

**RHRP1 Mitigation Monitoring and Reporting Program
Major Use Permit, UP 20-81; Initial Study, IS 20-97**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The project is located within a scenic vista; however, the project proposes a vegetative screen plan will reduce aesthetic impact to less than significant.	AES -1: Security lighting shall be motion-activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine a light or allow light glare to exceed the boundaries of the lot of records upon which they are placed. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. An Outdoor Lighting Plan shall be submitted for review and acceptance, or review and revision prior to cultivation.	Applicant	Applicant	Prior to construction	
	AES-2: To protect the scenic qualities and promote community character prior to construction, the applicant shall provide a vegetation screening plan, subject to design review by the Community Development Department Director, which protects the views from State Highway Route 175 and State Highway Route 29.	Applicant	Applicant	Prior to operation	
AIR QUALITY					
The project has the potential to create short- and long-term impacts on air quality through dust from the driveway and cultivation operation and odor from the cultivation operation, however, mitigation measures will be implemented to lessen the impact.	AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director.	Applicant	Applicant	Prior to operation	
	AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall 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 as well as Lake County Noise Emission Standards.	Applicant	Applicant	During site development and operation	
	AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.	Applicant	Applicant	During construction and operation	
	AQ-4: 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 to the Lake County Air Quality Management District.	Applicant	Applicant	During operation	
	AQ-5: 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	Applicant	During operation	
	AQ-6: 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	Applicant	During operation	

	AQ-7: All areas subject to 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	Applicant	During operation	
	AQ-8: Vehicles and equipment shall be well-maintained and in compliance with State emission requirements. LCAQMD permits are required for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment.	Applicant	Applicant	During construction	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species. The proposed cultivation area will take place on an undisturbed location and existing cultivation area. Sensitive species were found within the proximity and will be mitigated accordingly.	BIO-1: Any vegetation clearing or grading within 200 feet of woodland habitat between February 15 and August 31 shall be preceded by a survey for nests of purple martin, raptors, and migratory birds conducted by a qualified biologist. In the event that active nests of these species are found, appropriate breeding season construction buffer shall be established and construction within these buffers should be delayed until after August 31, or until fledging is completed as determined by a qualified biologist. As an alternative, trees approved for removal shall be felled outside of the breeding season.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-2: If work is proposed within woodland habitat during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed by a qualified biologist for bat roosts or evidence of bat roosting (guano, urine staining, dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, an exclusion buffer shall be established around the active roost by a qualified bat biologist. Removal of trees and ground-disturbing activities should be performed to the extent possible from September 16 through March 31, outside of the maternity roosting season. Following the felling of any tree or snag, the tree or snag shall be allowed to remain on the ground for 24 hours prior to chipping or removal to allow any bats to escape.	Applicant/ Contractor	Applicant	Prior to site development	
	BIO-3: All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharge associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP may be required).	Applicant/ Contractor	Applicant	Prior to site development and construction. The life of the project	
	BIO-4: The applicant shall maintain a minimum of a one-hundred (100) foot setback from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land, for the use and storage of fertilizers and pesticides.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-5: The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-6: The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, including native tree species.	Applicant/ Contractor	Applicant	The life of the project	

	BIO-7: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-8: A formal delineation of jurisdictional waters shall be performed before construction work, or ground disturbance is performed within 50 feet of any wetland or channel.	Applicant/ Contractor	Applicant	Prior to site development	
	BIO-9: The use of fencing shall be restricted to the cannabis cultivation area operation. No fencing shall be constructed along roadways or property boundaries. All fencing that is placed around the cannabis cultivation area shall have gates at either end of the cultivation area to allow trapped wildlife to escape.	Applicant/ Contractor	Applicant	The life of the project	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	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	Applicant	The life of the project	
	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	Applicant	Prior to site development	
	CULT-3: In the event of an unanticipated discovery of cultural resources during the implantation of the project, all work must be halted within 100 feet (30 meters) of the find and qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.	Applicant	Applicant	The life of the project	
	CUL-4: The County Coroner shall be notified of the find immediately upon discovery of any human remains. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD must complete an inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	Applicant	Applicant	The life of the project	
	CUL-5: In the unlikely event that undiscovered cultural material is encountered elsewhere on the project, work near the find should stop and these should be evaluated for significance by a qualified archaeologist and either preserved or mitigated as outlined in CEQA (sec.21083.2 [b] or 15126.4c).	Applicant	Applicant	The life of the project	

GEOLOGY AND SOILS					
The proposed project will not cause potential substantial adverse effects. However, a minor ground disturbance is proposed for site preparation	GEO-1: The project design shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance and the Erosion Control Plans dated May 12, 2017 to prevent or reduce discharge of all cannabis cultivation installations or post-installation pollutants and hazardous materials offsite. BMPs may include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after cannabis cultivation installation.	Applicant	Applicant	The life of the project	
	GEO-2: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary.	Applicant	Applicant	Prior to construction and operation	
	GEO-3: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.	Applicant	Applicant	During construction and operation. The life of the project	
	GEO-4: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.	Applicant	Applicant	The life of the project	
	GEO-5: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.	Applicant	Applicant	During construction and operation. The life of the project	
	GEO-6: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CalFire standard. Please contact the Lake County Community Development Department’s Building Division for more information.	Applicant/ Contractor	Applicant	During construction and operation.	
HAZARDS AND HAZARDOUS MATERIALS					
Exposure to hazards and hazardous materials can occur during and after construction. However, preventative measures	HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.	Applicant	Applicant; Community Development Department	Prior to operation. The life of the project	

including mitigation measures and best management practices can be impacted to less than significant.	HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.	Applicant	Applicant	Prior to operation. The life of the project.	
	HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.	Applicant	Applicant	Prior to operation. Life of the project	
	HAZ-4: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.	Applicant	Applicant	Life of the project	
	HAZ-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.	Applicant	Applicant	During construction and operation. Life of the project	
	HAZ-6: 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.	Applicant	Applicant; Environmental Health; Community Development Department	Life of the project	
	HAZ-7: 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	Applicant; Lake County Air Quality Management; Environmental Health	Life of the project	
	HAZ-8: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working within and adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. Brush shall be cut and removed and grass shall be mowed in staging areas.	Applicant	Applicant; Local Fire Department/Protection District	Life of the project	
	HAZ-9: Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.	Applicant	Applicant	Life of the project	
	HYDROLOGY AND WATER QUALITY				
The proposed project will create additional use of	HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge	Applicant/ Contractor	Applicant/ Contractor; Environmental Health	During site development	

water for irrigation purposes.	of all construction or post-construction pollutants and hazardous materials offsite or all surface water.				
	HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Life of project	
	HYD-3: The production wells shall be equipped with meters, to measure the amount of water pumped, as well as continuous water level monitors. The applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually. The methodology of the monitoring program shall be described.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Prior to construction	
NOISE					
The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations.	NOI-1: 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., and Saturdays from 12:00 p.m. to 5:00 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	Applicant	During site development and operation	
	NOI -2: Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00a.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	Applicant	During site development and operation	
	NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.	Applicant	Applicant	During site development and operation	
WILDFIRE					
The proposed project will not exacerbate wildfire risk. However, may result in temporary or ongoing impacts to the environment due to the installation or maintenance of associated infrastructure.	WLDF-1: Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.	Applicant	Applicant; Local Fire Department/Protection District	During site development and operation	
	WLDF-2: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.	Applicant	Applicant	During site development	
	WLDF-3: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.	Applicant	Applicant	During construction and operation. Life of the project	
	WLDF-4: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.	Applicant	Applicant	During construction	

