# MITIGATION MONITORING AND REPORTING PROGRAM

Floribunda Ranch

Initial Study IS 19-23

Minor Use Permit MUP 19-14

|  | **Mitigation Measure** | **Implementation Responsibility** | **Monitoring & Reporting Responsibility** | **Timing** | **Date Implemented** |
| --- | --- | --- | --- | --- | --- |
| **Aesthetics** | | | | | |
| This project has some potential for aesthetic impacts. The following mitigation measure is incorporated to limit potential aesthetically-related impacts. | AES-1 - 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 *Blackout Film/Materials Plan* to the Community Development Department for review and approval prior to issuance of any permits. | Applicant, project contractor | Applicant | During construction |  |
| **Air Quality** | | | | | |
| 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-1: 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 any diesel powered equipment and/or other equipment with potential for air emissions. | Applicant; project contractor | Applicant | Prior to construction |  |
| AQ-2: 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 and after 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 Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory. | Applicant; project contractor | Applicant | During and after construction |  |
| 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; project contractor | Applicant | During and after construction |  |
| 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. 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 |  |
| AQ-6: 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 and after construction |  |
|  | AQ-7: The applicant shall plant fragrant plants no further than three feet on center (such as lavender) around the eastern and southern ends of the cultivation site and within five feet of the fence of the cultivation site as an Odor Mitigation Measure. These plants shall be provided with irrigation water and maintained over the life of the use permit. Any plants that do not survive shall be immediately replaced. | Applicant, project contractor | Applicant | During construction |  |
| **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, 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. | Applicant; project contractor | Applicant | During construction |  |
|  | CUL-2: 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 | Applicant | During construction |  |
| **Hazards and Hazardous Materials** | | | | | |
| The project has some potential to create impacts regarding hazards and hazardous waste. | HAZ-1: Routine construction materials and all materials associated with the proposed Cultivation of Commercial Cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.  All pesticides will be stored in a secure building on site. | Applicant; project contractor | Applicant | Life of the project |  |
| HAZ-2: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.  All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations*.* | Applicant; project contractor | Applicant, Lake County Community Development | Life of the project |  |
| **Noise** | | | | | |
| Construction and operation of the project has the potential to result in excessive noise and ground borne vibration | NOI-1: 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 |  |
| NOI-2: 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; Community Development Department | Life of the project |  |
| NOI-3: 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 | Applicant | During construction; Life of the project |  |
| **Transportation** | | | | | |
| The interior driveway may not meet the requirements found within Public Resource Codes (PRC) 4290 and 4291 | TRANS-1: The applicant shall provide interior road(s) that comply with Public Resource Code sections 4290 and 4291; this shall be confirmed by the County prior to permit activation. | Applicant, project contractor | Applicant | During construction |  |