

## MITIGATION MONITORING AND REPORTING PROGRAM

VP Estates LLC

Initial Study IS 20-60

Major Use Permit UP 20-49

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Aesthetics</b>					
The project has the potential of having significant impacts to aesthetics.	<u>AES-1</u> : Prior to cultivation, the applicant shall plant trees between the northwestern neighboring lots and all greenhouses that are presently unscreened by vegetation. The trees can be deciduous or fir trees; they shall be planted no more than 25 feet apart from other new or existing trees; shall be 5' tall (or taller) at the time of planting, and shall be maintained for the life of the project. Any tree(s) that die during the life of the project shall be immediately replaced.	<b>Applicant, contractor</b>	<b>Applicant, County</b>	<b>Prior to Cultivation</b>	
	<u>AES-2</u> : Prior to cultivation, each greenhouse shall be equipped with blackout screening so that no light is visible from outside each greenhouse.	<b>Applicant, contractor</b>	<b>Applicant</b>	<b>Prior to cultivation</b>	
<b>Air Quality</b>					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<u>AQ-1</u> : 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 diesel powered equipment and/or other equipment with potential for air emissions.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	

	<p><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 CI engines.</p>	Applicant; project contractor	Applicant	During construction	
	<p><u>AQ-3:</u> 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.</p>	Applicant; project contractor	Applicant	During construction	
	<p><u>AQ-4:</u> The applicant control dust during site preparation by watering down any disturbed areas on each day of construction.</p>	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	During construction	
	<p><u>AQ-5:</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.</p>	Applicant; project contractor	Applicant	During construction; Life of the project	
	<p><u>AQ-6:</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.</p>	Applicant; project contractor	Applicant	During construction	

	<u>AQ-7:</u> 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 construction	
	<u>AQ-8:</u> Prior to cultivation, each greenhouse shall be equipped with a carbon air filtration system (or similar) to reduce and/or eliminate odors from being emitted.	Applicant, project contractor	Applicant	Life of the project	
<b>Biological Resources</b>					
Construction activities associated with the proposed project have the potential to indirectly significantly impact habitat for sensitive species	<u>BIO-1:</u> A Nesting Study, conducted between April 1 and October 1 shall be undertaken if any expansion(s) are proposed to this project in the future.	Applicant; project contractor	Applicant	Throughout construction activities	
<b>Cultural and Tribal Cultural Resources</b>					
Construction of the project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<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 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.	Project contractor; Qualified archaeologist	Applicant	During site preparation and throughout construction activities	

	<p><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 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.</p>	<p>Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>Prior to site preparation and throughout construction activities</p>	
<b>Noise</b>					
<p>The project may create short-term increases in ambient noise levels to uncomfortable levels during project grading, construction, and operations.</p>	<p><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.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Contractor</p>	<p>Throughout construction</p>	
	<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>	<p>Applicant; Project contractor</p>	<p>Applicant; Contractor</p>	<p>Life of project</p>	
	<p><u>NOI-3:</u>Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p>	<p>Applicant; Project contractor</p>	<p>Applicant; Contractor</p>	<p>Life of project</p>	

