.	Applicant; project contractor	Applicant	During construction	
	<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; project contractor	Applicant	During construction	
	<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; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	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; project contractor	Applicant	During construction ; Life of the project	

	<u>AQ-6:</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.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-7:</u> Each greenhouse shall contain an air and odor filtration system. Method of filtration shall be provided to the Lake County Planning Department for review prior to any construction occurring on site.	Applicant	Applicant	Life of the project	
	<u>AQ-8:</u> The applicant shall apply water to the ground during any and all site preparation work that is required for the greenhouses and drying building, as well as during any interior driveway improvements to mitigate dust migration.	Applicant, contractor	Applicant	During construction	
Biological Resources					
The Project is proposing the removal of 130 blue oak trees	<u>BIO-1:</u> Any mature trees greater than 5" DBH that are removed shall be replanted with blue oak saplings (or similar indigenous species) at a 3:1 ratio under the guidance of a qualified biologist. Trees shall be 5' tall at time of planting, and any tree that fails to survive during the duration of the use permit shall be replanted with a healthy tree. All newly planted trees shall be irrigated.	Applicant, project contractor; qualified biologist	Applicant	During site preparation and for the life of the project	
Cultural, Geological 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 culturally affiliated 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 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>Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>During site preparation and throughout construction activities</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; Qualified archaeologist</p>	<p>Applicant</p>	<p>Prior to site preparation and throughout construction activities</p>	
<p>Energy, Public Services, Public Utilities</p>					
<p>There is some potential for energy-related impacts from the project; therefore a mitigation measure is incorporated to mitigate energy-related impacts.</p>	<p>EN-1: The applicant shall demonstrate how they will be able to provide adequate power to this site within 90 days of permit approval. Evidence of adequate power shall be in the form of a contract of agreement with PG&E, or by engineered power calculations showing an alternative energy source. Failure to provide this energy verification will result in revocation of this use permit.</p>	<p>Applicant; Project contractor, electrical engineer, PG&E</p>	<p>Applicant</p>	<p>Prior to site preparation and construction activities; during life of project</p>	

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	
	<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.	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	
	<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.	Applicant; Project contractor		During site preparation and construction activities; during life of project	
Transportation					
The project has some potential of creating transportation-related impacts	<u>TRANS-1:</u> The cultivator shall enter into an extraordinary use agreement with the Department of Public Works for roads within the Dohnary Ridge Estates Subdivision (Tinalyn Road, Jaclyn Drive), along with Spruce Grove Road, which will require the cultivator to be financially responsible for all damages to road surfaces above and beyond normal wear. Photographic and video	Applicant	Applicant	Prior to site preparation and construction activities	

	documentation shall be made on an annual basis to document the condition of these roads for comparison following the growing season.				
	TRANS-2: A paved encroachment constructed to County Commercial standards shall be installed at the intersection of Herrington Road and Jaclyn Drive;	Applicant; Civil Engineer, Project contractor	Applicant	Prior to site preparation and construction activities; maintained during life of project	
	TRANS-3: Stop Signs and pavement markings shall be installed at the intersections of Herrington Road and Jaclyn Drive, Jaclyn Drive and Tinalyn, and Tinalyn and Spruce Grove Road.	Applicant; Civil Engineer, Project contractor	Applicant	During site preparation and construction activities; maintained during life of project	
	TRANS-4: Prior to a building permit being issued, the applicant shall improve the interior driveway to comply with PRC 4290 and 4291 road standards. The applicant shall schedule an inspection with the Fire Marshal through the Community Development Department once improvements to the road are completed. A Grading Permit and engineered drawings may be required prior to any work occurring to improve this road. The applicant shall coordinate with the Building Official regarding potential grading plans that might be required prior to any work occurring on the site, and with Public Works if any	Applicant; Civil Engineer, Project contractor	Applicant	Prior to site preparation and construction activities; maintained during life of project	

	improvements to the publicly-dedicated portion of Herrington Road are proposed.				
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