

**Pura Vineyards Mitigation Monitoring and Reporting Program**  
**Major Use Permit, UP 20-61; Initial Study, IS 20-62**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring and Reporting Responsibility	Timing	Date Implemented /Staff Notes
<b>Aesthetics</b>					
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>MM AES-1:</b> 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; project contractor	Applicant, Community Development Department	Prior to cultivation.	
<b>Air Quality</b>					
Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?	<b>MM AQ-1:</b> Work practices shall minimize vehicular and fugitive dust during site development and management by use of water or other acceptable dust palliatives on the access roads and project area to insure that dust does not leave the property causing a nuisance to surrounding parcels and highway traffic. Access to project areas shall be limited to authorized vehicles.	Applicant; project contractor	Applicant, Community Development Department	Prior to and during project activities	
	<b>MM AQ-2:</b> The permit holder shall avoid earth disturbances during windy conditions. In the event that substantive complaints are received regarding fugitive dust, work at the site shall halt until a dust mitigation plan is submitted to and approved by the Lake County Air Quality Management Control District (LCAQMD). Contact LCAQMD at (707) 263-7000 for more information.	Applicant; project contractor	Applicant, Community Development Department	Prior to and during project activities	
	<b>MM AQ-3:</b> Vehicles and equipment shall be well maintained, in good running order and in compliance with State emission requirements. A complete list of all	Applicant; project contractor	Applicant, Community	Prior to obtaining	

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	equipment utilized at the site with potential to emit air contaminants should be submitted to the LCAQMD including generators, diesel powered pumps, off-road equipment, etc.		Development Department	permits and approvals.	
	<b>MM AQ-4:</b> 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 operations and for any diesel powered equipment and/or other equipment with potential for air emissions.	Applicant; project contractor	Applicant, Community Development Department	Prior to obtaining permits and approvals.	
	<b>MM-AQ-5:</b> 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	
	<b>MM-AQ-6:</b> 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	During project activities.	Life of the project	
	<b>MM-AQ-7:</b> The applicant shall have the primary parking area surfaced with grave, or an equivalent all-weather surfacing that will not degrade with use such that a substantial increase in fugitive dust generation occurs. 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; life of the project	

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	<b>MM AQ-8:</b> Prohibition of Open Burning of Cannabis Material. The applicant and individual license holders shall be prohibited from open burning of cannabis materials as part of project operations.	Applicant; project contractor	Applicant	Life of the project	
Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<b>MM AQ-9:</b> 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; project contractor	Applicant	Life of the project	
<b>Cultural Resources</b>					
Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<b>MM-CUL-1:</b> 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, project contractor	Applicant	During site preparation and throughout construction activities	
	<b>MM-CUL-2:</b> 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	Applicant, project contractor, Qualified archaeologist	Applicant	During site preparation and throughout construction activities	

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	proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.				
Disturb any human remains, including those interred outside of formal cemeteries?	<p><b>MM-CUL-3:</b> If human remains are uncovered during ground disturbing activities, the applicant shall immediately cease all ground disturbance and contact the Lake County Coroner or Lake County Sheriff’s Office to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. The Lake County Planning Division also shall be contacted immediately after contact or attempted contact with the County Coroner and/or Sheriff’s Office. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). No further subsurface ground disturbing activity shall occur on the site or any nearby area reasonably suspected to overlie adjacent human remains until consultation is complete with the most likely descendent. Authorization to resume construction shall only be given by the County Planning Division and shall include implementation of all appropriate measures to protect any additional possible burial sites or human remains.</p>	Applicant, project contractor, Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
<b>Geology and Soils</b>					

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<p>Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake fault.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction? Landslides?</li> </ul>	<p><b>MM GEO-1:</b> Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.</p>	<p>Applicant, project contractor</p>	<p>Applicant</p>	<p>During site preparation and throughout construction activities</p>	
<p>Result in substantial soil erosion or the loss of topsoil?</p>	<p><b>MM GEO-2:</b> Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and</p>	<p>Applicant, project contractor</p>	<p>Applicant</p>	<p>Prior to any ground disturbance</p>	

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	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 project installation.				
	<b>MM GEO-3:</b> 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; project contractor	Applicant, Community Development Department	During Construction	
	<b>MM GEO-4:</b> 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; project contractor	Applicant, project contractor	During operations	
	<b>MM GEO-5:</b> In accordance with Lake County Grading Code Section 30-17.4.3 a Simple 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; project contractor	Applicant, project contractor	During operations	

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<b>Hazardous Materials</b>					
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<p><b>MM HAZ-1:</b> All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p>	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	
	<p><b>MM HAZ-2:</b> 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</p>	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident	<p><b>HAZ-3:</b> Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.</p>	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	

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conditions involving the release of hazardous materials into the environment?	<b>MM HAZ-4:</b> Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	
	<b>MM HAZ-5:</b> The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	
	<b>MM HAZ-6:</b> All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	
	<b>MM HAZ-7:</b> 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 to complete an updated Air Toxic Emission Inventory	Applicant; Project contractor Applicant	Applicant	Prior to site preparation and construction activities; during life of project	
	<b>MM HAZ-8:</b> The applicant shall obtain an Operator Identification Number from the California Department of	Applicant; Project	Applicant	Prior to site preparation	



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	Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.	contractor Applicant		and construction activities; during life of project	
<b>Noise</b>					
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>MM -NOI-1:</b> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm 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 site preparation and construction activities; during life of project	
	<b>MM-NOI-2:</b> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 AM to 10:00 PM and 45 dBA between the hours of 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant, Project Contractor	Applicant	During life of project	
	<b>MM-NOI-3:</b> Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.	Applicant, Project Contractor	Applicant	During life of project	
<b>Wildfire</b>					

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Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<b>MM WLDF-1:</b> 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	
	<b>MM WLDF-2:</b> 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	
	<b>MM WLDF-3:</b> Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.	Applicant	Applicant	During construction and operation life of the project	