

Loco Mitigation Monitoring and Reporting Program
Major Use Permit, UP 21-09; Initial Study, IS 21-09

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring and Reporting Responsibility	Timing	Date Implemented /Staff Notes
Aesthetics					
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	MM AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance. Security lighting shall be shaded, facing downward, and motion-activated.	Applicant; project contractor	Applicant, Community Development Department	Prior to cultivation.	
Air Quality					
Conflict with or obstruct implementation of the applicable air quality plan?	MM AQ-1: 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. Or provide proof that a permit is not needed.	Applicant; project contractor	Applicant, Community Development Department	Prior to and during project activities	
	MM AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.	Applicant; project contractor	Applicant, Community Development Department	Prior to and during project activities	

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	<p>MM 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 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, Community Development Department	Prior to obtaining permits and approvals.	
	<p>MM 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.</p>	Applicant; project contractor	Applicant, Community Development Department	Prior to obtaining permits and approvals.	
	<p>MM-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.</p>	Applicant; project contractor	Applicant	During Construction	
	<p>MM-AQ-6: All areas subject infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	Applicant; project contractor	During project activities.	Life of the project	

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Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	MM-AQ-7: The applicant shall apply water to the ground during any and all site preparation work that is required for the drying building, as well as during any interior driveway or parking area improvements to mitigate dust migration.	Applicant; project contractor	Applicant	During construction; life of the project	
Biological Resources					
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	MM BIO-1: Due to the presence of suitable habitat, and due to the existence of the Foothill Yellow Legged Frog within migration distance of the site, the avoidance and minimization measures related to amphibians in Appendix F7 of the Biological Assessment dated December 13, 2020, be followed at all times.	Applicant, project contractor	Applicant	During site preparation, construction, life of the project	
	MM BIO-2: Avoid the areas where the special status plant species <i>Astragalus brewerii</i> (Brewer's milk-vetch) are located as identified in Figure 1 of the Memo from Pinecrest Environmental Consulting dated May 1, 2021 regarding the results of early/mid-season special-status plant survey completed on April 20, 2021.	Applicant, project contractor	Applicant	During site preparation, construction, life of the project	
	MM BIO-3: If individuals of the sensitive plant species <i>Astragalus brewerii</i> (Brewer's milk-vetch) are identified within the project area at any time in the future, topsoil should be excavated to a depth of 6 inches and the soil disturbed in an area parcel that is not going to be disturbed.	Applicant, project contractor	Applicant	During site preparation, construction, life of the project	

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Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	MM BIO-4: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.	Applicant, project contractor	Applicant	During site preparation, construction, life of the project	
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of	MM BIO-1: Due to the presence of suitable habitat, and due to the existence of the Foothill Yellow Legged Frog within migration distance of the site, the avoidance and minimization measures related to amphibians in Appendix F7 of the Biological Assessment dated December 13, 2020, be implemented.		Applicant	During site preparation, construction, life of the project	

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native wildlife nursery sites?					
Cultural Resources					
Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	MM-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 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.	Applicant, project contractor	Applicant	During site preparation and throughout construction activities	
	MM-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 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, Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
Energy					
a) Result in a potentially significant	MM-EN-1: The applicant shall provide energy calculations for the proposed projects buildings prior to the building permit final. Total amperage needs shall be provided	Applicant; project contractor	Applicant	Prior to obtaining	

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environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	within the energy calculations provided. A description of energy use per building may be necessary, as well as engineered energy calculations at the discretion of the Building Official.			permits and approvals.	
Geology and Soils					

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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"> i) Rupture of a known earthquake fault. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? Landslides? 	<p>MM GEO-1: 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>MM GEO-2: 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.				
	MM 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; project contractor	Applicant, Community Development Department	During Construction	
	MM 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; project contractor	Applicant, project contractor	During operations	
	MM 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; project contractor	Applicant, project contractor	During operations	

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Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	MM GEO-6: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CalFire standards. Please contact the Lake County Community Development Department’s Building Division for more information.	Applicant; project contractor	Applicant, project contractor	Prior to operations	
Hazardous Materials					
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MM HAZ-1: 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.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	MM HAZ-2: 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	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	

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	permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site				
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	HAZ-3: 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.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
	MM HAZ-4: 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	Prior to site preparation and construction activities; during life of project	
	MM HAZ-5: 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	Prior to site preparation and construction activities; during life of project	

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	MM HAZ-6: 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	Prior to site preparation and construction activities; during life of project	
	MM HAZ-7: 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	Prior to site preparation and construction activities; during life of project	
	MM HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.	Applicant; Project contractor	Applicant	Prior to site preparation and construction activities; during life of project	
Hydrology					
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or	MM HYD-1: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.	Applicant; Project contractor	Applicant	Prior to obtaining permits and approvals.	

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ground water quality?					
Noise					
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?	MM NOI-1: 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.	Applicant, Project Contractor	Applicant	During site preparation and construction activities; during life of project	
	MM NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00 PM to 7:00AM 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	
	MM 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, Project Contractor	Applicant	During life of project	