

# MITIGATION MONITORING AND REPORTING PROGRAM

Voight Holdings LLC  
 Initial Study IS 19-60  
 Major Use Permit UP 19-41

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<b>Aesthetics</b>					
The project has the potential to have impacts related to aesthetics. The following mitigation measures are added:	<u>AES-1:</u> Prior to cultivation occurring in each phase of development, the applicant shall install blackout screening in all greenhouses to block light from migrating and being visible outside of each greenhouse. Blackout screening shall be maintained for the life of the project.	Applicant; project contractor	Applicant	Prior to each phase of cultivation	
	<u>AES 2:</u> All cannabis-related buildings shall be screened from view from neighboring lots and public roads by a minimum 6' tall screening fence.	Applicant; project contractor	Applicant	Prior to any cultivation	
	<u>AES 3:</u> Prior to any phase, all cultivation areas shall incorporate a vegetative plant screening consisting of trees being planted at 25' intervals. Vegetation screening shall be irrigated; shall consist of native trees, and shall be maintained in good health for the life of the project.	Applicant; project contractor	Applicant	Prior to each phase of cultivation	

Air Quality					
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	
	<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.	Applicant; project contractor	Applicant	During construction	
	<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.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-4:</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.	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	During construction	
	<u>AQ-5:</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	Applicant; project contractor	Applicant	During construction; Life of the project	

	material for travel routes and/or parking areas is prohibited.				
	<u>AQ-6:</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-7:</u> The applicant shall apply water to the ground during any and all site preparation work that is required for the greenhouses and drying building, as well as during any interior driveway improvements to mitigate dust migration.	Applicant; project contractor	Applicant	During construction	
<b>Cultural, Geologic (pre-historic) and Tribal 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 culturally affiliated 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.	Project contractor; Qualified archaeologist; Sheriff's Department; culturally-affiliated Tribe	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 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.</p>	<p>Project contractor; Qualified archaeologist; Sheriff's Department; culturally-affiliated Tribe</p>	<p>Applicant</p>	<p>Prior to site preparation and throughout construction activities</p>	
<b>Noise</b>					
<p>The project has some potential to introduce noise-related impacts during and after construction</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, contractor</p>	<p>Applicant</p>	<p>During and after 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, contractor</p>	<p>Applicant</p>	<p>During and after construction</p>	
	<p><u>NOI-3:</u> 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</p>	<p>Applicant, contractor</p>	<p>Applicant</p>	<p>During and after construction</p>	

