

**County of Lake
Major Use Permit, PL-25-51 and
Categorical Exemption,
Creekside Caravans (UP 24-17/PL-25-51)
Harbin Hot Springs (Heart Consciousness Church)**

Conditions of Approval

Expires of not used by February 12, 2028

Pursuant to the approval of the Lake County Planning Commission on **February 12, 2026**, is hereby granted to **Harbin Hot Springs (Heart Consciousness Church)**, approval of a use permit, to allow the use of Creekside Caravans, 15 RV Units to be converted from employee housing to permanent commercial guest and member accommodations, on property located at **18424 Harbin Sprigs Road, Middletown, APN: 013-009-24** subject to the following conditions. Conditions of Approval from former approvals have also been carried over, where applicable.

A. General Conditions:

1. The use permitted shall substantially conform to the Project Description and Site Plans for PL-25-51 and any prior Conditions of Approval imposed by the General Plan of Development (GPD 16-01) and Specific Plan of Development (UP 16-11) and Review Authority to allow Mixed Use Commercial Resort with Overnight Accommodations. The Community Development Director may approve in writing minor modifications that do not result in increased environmental impacts. Applicant shall be in conformance with the following:
 - a. Project Description and Site Plans, dated April 18, 2025
 - b. General Plan of Development, dated March 7, 2018
 - c. Specific Plan of Development, dated December 12, 2016
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain all necessary permits as may be required from each agency, including but not limited to the California Department of Housing and Community Development (HCD), the Lake County Community Development Department, and Environmental Health. The applicant is responsible for maintaining compliance with all such agencies.
3. The permit holder is responsible for insuring that all project workers are informed, understand, and agree to abide by the approval plans and project conditions.
4. All construction shall be reviewed and approved by a California-Licensed Professional Civil Engineer or Architect, and constructed to those specifications, subject to review and approval of the Community Development Department.
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 pest.
6. Any outdoor storage shall be maintained in an orderly manner and shall not create a fire, safety, health and/or sanitary hazard.
7. This permit shall be null and void if not used by February 12, 2028, or if the use is abandoned for two years.

B. Cemetery Conditions (Carried Forward from UP 11-04)

1. This permit authorizes the use of approximately ¼ acre of property located at 18424 Harbin Springs Road in Middletown, for use as a 27 single depth plot private cemetery. The project shall substantially conform to the site plan and project description dated June 6, 2011, and modified by UP 11-04.
2. Cemetery plots are for the exclusive use of the Heart Consciousness Church and the sale of plots to the general public is prohibited.
3. The cemetery site shall be clearly marked and the boundaries made clearly visible.
4. All burial activities shall be conducted under the direction of a licensed funeral director.
5. The person in charge of the cemetery shall keep record of all remains interred, in each case stating the name of the deceased person, place of death, date at internment, and name and address of the funeral director. This record shall be kept on site and shall at all times be open to official inspection.
6. A 100-foot setback from the boundary of the cemetery shall be maintained from all water sources such as springs, wells, water courses and drainage ways.

C. Environmental Health Compliance (Carried Forward from UP 16-11):

1. The permit holder shall comply with and maintain necessary permits from the Lake County Environmental Health Department regarding the California Retail Food Code and Health and Safety Regulations. The applicant shall contact the Department of Environmental Health at 707-263-1163 for further information.
2. Prior to operation of any food facility, the permit holder shall submit three sets of complete and supporting documents to Lake County Environmental Health for review and approval, including maintaining the necessary permits. The permit holder shall submit a copy of said permit to the Community Development Department within 30 days of obtaining such permit.

D. Community Development Department, Building Division Compliance (Carry Forward from UP 16-11):

1. Prior to occupancy, all structures shall meet accessibility standards. Please contact the Community Development Department – Building Division for more information.
2. Prior to occupancy, all accessible parking areas, routes of travel, building access, and/ or bathrooms shall meet California Building Code requirements.
3. Prior to occupancy, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand-wash stations shall meet all accessibility requirements.
4. Prior to building permit final, the permit holder shall adhere to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.

5. Prior to building permit final, the permit holder shall adhere to all 2016 California Fire Code, including 4290 and 4291 of the Public Resource Code regulations and/or requirements. The applicant shall contact the Community Development Department - Building Division at (707) 263-2382 for further information.

E. Aesthetics (Carried Forward from UP 16-11):

1. Prior to obtaining the necessary permits and/or approvals for any phase, a Lighting Plan shall be submitted to the Community Development Department for review and approval. All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.daiksky.org and provisions of section 21.41.8 of the Zoning Ordinance. (Mitigation Measure AES-1)
2. Prior to obtaining the necessary permits and/or approvals for any phase, the permit holder shall submit Signage Plan to the Community Development Department for review and approval. All signage shall be in accordance with Section 21-45.11 or 21 45.12 of the Zoning Ordinance.

F. Air Quality (Carried Forward from UP 16-11):

1. Work practices shall minimize vehicular and fugitive dust during the wireless communication facility development and management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. (Mitigation Measure AQ-1)
2. All mobile diesel equipment used for construction and/or maintenance must be compliant with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines. (Mitigation Measure AQ-2)
3. Vegetation that is removed for development shall be properly disposed. The applicant shall chip vegetation and spread the material for erosion control. The burning of demolition and/or construction debris is prohibited. (Mitigation Measure AQ-3)
4. Prior to any ground disturbance, the permittee shall submit a Serpentine Dust Control Plan to the Lake County Air Quality Management District for review and approval and submit a copy of approved plan to the Community Development Department Said plan shall include but is not limited to the following: Applicant shall contact the Lake County Air Quality Management District for details Provisions for dust control measures to achieve no visible emissions. (Mitigation Measure AQ-4)
 - Provision to prevent track-out onto the public roadways
 - Provide worker notification of the plan requirements and asbestos hazards
 - Posting of asbestos warning notice at project site(s)
 - Covering of disturbed serpentine surfaces subject to traffic wear and/or wind erosion with non-asbestos material(s)
 - During construction, exposed Serpentine surfaces that may be subject to vehicular traffic shall have restricted access (fencing or effective barriers) until such time surface is adequately covered with non-asbestos material(s).

5. Prior to any ground disturbance, the permittee shall submit a Dust Mitigation Plan to the Lake County Air Quality Management District for review and approval and submit a copy of the approved plan to the Community Development Department. Said plan shall detail proposed dust control methods during and post constructions, including the source of water, equipment to be used. Applicant shall contact the Lake County Air Quality Management District for details. (Mitigation Measure AQ-5)
6. The applicant shall submit an Asbestos Notification Form to the Lake County Air Quality Management District (LCAQMD) for any remodeling and/or demolition. Applicant shall contact the LCAQMD for details. (Mitigation Measure AQ-6)
 - The National Emissions Standards for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for major renovations and all demolitions. A complete survey includes inspection of attic spaces, crawl spaces, areas with pipes or heating ducts and equipment.
 - An Asbestos Notification (with complete survey and lab report) must be submitted to the Lake County Air Quality Management District at least fourteen (14) days prior to beginning any renovations or demolition work. If regulated asbestos is found, the facility must be abated prior to demolition or renovation (where asbestos may be disturbed).
7. 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. (Mitigation Measure AQ-7)
8. 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 maintain two inches of visibly-moist soil in the project area and to ensure dust doesn't leave the property. (Mitigation Measure AQ-8)
9. All roads, trails and access routes shall be paved and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and occupancy to minimize dust generation and track out issues. (Mitigation Measure AQ-9)
10. Prior to any grading and/or ground disturbance, base rock shall be placed during any initial grading to help minimize dust generation from vehicle traffic and development Regular palliative treatment may be considered as an alternative to paving while being developed.
11. Prior to any ground disturbance and/or construction, all construction equipment shall be maintained, and in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition.
12. Vegetation burning on commercial sites is not permitted and construction debris and/or demolition debris cannot be disposed of by burning.
13. The permittee shall continue to minimize fugitive dust during the day to day operations of the commercial use through the use of water, paving or other acceptable dust palliatives.

14. Mobile diesel equipment used for construction and/or maintenance 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. The applicant shall contact the Lake County Air Quality Management District for details.

G. Biological Resources (Carried Forward from UP 16-11):

1. All construction related activities within the project area, including vegetation removal shall occur outside the White-Tailed Kite nesting season (February 15 through August 31). If vegetation removal is necessary during nesting period applicant shall complete a pre-construction nest survey conducted by a qualified biologist within two (2) weeks of disturbance. If an active nest of a sensitive species is found, a construction buffer shall be established around nest in consultation with a CDFW Staff. Said buffer shall remain in place until fledging is completed and/or until a qualified biologist has determined that the nesting effort has failed. (Mitigation Measure BIO-1)
2. To avoid potential impacts to Yellow-Legged Frog and/or Western Pond Turtle, work within the channel shall occur after August 15 but before the onset of winter rains and the end of grading season (October 15). Construction activities may begin sooner if flows have ceased and the channel is dry which usually occurs mid to late June. Any work within the banks or riparian habitat of the creek at times when the affected segment contains water shall be immediately preceded by a site inspection of the channel by a qualified biologist with a valid CDFW collecting permits for Yellow-Legged Frog and/or Western Pond Turtle. (Mitigation Measure BIO-2)
3. All construction activities within any stream channel area for the Yellow-Legged Frog and/or Western Pond Turtle shall occur after August 15 but before the onset of winter rains and the end of grading season (October 15 or if the following compensatory mitigation measures below has been completed: (Mitigation Measure BIO-3)
 - *All downed trees, stumps and other basking sites and/or refuges within these aquatics habitats shall remain undisturbed.*
 - *Said disturbance shall be held to the minimal amount of time necessary to accomplish the required task and a qualified biologist with a valid California Department of Fish and Wildlife Collecting Permit shall be onsite during each day of the active channel disturbance.*
 - *In the event that work must occur within the active channel between April 1 and June 15, all construction activities shall be performed in as few events as possible and all required materials, including any equipment shall be onsite prior to the vent in order to avoid delays which would prolong the disturbance period.*
4. Dewatering shall be limited to June 15 to November 15. Placement of fill, grading, or other physical disturbance and/or work resulting in erosion or sedimentation into the creek shall be avoided. Footings and anchors should be located outside of the active creek channel. In the event that work must be conducted within the stream channel during times of active flow and/or when construction equipment enters the creek the applicant any proposed diversion shall be reviewed and approved by a qualified biologist with a valid CDFW collecting permit prior to installation. The flowing portion of the stream shall be diverted through culverts with sandbag and visqueen coffer dams at the upstream and downstream ends of the proposed

construction area. The culverts shall be no less than two feet in diameter and inset into the channel to a depth of half their diameter in order to allow downstream passage of fish. The dams shall be constructed of clean, river-run gravel. These structures shall be removed at the end of the project and prior to winter stream flows. Gravel should be removed or leveled and left in place for removal by high winter flows. A qualified biologist with a valid CDFW collecting permits shall be present during diversion construction and shall inspect the diverted channel segment for sensitive species and shall capture and release any sensitive species within the diversion area to a suitable segment of Harbin Creek. (Mitigation Measure BIO-4)

5. To avoid potential impacts to jurisdictional waters, the applicant shall bore under existing culverts, preferably boring under culverts within the footprint of the existing asphalt; Bore or suspend culverts in areas along the southern banks of Harbin Creek and conduct work during non-rain events and practice standard best management practices for erosion and sediment control. (Mitigation Measure BIO-5)
6. Any project development and/or ground disturbance between April 1 and June 15, shall be completed with a minimal period of disturbance. The California Department of Fish and Wildlife (CDFW) is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the California Endangered Species Act (CESA). Therefore, the applicant shall have a qualified biologist with a valid California Department of Fish & Wildlife (CDFW) Collecting Permit for the Foothill Yellow-Legged Frog and Western Pond Turtle onsite during any channel disturbance. If eggs are discovered, in-stream activities shall be halted for a minimum of one week. After one week, the eggs shall be re-inspected. Work shall not resume until eggs have hatched. Additionally, prior to the issuance of any building permits the applicant shall obtain a CESA Incidental Take Permit (ITP) or a waiver from the California Department of Fish and Wildlife pursuant to Fish & Game Code §86 and submit written verification to the Community Development Department. The applicant may contact the California Department of Fish and Wildlife at (916) 358-2900 for further information. (Mitigation Measure BIO-6)
7. Prior to any ground disturbance, all workers shall be trained by a qualified biologist as to the sensitivity of the special-status species potentially occurring in the project area., No groundbreaking activities will occur during rain events, defined as ¼ inch of rain falling within a 24-hour period. Activities may occur 24 hours after the end of the rain event. (Mitigation Measure BIO-7)
8. No development shall occur at any time 30 minutes before sunrise or sunset. (Mitigation Measure BIO-8)
9. Prior to issuance of any permits, a Revegetation Plan shall be submitted to the Community Development Department for review and approval. Said plan shall include the replacement of woodland and riparian vegetation/plants removed during construction with native species that have been recorded along Harbin Creek. In addition, the applicant shall replace two (2) oak trees for each mature oak tree removed. Maintenance of the replacement vegetation shall continue until permanent establishment is achieved. (Mitigation Measure BIO-9)
10. Prior to commencement of activities within the bed or bank of the creek, a Streambed Alteration Agreement shall be obtained from the California Department

of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impact to a less than significant level. (Mitigation Measure BIO-10)

11. Prior to commencement of activities within possible waters of the US, the Army Corps of Engineers shall be notified and any necessary permits shall be obtained in conjunction with Section 404 of the Clean Water Act. Additionally, a Water Quality Certification shall be obtained from the Central Valley Regional Water Quality Control Board. (Mitigation Measure BIO-11)
12. The applicant shall adhere to all requirements in the Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S for the Heart Consciousness Church dated September 5, 2017, prepared by: Northwest Bio-Survey. (Mitigation Measure BIO-12)
13. Prior to the issuance of any building permits, the permit holder shall obtain and maintain all necessary permits from the California Department of Fish and Wildlife. The applicant shall submit a copy of said permits to the Community Development Department within 30 days of obtaining such permits.
 - *If permit(s) are not required, the applicant shall obtain written verification from the California Department of Fish and Wildlife and submit the verification to the Community Development Department*
 - *According to the letter dated October 25, 2018, from the California Department of Fish and Wildlife, if the applicant decides to proceed with the project without an Agreement, the applicant shall keep a copy of the letter dated October 25, 2018, including the Notification with all attachments at all times on the job site. The applicant shall contact the Department of Fish and Wildlife for further information.*
14. Any project improvements and/or development that results in the discharge of dredged and/or fill material into potential jurisdictional areas on the project sites shall require authorization from the following agencies, which included but is not limited to the U.S Arm Corps of Engineers Nationwide Permit; Regional Water Quality Control Board pursuant to Sections 404 and 401 of the Clean Water Act respectively; California Department of Fish and Wildlife - 1601 Stream Alteration.

H. Cultural Resources (Carried Forward from UP 16-11):

1. Should any archaeological, paleontological, or cultural materials be discovered during project development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. (Mitigation Measure CUL-1)

I. Geology and Soils (Carried Froward from UP 16-11):

1. Prior to any ground disturbance, the permitted 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 vineyard installation. (Mitigation Measure GEO-1)

2. 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 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. (Mitigation Measure GEO-2)
3. 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. (Mitigation Measure GEO-3)
4. Prior to any grading activities and/or road building, the permit holder shall submit and obtain a Grading Permit from the Community Development.
 - *The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage Regulations to the maximum extent practicable. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce 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*
5. If development/grading activities are greater than one (1) acre of new development, the project shall require coverage under a Construction General Permit for Storm Water Management including a Storm water Pollution Prevention Plan (SWPPP). Said plans shall be submitted to the Community Development Department and the Lake County Department of Water Resources for review and approval, prior to the issuance of any permits. The applicant shall contact the Central Valley Regional Water Quality Control Board at (916) 464-4812 for further information.
6. Prior to the issuance of any building permit, applicant contact the Central Valley Water Board and the US. Army Core of Engineers and obtain the necessary permits. The applicant shall submit a copy of said permits to the Community Development Department The applicant shall contact the Central Valley Regional Water Quality Control Board at (916) 464-4812 and the Army Core of Engineers at (916) 557-5269 for further information. Said permits include but is not limited to the following:
 - *Antidegradation Implementation Policy*
 - *Construction Storm Water General Permit*
 - *Phase I and II Municipal Separate Storm Sewer System (MS4) Permits*
 - *Industrial Storm Water General Permit*
 - *Clean Water Act Permits*
 - *Waste Discharge Requirements - Discharges to Waters of the State*
 - *Dewatering Permit*
 - *Regulatory Compliance for Commercially Irrigated Agriculture*
 - *National Pollutant Discharge Elimination System (NPDES) Permits*

J. Hazardous & Hazardous Materials (Carried Forward from UP 16-11):

1. 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. (Mitigation Measure HAZ-1)
2. 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. (Mitigation Measure HAZ-2)
3. 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. (Mitigation Measure HAZ-3)
4. 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 onto 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. (Mitigation Measure HAZ-4)
5. If the operation includes 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. (Mitigation Measure HAZ-5)
6. 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 the creek; vehicles and equipment shall receive proper and timely maintenance. (Mitigation Measure HAZ-6)
7. 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. (Mitigation Measure HAZ-7)
8. The applicant shall submit an Emergency Evacuation Plan to the Community Development Department, the Lake County Sheriff's Office and the South Lake Fire Protection District within sixty (60) days of project approval for review and approval. (Mitigation Measure HAZ-8)
9. Brush shall be cut and removed and grasses shall be mowed in the staging areas. (Mitigation Measure HAZ-9)

10. 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. (Mitigation Measure HAZ-10)
11. Hazardous waste (including industrial waste) must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of on-site without review or permits from EHD, 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. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.
12. Industrial Wastewater or any other classification of waste shall not be disposed onsite without review or permits from the Environmental Health Division, the Regional Water Quality Control Board and/or the Air Quality Board.
13. 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 materials.
14. Any waste detrimental to a public sewer system and/or a sewage treatment plant, shall not be discharged into a public sewer system unless they have been pretreated to the degree required Lake County Special Districts. The permit holder may contact the Lake County Special District at (707) 263-0119 for specifics.
15. All employees and/or staff member shall properly be trained in and wear Personnel Protective Equipment in accordance with all Federal, State and local regulations regarding handling any Biological and Chemical agents.

K. Hydrology & Water Quality (Carried Forward from UP 16-11):

1. The applicant shall adhere to all requirements in the Harbin Hot Springs Water System Planning Study (PWS #1700511) dated March 24, 2017, prepared by Sauers Engineering, INC. (Mitigation Measure HYD-1)
2. The applicant shall continue to maintain all required permits from the State Water Resource Control Board - Division of Drinking Water and submit written verification to the Community Development Department, if permit(s) areas updated and/or modified, applicant shall provide a copy to the Community Development Department within sixty (60) days permits issuance. (Mitigation Measure HYD-2)
3. Prior to the issuance of any permits, Engineered Storm-water Management and Drainage Plans and Calculations, including an Operation and Maintenance Plan for the detention basin shall be submitted to the Lake County Water Resources Department for review and approval. The detention basin shall be maintained for the life of the project. All new construction shall incorporate Best Management Practices (BMP's) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system and Clear Lake. BMP's include scheduling of activities, temporary erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. (Mitigation Measure HYD-3)

4. The permit holder shall use BMPs to prevent erosion and ensure that sediment and silt exceeding the natural background level does not enter any nearby streams and water courses. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. BMPs may include the placement of straw, mulch, seeding, straw wattles, silt fencing and planting of native vegetation on all disturbed areas.
5. Prior to the issuance of any permits, the applicant shall submit verification that all development activities either are less than one (1) acre or greater than one (1) of new disturbance.
 - *If development activities are greater than one (1) acre of new development, the project will require coverage under a Construction General Permit for Storm Water Management, including a Storm water Pollution Prevention Plan (SWPPP). Said plans shall be submitted to the Community Development Department and the Lake County Department of Water Resources for review and approval, prior to Ute issuance of any permits.*
6. **Prior to the issuance of any permits**, the applicant shall obtain and maintain all required permits from the California Valley Regional Water Quality Control Board. The applicant shall contact the California Valley Regional Water Quality Control Board for details and submit written verification to the Community Development Department within 30 days of permits) issuance.
 - *If permits) are not required, the applicant shall obtain written verification from the California Valley Regional Water Quality Control Board and submit the verification to the Community Development Department.*
7. Any development shall maintain a minimum of a thirty (30) foot setback from top of bank for all waterways located on project parcels.
8. The permit holder shall comply with all the requirements of the Lake County Environmental Health Division for wells and/or onsite waste management systems.
9. The permittee shall coordinate with the California Department of Conservation - Division of Oil, Gas and Geothermal Resources at (916) 322-1110 for the following:
 - *The access to all plugged and abandoned geothermal temperature gradient well(s) shall be properly maintained in the event of re-abandonment of the well becomes necessary in the future. Impending access to a well may result in the need to remove any structure and/or obstacle that presents or impedes access. This include but is not limited to building, housing, fencing, landscaping, trees, pools, patios, and sidewalks and decking.*
 - *The applicant shall continue to coordinate with the California Department of Conservation - Division of Oil, Gas and Geothermal Resources to ensure all known plugged and abandoned geothermal temperature gradient wells continues to meet all current Federal, State and local regulations regarding abandonment.*
 - *No well work shall be performed on any low and/or high temperature geothermal well(s) without written approval from the California Department of Conservation, including obtaining the necessary permits. This includes but is not limited to the following: Mitigating leaking fluids or gas from abandoned wells.*

- *Modification to well castings and/or any other re-abandonment work Please Note: The California Department of Conservation regulates the depth of any well below final grade which is file depth below the surface of the ground]*
 - *If any well need to be lowered and/or raised (i.e casting cut down or casting riser added) to meet this grade regulation, a permit from the California Department of Conservation - Division of Oil, Gas and Geothermal Resources is required prior to the working starting.*
10. If any unknown geothermal well(s) are discovered during project development, the permittee shall immediately contact the California Department of Conservation - Division of Oil, Gas and Geothermal Resources and the Lake County Assessors & Records Office at (707) 263-2302 so that all newly discovered well(s) can be incorporated into the records and investigate in accordance with Federal, State and local regulations.

L. Noise (Carried Forward from UP 16-11)

1. 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. (Mitigation Measure NOI-1)
2. Maximum non-construction-related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines. (Mitigation Measure NOI-2)
3. No use shall generate ground vibration which is perceptible without instruments beyond the lot line. Ground vibrations caused by motor vehicles, aircraft, temporary construction work, or agricultural equipment are exempt from these standards.

M. Transportation and Traffic (Carried Forward from UP 16-11):

1. Prior to the issuance of building permits, the permit holder shall obtain all necessary encroachments permits from the Department of Public Works and/or Caltrans regarding road improvements, development, and/or any work within a right-of-way. The applicant shall submit a copy of said permit to the Community Development Department within thirty (30) days of obtaining such permit.
2. Prior to the rebuilding of the kiosk/reception booth, the applicant shall coordinate with the Lake County Department of Public Works and obtain the necessary permits. The permit holder shall contact the Lake County Department of Public Works at (707) 263-2341 for further information.
3. Any structures and/or private facilities are not authorized within the public right-of-way.
4. The installation of "stop" signs and/or stopping of the general public along any portion of Harbin Hot Springs Road or Harbin Hot Springs Annex is prohibited.
5. The installation of any road signs shall be reviewed and approved by the Lake County Department of Public Works prior to installation. The permit holder shall

contact the Lake County Department of Public Works at (707) 263-2341 for further information.

6. The stopping of vehicles and/or the General Public on any portion of Harbin Hot Springs Road or Harbin Springs Annex is prohibited as it is a County maintained roadway.
7. If the use of shuttle services occurs, those services shall be appropriate dust control methods and travel at appropriate speeds on graveled roads to minimize dust generation.
8. Gates shall not be constructed across driveways and/or access roads that are used by neighboring properties or the general public. Gates constructed across public access easements are subject to removal per State Street and Highway Codes. A Knox box is required at all gated entrances.
9. Prior to building permit final, the permit holder shall meet and maintain all access requirements and/or regulations as defined in 14 California Code of Regulations (CCCR), Division 1.5, Chapter 7, Subchapter 2, Article 2, §1273.00 through §1273.11 of the California Department of Forestry and Fire Protection (Cal Fire) for Emergency Access and Egress Requirements.

N. Utilities and Service Systems (Carried Forward from UP 16-11):

1. All connections with LACOSAN shall be made in accordance with the rules, regulations, policies, procedures and ordinances in effect at the time of the application. The permit holder shall contact Special District at (707) 263-0119 for further information.
2. Devices which generate electromagnetic interference shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Public utilities shall comply with all applicable state and federal regulations.

O. Mitigation Monitoring and Expiration:

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
3. Prior to issuance of building permits, the permit holder shall pay the Annual Compliance Monitoring Fee to the Community Development Department until all conditions of approval are met.
4. Prior to building permit final, the permit holder shall submit a summary response in writing establishing compliance with the approved conditions of approval, including dates of compliance and referencing documents and/or other evidence of

compliance to the Community Development Department for review and approval, including scheduling an inspection with the Community Development Department to ensure all conditions of approval have been met.

- 5. This permit shall be valid for an indefinite period of time unless it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
- 6. These Conditions of Approval shall supersede all prior conditions and requirements established under previously issued permits for the subject property.

Mireya G. Turner
Community Development Director

Prepared by: Trish Turner

By: _____
Pamela Miles, Office Assistant III

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____

Signature of permittee or authorized agent

Printed name of permittee or authorized agent