

MITIGATION MONITORING AND REPORTING PROGRAM

Nitro Farms
Initial Study IS 20-13
Major Use Permit UP 20-08

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Air Quality					
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	
	<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 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	Applicant; project contractor	Applicant	During construction and life of project	

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	to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.				
	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	
	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: During construction, the applicant shall apply palliatives such as water to the areas being disturbed for cannabis cultivation and on the portion of the interior driveway that would be improved to meet PRC 4290 and 4291 commercial driveway standards.	Applicant, contractor	Applicant	During construction	

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	AQ-8: Prior to cultivation, the applicant shall install a minimum 6' tall screening fence. Fencing may be chain-link with slats, or solid wood or metal fencing. Fabric fencing is not allowed due to poor durability.	Applicant, contractor	Applicant	Prior to cultivation	
	AQ-9: 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	
Cultural / Geologic / 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	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	
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	
	<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 the	<u>WDF-1:</u> Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative	Applicant; project contractor	Applicant	During construction and life of the project	

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potential to result in wildfire risk	humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.				
	WDF-2: Prior to cultivation, the applicant shall provide 100' of defensible space around the fenced cultivation area. This does not require tree removal, but it does require removal of grasses and brush, and limbing trees up to a height of 8'.	Applicant; project contractor	Applicant	Prior to cultivation; life of the project	
	WDF-3: Prior to cultivation, the applicant shall improve the interior driveway to meet PRC 4290 and 4291 commercial driveway standards. Following completion of these improvements, the applicant shall contact the Lake County Building Department to schedule a site visit with the Building Official or designee to verify that the roads, gates and site are PRC 4290 and 4291 compliant.	Applicant; project contractor	Applicant	During construction and life of project	
	WDF-4: The applicant shall place at least one 5,000 gallon water tank on site that is designated specifically for use of fire suppression. Water tanks shall have connectors that are able to be used by Fire Protection Districts.	Applicant, project contractor	Applicant	During construction and life of project	