

**CC Ranch Enterprises Mitigation Monitoring and Reporting Program
Major Use Permit, UP 20-26; Initial Study, IS 20-29**

Potential Impact	Mitigation Measure	Implementat ion Responsibili ty	Monitoring & Reporting Responsibility	Timing	Date Implem ented
AESTHETICS					
The project has some potential to create additional light and/or glare through exterior security lighting. The proposed use is an outdoor cultivation operation. The Project does not involve cultivation using proposed greenhouses incorporating artificial lighting. The following mitigation measures will be implemented which would reduce the impacts to less than significant.	AES-1: All outdoor lighting shall be directed downward onto the Project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksy.org.	Applicant	Applicant	During site developme nt and operation	
	AES-2: All indoor lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare. Artificial light shall be completely shielded between sunset and sunrise.	Applicant	Applicant	During site developme nt and operation	
	AES-3: 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 light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.	Applicant	Applicant	During site developme nt and operation	
AIR QUALITY					
The project has the potential to conflict with or obstruct implementation of the applicable air quality plan. Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction, however,	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) 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	Applicant	Prior to operation	
	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 compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.	Applicant	Applicant	During site developme nt and operation	
	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 LCAQMD such information in order to complete an updated Air Toxic emission Inventory.	Applicant	Applicant	During construction and operation	

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mitigation measures will be implemented to lessen the impact.					
	AQ-4: Water and/or gravel shall be used to reduce and aid in dust suppression during all site disturbance. Applicant shall regularly monitor and/or maintain undeveloped access to and from the project site to reduce fugitive dust generations.	Applicant	Applicant	During construction and operation	
	AQ-5: The cultivation area will be surrounded by a fence during the application of pesticides in order to prevent off-site drift.	Applicant	Applicant	During operation	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species. The proposed cultivation area will take place in an undisturbed location and existing cultivation area. No special status plant or animal species were detected within the study area nor were any impacts determined. However, there were mitigation measures to follow should the implementation of the project change to include removing trees and erosion control measures, shall be implemented to lessen the impact	BIO-1: Lake County requires mitigation for the removal of commercial tree species and native oak species. If development of the project will result in the removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.	Applicant	Applicant	The life of the project	
	BIO-2: All work shall incorporate erosion control measures consistent with the engineered Grading and Erosion Control Plans submitted, the Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.	Applicant/ Contractor	Applicant	Prior to site development	
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 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	Applicant	The life of the project	

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	applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.				
	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 findings.	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 mitigation measures will be implemented to lessen the impact.	GEO-1: A Grading Plan is needed to show the footprints of the structures and access road improvements proposed for the project and how the earth will be graded in a manner that will limit or eliminate the potential for landslides and/or storm-related earth movement.	Applicant	Applicant	The life of the project	
	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 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.	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; contractor	During construction and operation	
	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	Prior and during construction and operation	
	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	Applicant	Applicant; contractor	Prior to construction	

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	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.				
	GEO-6: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.	Applicant	Applicant; contractor	Prior to construction	
	GEO-7: 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	Applicant; contractor	Prior to operation	
HAZARDS AND HAZARDOUS MATERIALS					
Exposure to hazards and hazardous materials can occur during and after construction. However, preventative measures including mitigation measures and best management practices can be impacted to less than significant.	HAZ-1: All equipment will 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	Applicant; Community Development Department	Prior to operation	
	HAZ-2: With 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, a Hazardous Materials Inventory Disclosure Statement and 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; Environmental Health	Life of the project	
	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	Applicant; Community Development Department	Life of the project	
	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	Applicant	Life of the project	
	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	Applicant; Environmental Health	Life of the project	

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	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	Applicant; Environmental Health	Life of the project	
	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	Applicant; Environmental Health	Life of the project	
HYDROLOGY AND WATER QUALITY / UTILITIES					
The proposed project will not have adverse effect or violate water quality standards or waste discharge or substantially degrade surface or groundwater quality and groundwater supplies/storage, however, including mitigation measures can be implemented to lessen the potential impact	HYD-1: Before this permit shall have 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; Contractor	Applicant; Contractor	During site development	
	HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. 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; Contractor; Community Development Department	Prior to construction	
	HYD-3: The applicant will adhere to the measures described in the Drought Management Plan during periods of a declared drought emergency.	Applicant; Contractor	Applicant; Community Development Department	Prior to construction and life of the project	
NOISE					
The proposed project will not have any adverse effect on the noise. However, the proposed project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction,	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. This mitigation does not apply to night work.	Applicant	Applicant	During site development and operation	
	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 10:00PM to 7:00AM 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	

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and operations, however, including mitigation measures can be implemented to lessen the potential impact	NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not used for regular power provision to this facility.	Applicant	Applicant	Life of the project	
TRANSPORTATION					
The proposed Project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected, however, including the mitigation measure to be implemented to lessen the potential impact	TRANS-1: Prior to this use permit having any force or effect, the applicant will be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the road to assure PRC compliance.	Applicant	Applicant	During site development and operation	
WILDFIRE					
The proposed Project, improvements are minimal, and would not exacerbate fire risk to the level of warranting additional roads. Additionally, there is little chance of increased risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that	WDF-1: Construction activities will 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 will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.	Applicant	Applicant	During site development and operation	
	WDF-2: Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent.	Applicant	Applicant	During site development and operation	
	WDF-3: A Water tender will be present on-site during earth work to reduce the risk of wildfire and dust.	Applicant	Applicant	During site development and operation	

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would occur by the project parcel, which already contain residential use, however, including the mitigation measure to be implemented to lessen the potential impact	WDF-4: This shall include, but not be limited to property line setbacks for structures that are a minimum of 30 feet, addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000 lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from the road), parking, fuels reduction, including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health, it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.	Applicant; Contractor	Applicant; Environmental Health	During site development and operation	
MANDATORY FINDINGS OF SIGNIFICANCE					
The project does not anticipate adverse effects to degrade the quality of the environment, habitat of a fish or wildlife species, impact that are individually limited, but are cumulatively considerable, or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, however, including and implementing the mitigation measures will lessen the potential impacts	*SEE THE ABOVE MITIGATION MEASURES: AES-1 through AES-3; AQ-1 through AQ-5; BIO-1 through BIO-2; CUL-1 through CUL-2; GEO-1 through GEO-7; HAZ-1 through HAZ-7; HYD-1 through HYD-3; NOI-1 through NOI-3; TRANS-1; WDF-1 through WDF-4	Applicant; Contractor	Applicant; Contractor; Community Development Department; Environmental Health	Prior to operation; during site development and operation; and life of the project	