

MITIGATION MONITORING AND REPORTING PROGRAM

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Initial Study IS 22-14
Major Use Permit UP 22-15

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
This project has some potential for aesthetic environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to aesthetics.	AES-1: the applicant shall install a minimum 6' tall screening fence around the cultivation area and the processing / drying / manufacturing buildings. 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; project contractor	Applicant	Prior to construction; life of project	
	AES-2: Prior to phase I cultivation, the processing building will have all lighting downcast and not visible from a public road or neighboring lot. A lighting plan showing Phase I and Phase II lighting shall be submitted prior to any cultivation occurring.	Applicant; project contractor	Applicant	Prior to construction; life of project	
	AES-3: Prior to any greenhouse cultivation, the applicant shall equip all greenhouses and transparent / translucent buildings with blackout screening. No light shall be visible from outside any structure that contains interior lighting.	Applicant; project contractor	Applicant	Prior to construction; life of project	

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Air Quality					
	AQ-1: Prior to obtaining the necessary permits and/or approvals for any Stage, 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 equipment and/or other equipment with potential for air emissions. Alternatively, the applicant may provide proof that an Authority to Construct permit is not needed by the LCAQMD.	Applicant; project contractor	Applicant	Prior to construction	
This project has some potential for air quality environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to air quality.	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 Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.	Applicant; project contractor	Applicant	Prior to construction	
	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 and after construction	

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	<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	During and after construction	
	<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 and life of project	
	<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; project contractor	Applicant	During construction and life of project	
	<u>AQ-7:</u> All grading shall be done in accordance with the Grading Plan, prepared by Northpoint Consulting Services (Sheet no. C0). Palliatives shall be applied to the soil during all grading activities to minimize dust, and inspections shall occur during certain intervals of the site preparation.	Applicant; project contractor	Applicant	During and after construction	
	AQ-8: All greenhouses and processing / manufacturing buildings shall be equipped with carbon or similar air filtration systems to minimize odor drift prior to cultivation activities.	Applicant, project contractor	Applicant	Life of project	

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Biological Resources					
This project has some potential for biological environmental impacts. The following mitigation measures are intended to reduce or eliminate potential impacts to biological resources	BIO-1: Prior to cultivation, an 'in season' biological survey of the cultivation area and the areal surrounding the cultivation area is required. If sensitive specie(s) are discovered, they shall be avoided, and the area(s) containing sensitive specie(s) shall be fenced off from the cultivation area(s).	Applicant; biologist, contractor	Applicant	Prior to construction; life of project	
Cultural and Tribal 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 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.	Applicant; project contractor, archaeologist, Tribe	Applicant	During construction , life of the project	
	<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	Applicant; project contractor, Tribe	Applicant	Prior to cultivation activities	

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	<p>notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>				
	<p><u>CUL-3:</u> Prior to cultivation, the applicant shall stake out the archaeologically sensitive site and avoid ground disturbance in this area. Avoidance of this site shall occur over the life of the project.</p>	<p>Applicant, archaeologist</p>	<p>Applicant</p>	<p>Prior to site disturbance; life of the project</p>	
Geology and Soil					
<p>Construction and operation of the project has the potential to result in impacts to geology and soil</p>	<p><u>GEO-1:</u> Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval in conjunction with a Grading Permit application. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state.</p>	<p>Applicant; project contractor</p>	<p>Applicant</p>	<p>Prior to and during construction</p>	

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	<u>GEO-2</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 Department 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.	Applicant; project contractor	Applicant; Community Development Department	Life of the project	
	<u>GEO-3</u> : The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.	Applicant, contractor	Applicant	During construction, life of project	
Hydrology and Water Quality					
The project has some potential to result in impacts to water	<u>HYD-1</u> : The applicant shall not use the above-ground pond for cannabis irrigation purposes.	Applicant	Applicant	Life of project	
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	

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	<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	
Wildfire					
Construction and operation of the project has some potential to result in risks regarding wildfire	<u>WDF-1:</u> The interior driveway shall be improved to meet PRC 4290 and 4291 road standards for private driveways serving commercial uses, including turn-arounds every 400 feet or less for emergency vehicles.	Applicant; project contractor	Applicant	During construction, life of project	
	<u>WDF-2:</u> The applicant shall maintain 30' of defensible space around all structures for the life of the project. Clearing these areas shall occur prior to a building permit being issued.	Applicant; project contractor	Applicant; Community Development Department	Life of the project	
	<u>WDF-3:</u> Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent.	Applicant; project contractor	Applicant	During construction; Life of the project	
	<u>WDF-4:</u> A Water tender will be present on site during earth work to reduce the risk of wildfire and dust.	Applicant; project contractor	Applicant	During construction	

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	<u>WDF-5:</u> The applicant shall designate one (1) 5,000 gallon water tank exclusively for fire protection. The tank shall have connectors that can be used by emergency services, and shall be made of a material that meets the specifications of the applicable Fire Code.	Applicant; project contractor	Applicant	Prior to cultivation	