

**Airport Cannabis Project Mitigation Monitoring and Reporting Program
Major Use Permit, UP 20-28; Initial Study, IS 20-33**

| Potential Impact | Mitigation Measure | Implementation Responsibility | Monitoring & Reporting Responsibility | Timing | Date Implemented |
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| AESTHETICS | | | | | |
| The project is not located within a scenic vista, however, a new additional source of light may impact the environment. | AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision before cultivation. | Applicant | Applicant | Prior to construction | |
| | AES-2: All greenhouses/structures incorporating artificial lighting shall be equipped with blackout film/material to be used at night for the maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. The applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval before the issuance of any permits. | Applicant | Applicant | Prior to construction | |
| AIR QUALITY | | | | | |
| The project has the potential to create short- and long-term impacts on air quality through dust from the driveway and cultivation operation and odor from the cultivation operation, however, mitigation measures will be implemented to lessen the impact. | AQ-1: Before cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision. | Applicant | Applicant | Prior to operation | |
| | AQ-2: 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 | During site development and operation | |
| | AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by the use of water or other acceptable dust palliatives to mitigate dust generation during and after site development. | Applicant | Applicant | During construction and operation | |
| | AQ-4: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly use and/or maintain the graveled area to reduce fugitive dust generations. | Applicant | Applicant | During operation | |
| BIOLOGICAL RESOURCES | | | | | |
| Potential to impact species identified as a candidate, sensitive, or special status species. The proposed pond has the possibility to harbor special species, however, the pond will not be utilized as a source of irrigation. | BIO-1: All waste and by-products shall be kept in plastic drums with tight-fitting lids so that water is not able to make contact with the contents and potentially leach into the environment. | Applicant/ Contractor | Applicant | The life of the project | |
| | BIO-2: Trees shall be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the project area during the construction of the project, CDFW shall be consulted to develop measures to avoid “take” of active nests before the initiation of any construction activities. | Applicant/ Contractor | Applicant | Prior to site development | |
| | BIO-3: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures. | Applicant/ Contractor | Applicant | Prior to site development | |
| | BIO-4: Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead or 50 feet of identified wetlands. | Applicant/ Contractor | Applicant | Prior to site development | |

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| | | | | and construction | |
| | BIO-5: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water. | Applicant/ Contractor | Applicant | Prior to site development and construction | |
| | BIO-6: The applicant shall maintain all necessary permits from the Central Valley Regional Water Quality Control Board and submit written verification to the Community Development Department. A copy of all permits shall be included in the Annual Performance Report. | Applicant/ Contractor | Applicant | The life of the project | |
| CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES | | | | | |
| Disturb an archaeological resource or human remains during construction activities. | CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s). The local overseeing Tribe(s) shall be notified, 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. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5. | Applicant | Applicant | The life of the project | |
| | CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during the ground disturbance. If any artifacts or remains are found, the local tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds. | Applicant | Applicant | Prior to site development | |
| | CUL-3: In the event of an unanticipated discovery of cultural resources during the implementation of the project, all work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed. | Applicant | Applicant | The life of the project | |
| GEOLOGY AND SOILS | | | | | |
| The proposed project will not cause potential substantial adverse effects. However, a minor ground disturbance is proposed for site preparation | GEO-1: Prior to any ground disturbance, 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) per 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 | The life of the project | |

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| | GEO-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 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 | Prior to construction and operation | |
| | GEO-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. | Applicant | Applicant | During construction and operation | |
| | GEO-4: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code. | Applicant | Applicant | Prior and during construction and operation | |
| | GEO-5: Prior to operation, all 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-6: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility standards. Please contact the Lake County Community Development Department's Building Division for more information. | Applicant | Applicant; contractor | Prior to construction | |
| 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: 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 | Prior to operation | |
| | HAZ-2: 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 | Prior to operation | |
| | HAZ-3: 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 | Life of the project | |
| | HAZ-4: 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 | Life of the project | |
| | HAZ-5: 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; Lake County Air Quality Management; Environmental Health | Life of the project | |

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| | HAZ-6: 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 in a manner that is consistent with applicable local, state, and federal regulations. | Applicant | Applicant; Lake County Air Quality Management; Environmental Health | Life of the project | |
| HYDROLOGY AND WATER QUALITY | | | | | |
| The proposed project will create additional use of water for irrigation purposes. | HYD-1: The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements. | Applicant/ Contractor | Applicant/ Contractor | During site development and construction | |
| | HYD-2: 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/ Contractor | Applicant; Contractor; Community Development Department | Prior to construction | |
| | HYD-3: 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; Community Development Department; Department of Water Resources | Life of project | |
| | HYD-4: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request. | Applicant/ Contractor | Applicant; Community Development Department; Department of Water Resources | Prior to construction | |
| | HYD-5: Prior to construction, the applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulations and conform to all building codes. | Applicant/ Contractor | Applicant; Community Development Department | Prior to any construction | |
| NOISE | | | | | |
| The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, | NOI-1: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. | 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 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. | Applicant | Applicant | During site development and operation | |

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| construction, and operations. | NOI-3: The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines. | Applicant | Applicant | During site development and operation | |
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