

MITIGATION MONITORING AND REPORTING PROGRAM

Biblical Ventures, LLC
Initial Study IS 22-03
Major Use Permit UP 22-04

CEQA Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has the potential to have an adverse impact to aesthetics in the vicinity.	AES-1: the applicant shall install a minimum 6' tall screening fence around the cultivation area. Fabric screening 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 cultivation occurring on site.	Applicant	Applicant	During construction and life of the project	
	AES-2: Prior to cultivation, the processing building will have all lighting downcast that shall not be visible from publicly used roads or neighboring lots. A lighting plan showing exterior lighting shall be submitted prior to any cultivation occurring.	Applicant, contractor	Applicant	During construction and life of the 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, contractor	Applicant	During construction and life of the project	

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Air Quality					
The project has the potential to have an adverse impact to air quality in the vicinity.	<p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, 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. Or provide proof that a permit is not required. Carbon filtration systems required in all buildings containing cannabis.</p>	Applicant	Applicant	During construction and life of the project	
	<p>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 applicants must notify LCAQMD prior to beginning construction activities and prior to engine use.</p>	Applicant, contractor	Applicant	During construction and life of the project	
	<p>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.</p>	Applicant	Applicant	During construction and life of the project	

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	AQ-4: 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	Life of project	
	AQ-5: 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.	Applicant, contractor	Applicant	During construction, life of project	
	AQ-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant, contractor	Applicant	During construction, life of project	
	AQ-7: Prior to cultivation, all structures containing mature or harvested cannabis shall be equipped with carbon or similar air filtration systems.	Applicant, contractor	Applicant	Prior to cultivation	
Cultural / Tribal Resources					
The project has the potential to disturb culturally sensitive artifacts or items on the site during site disturbance.	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), the applicant shall notify the local overseeing Tribe(s), 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	Applicant; project contractor, archaeologist, Tribe	Applicant	During construction, life of the project	

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	Sheriff's Department, the culturally-affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.				
	<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(s) 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, Tribe	Applicant	Prior to site disturbance	
Geology and Soils					
Construction and operation of the project has the potential to result in impacts to geologic resources.	<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 Grading Inspector 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	Applicant; project contractor	Applicant	During construction, life of the project	

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	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.				
	<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	During construction, 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; project contractor	Applicant	During construction, life of the 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 7:00am 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 construction	

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	<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>	Applicant; project contractor	Applicant; Community Development Department	Life of the project	
Wildfire					
Construction and operation of the project has the potential to result in some risk of wildfire	<p><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.</p>	Applicant; project contractor	Applicant	During construction; life of project	
	<p><u>WDF-2:</u> Prior to cultivation the applicant shall maintain 100' of defensible space around all structures for the life of the project. Clearing these areas shall occur prior to a building permit being issued. Trees do not need to be removed, however all trees shall be limbed up to a height of eight feet if they are within the defensible space area. Shrubs and grasses shall be removed to reduce fuel load.</p>	Applicant; project contractor	Applicant	Prior to construction; life of the project	
	<p><u>WDF-3:</u> One 5,000 gallon water tank, made of steel or fiberglass and having connectors that can be easily connected to fire hoses shall be reserved exclusively for fire protection purposes.</p>	Applicant; project contractor	Applicant	During construction; life of project	

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	<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	