

## MITIGATION MONITORING AND REPORTING PROGRAM

Kelsey Creek Farms  
Initial Study IS 20-119  
Major Use Permit UP 20-94

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Aesthetics</b>					
The project has the potential to have an adverse impact to aesthetics in the vicinity.	AES-1: Prior to cultivation, a minimum 6' tall screening fence shall be installed around the perimeter of the cultivation. The screening material shall not be fabric due to poor durability, and the fence may be chain link with slats, or solid wood or metal.	Applicant; project contractor	Applicant	During construction life of the project	
	AES-2: All exterior lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.	Applicant, contractor	Applicant	Prior to cultivation	
<b>Air Quality</b>					
This project has some potential for air quality environmental impacts.	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.	Applicant; project contractor	Applicant	Prior to construction	

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	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 compression ignition engines. Additionally, the applicant must notify LCAQMD prior to beginning construction activities and prior to any diesel engine use.	Applicant; project contractor	Applicant	During construction and life of project	
	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 construction and life of project	
	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 construction and 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. 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	

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	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; project contractor	Applicant	Life of project	
	AQ-7: Prior to cultivation, the applicant shall plant fragrant plants around the southern and eastern edge of the cultivation area. Plants used shall produce a fragrance; shall bloom at approximately the same time as the cannabis plants; shall be planted at 2' intervals; shall be irrigated, and shall be maintained in a healthy state for the life of the project.	Applicant; project contractor	Applicant	Prior to cultivation; life of project	
<b>Cultural / Geologic / Tribal Resources</b>					
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	Applicant	During construction	

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	<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.	Applicant; project contractor	Applicant	Prior to ground disturbance	
	CUL-3: Prior to cultivation, the applicant shall conduct a site visit with an archaeologist and/or tribal monitor to observe any earth disturbance that occurs on site. If any culturally-sensitive area is discovered within or next to the project boundary, the applicant shall amend the site plan to show a 50' buffer of non-disturbable area between the sensitive site(s) and the cultivation site. This amendment to the site plan may occur without further County review at the discretion of the Community Development Director.	Applicant, Archaeologist	Applicant	Prior to ground disturbance	
<b>Geology and Soils</b>					
Construction and operation of the project has the potential to result in impacting soil and geology on and near the site	GEO-1: Prior to cultivation, the applicant shall apply for a simple grading permit. This permit shall be issued prior to on-site earth movement and/or importation of soil.	Applicant; project contractor	Applicant	Prior to construction	

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<b>Noise</b>					
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	
	<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	
<b>Wildfire</b>					
Construction and operation of the project has the potential to result in wildfire risk	<u>WILD-1:</u> The applicant shall place at least one (1) 5,000 gallon water tank on site for fire suppression. This water tank shall be equipped with connectors that will allow emergency service providers to easily connect to the water tank if needed.	Applicant; project contractor	Applicant	During construction and life of the project	
	<u>WILD-2:</u> Prior to cultivation, the applicant shall clear 100' of defensible space around the cultivation area and the shed. Trees do not need to be removed, but need to be limbed up to a height of 8 feet.	Applicant; project contractor	Applicant	Prior to cultivation; life of the project	

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	WILD-3: Prior to cultivation, the applicant shall improve the interior driveway to make it compliant with Public Resource Codes 4290 and 4291 commercial driveway standards.	Applicant; project contractor	Applicant	During construction and life of project	