



COUNTY OF LAKE

Exhibit 1

255 North Forbes Street
Lakeport, CA 95453

Memorandum

3/27/2025

Item#:

Memorandum

Date: March 27, 2025

To: The Honorable Lake County Planning Commission

From: Mireya G. Turner, Community Development Director

Subject: Consideration of Director's Recommendation of Revocation of Major Use Permit (UP 20-50); for commercial outdoor cannabis cultivation of up to 110,000 sf; located at 26102 19N16 Road, Lake Pillsbury (APN 001-030-36); Permittee: John Evans/Pillsbury Family Farms

Executive Summary: The Community Development Director recommends the Planning Commission revoke Major Use Permit (UP 20-50), based on cultivation without a state license and Permittee's inability to pass a background check by the Lake County Sheriff Department.

Major Use Permit (Up 20-50) Timeline

5/20/2020	Articles of Incorporation of a General Stock Corporation filed with California Secretary of State, listing Justin Quayle as Additional Incorporator (Attachment 1)
5/26/2020	Application for Major Use Permit (UP 20-50) received; Applicant: Pillsbury Farm, John Evans - Property Owner and Manager (Attachment 2)
1/27/2022	UP 20-50 approved by Planning Commission with Conditions of Approval (Attachment 3)
7/26/2022	Statement of Information Corporation filed with California Secretary of State, listing Justin Quayle as Chief Financial Officer and Director (Attachment 4)
8/16/2022	State license application submitted to the Department of Cannabis Control (DCC) (Attachment 5)
10/12/2022	Annual Compliance Monitoring Site Visit - Active Cultivation observed on-site (Attachment 6)
10/13/2022	Snow storm destroys cannabis crop
7/24/2023	State license issued (Attachment 7)
9/1/2023	Annual Compliance Monitoring Site Visit (Attachment 8) - cultivation observed
4/9/2024	Notice of Intent to Recommend Revocation of Major Use Permit issued for 2022 cultivation without a state license, and no record of completion of background check for Justin Quayle (Attachment 9)
4/12/2024	Mr. Quayle submitted a Request for Live Scan Service to the Lake County Sheriff

	Department (Attachment 10)
5/10/2024	Statement of Information Corporation filed with California Secretary of State, listing Justin Quayle as Chief Financial Officer and Director (Attachment 11)
7/10/2024	Notice of Disqualification for Justin Anthony Quayle received from Sheriff Department (Attachment 12)
10/28/2024	Annual Compliance Monitoring Site Visit (Attachment 13) - cultivation observed

Basis For Recommendation Of Revocation

The Major Use Permit (UP 20-50) for Pillsbury Family Farms for commercial outdoor cultivation of up to 110,000 sf of cannabis was approved by the Planning Commission on May 20, 2020, based on the findings and subject to the conditions in the staff report of that same date. Conditions relative to the revocation recommendation are listed below.

- Condition A.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 permits as may be required from each agency."
- Condition A. 6: "All necessary permits shall be obtained from applicable Federal, State and County agencies having jurisdiction over this project prior to this use permit being of any force or effect, including but not limited to, Department of Cannabis Control, Department of Food and Agriculture, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, Department of Public Health, and Department of Consumer Affairs."
- Condition A.10: "All applicants and/or employees shall undergo and pass a "live scan" background check by the Lake County Sheriff Department."

Community Development Department (CDD) Staff performed an annual site monitoring visit on October 12, 2022. As noted in the Inspection Report, cannabis cultivation was taking place. According to Lake County Code, Chapter 21, Article 27.13(ii)(a), the County permit is not considered active until a state license is also obtained. When the Permittees were unable to supply proof of a state license during the site visit, Staff noted that on the report and returned to the office. Staff sent an inquiry to the State and received three declarations that no state license had been issued to the site address. On October 13, 2022, there was a snowstorm in Lake County. The Permittees contacted the office to declare the snow had destroyed their crop. Staff verified the destruction and proper disposal of the cannabis crop. No further action was taken by CDD.

The next Annual Site Monitoring visit took place on September 1, 2023. Verification of a state license was completed on that date.

During a later review of the project file, completions of background checks for John Evans and Skeila Laiwa were found. No record of a background check for Justin Quayle was found in CDD records or Sheriff Department records. The permittees and their attorney were notified of this lack of satisfaction of a required condition. Mr. Quayle submitted his Live Scan Background Check application to the Sheriff Department on April 12, 2024. On July 10, 2024, the Sheriff Department notified CDD Staff that Mr. Quayle was disqualified from operating a cannabis-related business permit, a violation of

Condition A.10 and Lake County Code, Chapter 21, Article 27.11(f).

Lake County Code, Chapter 21, Article 27.11.(at).1.ii.(f) states,

"All applicants and employees shall undergo a background check by the Lake County Sheriff Department. An individual may fail the background check if employee has been convicted of an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made, except that if the sheriff determines that the applicant or permittee is otherwise suitable to be issued a license and granting the license would not compromise public safety, the sheriff shall conduct a thorough review of the nature of the crime, conviction, circumstances, and evidence of rehabilitation of the applicant, and shall evaluate the suitability of the applicant or permittee be issued a license based on the evidence found through the review. In determining which offenses are substantially related to the qualifications, functions, or duties of the business or profession for which the application is made, the sheriff shall include but not be limited to, the conditions described in Section 26057 of the California Business and Professions Code."

The Sheriff Department Staff is not at liberty to discuss the details of disqualifying criminal convictions. It is only able to notify CDD Staff as to whether the Applicant/Permittee is qualified or disqualified from ownership of a cannabis-related business use permit. The criteria considered are listed on the application for Live Scan, included as Attachment 14.

CDD Staff communicated this disqualification to Mr. Quayle. When he asked for additional information, he was directed to contact the Sheriff Department. He was also notified multiple times via email that cultivation in 2025 was not possible unless the Sheriff Department sent CDD notification that Mr. Quayle was qualified.

Commercial cannabis cultivation without a state license violates Conditions of Approval A.2 and A.6. Failure to pass a background check is a violation of Condition of Approval A.10. Since Mr. Quayle is an integral part of the Pillsbury Family Farms, LLC, the Community Development Director requests revocation of Major Use Permit UP 20-50.

Recommended Action: Revoke Major Use Permit (UP 20-50); for outdoor cannabis cultivation of up to 110,000 sf; located at 26102 19N16 Road, Lake Pillsbury (APN 001-030-36), due to cultivation without a state license in 2022 and background check disqualification of Permittee Justin Quayle

4597146



Secretary of State
Articles of Incorporation of a
General Stock Corporation

ARTS-GS

IMPORTANT — Read Instructions before completing this form.

Filing Fee — \$100.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
 Certification Fee - \$5.00

Note: Corporations may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to ftb.ca.gov.

FILED

Secretary of State
State of California

MAY 20 2020

This Space For Office Use Only

1. Corporate Name (Go to www.sos.ca.gov/business/be/name-availability for general corporate name requirements and restrictions.)

The name of the corporation is Pillsbury Family Farms, INC.

2. Business Addresses (Enter the **complete** business addresses.)

a. Initial Street Address of Corporation - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
26102 19N 16RD	Upper Lake	CA	95489
b. Initial Mailing Address of Corporation, if different than item 2a	City (no abbreviations)	State	Zip Code
PO Box 325	Potter Valley	CA	95469

3. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL — Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION — Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 3a or 3b

California Corporate Agents, Inc.

4. Shares (Enter the **number of shares** the corporation is authorized to issue. **Do not** leave blank or enter zero (0).)

This corporation is authorized to issue only one class of shares of stock.

The total number of shares which this corporation is authorized to issue is 100

5. Purpose Statement (Do not alter the Purpose Statement.)

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

6. Read and Sign Below (This form must be signed by each incorporator. See instructions for signature requirements.)

Signature

John R. Evans

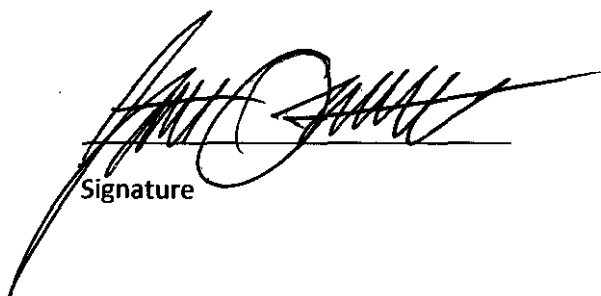
John Evans

Type or Print Name

4 5 9 7 1 4 6

Attachment to Form ARTS-GS

Additional Incorporators



Signature

Justin Quayle

Type or Print Name

Attachment 2

April 30, 2020

John R. Evans
26102 19 N 16 RD
Upper Lake, CA 95485
Upper Lake, CA
Phone (707) 742-0315

RECEIVED

APR 30 2020

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

County of Lake
Community Development Department
Planning Division
Courthouse – 255 N. Forbes Street
Lakeport, CA 95453
Phone (707) 263-2221

RE: PARCEL 001-030-360

Dear County of Lake Planning Division,

This letter is to apply for a Commercial Cannabis Cultivation Minor Use Permit for Legal Non-Conforming Article 72 Compliant Cultivation and an Early Activation Permit.

One year ago, in April 2019, I had a pre-application meeting with the County of Lake Planning Division. I was initially applying for a Major Use Permit for an acre of canopy.

Since that time, we have done the Biological Assessment in preparation for the CEQA analysis. Due to the current COVID situation and some other factors, we are adjusting our cultivation plan.

On the attached page, please find our Project Outline that starts small with 48 plants and builds over the next year. We hope this enables plenty of time for both ourselves and the Planning Division during this unique time.

I have also submitted the application for the Commercial Cannabis Cultivation Minor Use Permit for Legal Non-Conforming Article 72 Compliant Cultivation and an Early Activation Permit. Please let me know what costs are associated with these applications, and if I need to submit any additional information.

I have also included the original major use permit that we submitted last April 2019 and the results from the Biological Survey. Additionally, we filed to run our business as a corporation - Lake Pillsbury Family Farm, Inc. I have included the Articles of Incorporation.

Please don't hesitate to call with any questions or concerns.

Sincerely,



John R. Evans

Please let me know
what has been
submitted to
Lake Co so far
THX

PLEASE ONLY CONTACT
ME REGARDING PARCEL
001-030-360

Steps for Commercial Cultivation Project at 26202 19 N 16 RD Upper Lake, CA

STEP	ACTION	YEAR	COUNTY PERMIT	STATE PERMIT
Prior	Pre-Application Meeting – COMPLETE Biosurvey for CEQA - COMPLETE	2019	n/a	n/a
1	48 Plants in prior hemp cultivation zone – No Grading or construction needed	2020	Minor Use Permit for Legal Non-conforming Article 72 Compliant Cultivation Site	Type 1
2	Early Activation for 48 plants	2020	Minor Use Permit for Legal Non-conforming Article 72 Compliant Cultivation Site	Type 1
3	Apply for Major Use & State Cultivation permit	2020	Major Use Permit for Commercial Cannabis Cultivation	Type 3
4	Build out the site	2020	Work with the County and State agencies to build out the future one acre cultivation site.	
5	Cultivate an acre(s) of cannabis	2021		



**COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Phone (707) 263-2221 FAX (707) 263-2225

**Planning Division Application
Commercial Cannabis Cultivation Major and Minor Use Permit**
(Please type or print)

Project name: PILLSBURY FARM
Assessors Parcel # : 001 - 030 - 36

INITIAL FEES:	
UP	\$2,721.00
IS	\$1,425.00
EA	\$190.00
Arch Rev	\$75.00
Daycare Proximity	\$20.00
Cannabis Service Fee	\$4,160.00
Subtotal:	\$8,591.00
Technology Recovery (2%)	\$86.72
General Plan Maintenance	\$50.00
Total:	\$8,727.72

Zoning: _____

General Plan: _____

Receipt # _____

Initial: _____

APPLICANT:

NAME: PILLSBURY FARM
MAILING ADDRESS: P O BOX 1912
CITY: UKIAH
STATE: CA **ZIP:** 95482
PRIMARY PHONE: (707) 462-7575
SECONDARY PHONE: (707) 468-8707
EMAIL: pillsburyfarm@gmail.com

PROPERTY OWNER (IF NOT APPLICANT):

NAME: JOHN R. EVANS
MAILING ADDRESS: PO BOX 325
CITY: POTTER VALLEY
STATE: CA **ZIP:** 95469
PRIMARY PHONE: (707) 743-1023
SECONDARY PHONE: (707) 742-0315
EMAIL: johnrevans69@icloud.com

PROJECT LOCATION

ADDRESS: 26102 19N16 RD LAKE PILLSBURY

PRESENT USE OF LAND:

AGRICULTURE

DESCRIPTION OF PROJECT:

1 ACRE
EXPANDING IN THE FUTURE TO 4 ACRES

SURROUNDING LAND USES:

North: RL
South: RL
East: RL
West: RL

PARCEL SIZE(S):

Existing: 100AC
Proposed: N/A

Existing/Proposed Water Supply: e0235842

Existing/Proposed Sewage Disposal: SEPTIC

Fire Protection District: UNKNOWN-LAKE PILLSBURY

School District: UNKNOWN-LAKE PILLSBURY

RECEIVED

MAY 26 2020

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

At-Cost Project Reimbursement

I, JOHN R EVANS MGR, the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$ 9,000.00 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19. February 7, 2017). **In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.
7. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.
9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
10. Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.
11. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). www.envirostor.dtsc.ca.gov/public/ The proposed project site is ☐ or is not ☒ included on the most recent list.
12. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.

13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)**

Ownership
*Must Attach Evidence

Contract to Purchase*

Letter of Authorization*

Power of Attorney*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

JOHN R. EVANS

(Please Print)

Name of Company or Corporation (if applicable):

PILLSBURY FARM

(Please Print)

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name:* JOHN R. EVANS

Date: 04-29-2019

Email address: johnrevans69@gmail

Phone Number: 707-462-7575

 MGR
Signature of Owners/Agent* Name

04-29-2019

Date

 MGR
Signature of Applicant

04-29-2019

Date

Supplemental Data for Initial Study

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing 'N/A' or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: AGRICULTURE

Product or service provided: CANNABIS, APPLES AND PEARS

Hours of operation: DAYLIGHT HOURS

Days of operation: SEASONAL

Number of shifts (normal): N/A

Number of shifts (peak): N/A

Employees per shift (normal): SEASONAL

Employees per shift (peak): UNKNOWN

Number of deliveries per day: SEASONAL

Number of customer per day: NONE

Number of pick-ups per day: SEASONAL

Lot size: 100 ACRES

Number and type of company Vehicles: 2

Type of loading facilities: N/A

Floor area of existing structures: N/A

Proposed building floor area: N/A

Number of existing parking spaces: N/A

Number of proposed parking spaces: N/A

Number of floors: N/A

Additional relevant information: REMOTE LOCATION

Supplemental Data for Initial Study (Continued)

Description of site prep/construction activities

When do you anticipate starting construction?

N/A

How long will construction take?

N/A

What days/times will construction occur?

N/A

What type of construction equipment will be used?

N/A

How many truck/vehicle trips will be necessary for construction?

N/A

Will equipment be idling during construction?

N/A

Where will construction equipment be staged/stored?

N/A

Will any trees or vegetation be removed? If yes, please provide type and amounts.

NO

Supplemental Data for Initial Study (Continued)

How much grading is anticipated to occur and where?

N/A

Will soil be imported or exported to/from the site? If so from where and what amount?

SEE LIST OF SOIL VENDORS

Is trenching required? If yes, please provide location, dimensions and cubic yards.

NO

How much water will be used for construction, operation and maintenance? What is the water source?

WELL/EST 10-20 GAL PER PLANT PER DAY

Other questions and information needed for the Initial Study

Describe how scenic views or vistas are impacted by the cultivation site.

NONE KNOWN

What lighting is proposed for the project? Will areas be lit at night?

NONE EXPECTED

Are there any existing agricultural uses on-site besides cannabis? Will they be removed?

APPLES, PEARS AND OTHER FRUIT TREES

WILL NOT REMOVE

Supplemental Data for Initial Study (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

NO

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

REMOTE SITE NO DUST ECT. GENERATED THAT WOULD STRAY OFF SITE

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

NO

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

NO

Describe and site or buildings have any archaeological or historical significance.

NO

What are the slopes on the cultivation site?

UNDER 30% (PERCENT) SLOPE

Supplemental Data for Initial Study (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

LOW OR NO POTENTIAL

Describe methods to be taken to reduce greenhouse gases.

GROWING PLANTS LOWERS GREENHOUSE GASES

Will solid waste be produced? If yes, how will it be disposed of?

NO

Will hazardous waste be produced? If yes, how will it be disposed of?

NO

How will vegetative waste be managed?

COMPOSTING

How will growth medium waste be managed?

GROWTH MEDIUM USE MINIMIZED

ORGANIC GROWING-RECYCLE MEDIUM

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

PACKAGING MATERIALS USED IN ORGANIC GROWING

ONE PICK-UP TRUCK EVERY 3 MONTHS

Supplemental Data for Initial Study (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

NONE KNOWN

Do portions of the cultivation site periodically flood?

NO

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

NO ALTERNATION

What Best Management Practices (BMPs) or measures will be implemented in order to prevent erosion and impacts to water quality?

WADDELING-AROUND PERIPHERY IF REQUIRED

Is wastewater treatment required for the project? If yes, what is the source?

NO

Describe how this project is consistent with the County's General Plan and Zoning Ordinance.

RL ZONING

Describe the level and frequency of noise or vibration that will be generated from this project.

MINIMAL

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate fire district and Cal Fire.

CALL FIRE INSPECTS ROADS PERIODICALLY

How is the site accessed?

BY COUNTY ROAD

Describe the amount of traffic the project will generate.

NO ADDITIONAL TRAFFIC ANTICIPATED

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

NO

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

NO

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

NO -EXISTING

What sources of energy will be used?

SOLAR ELECTRIC

Supplemental Data for Cannabis Cultivation

The legal business name of the applicant entity: PILLSBURY FARM

The license type, pursuant to the California Department of Food and Agriculture cannabis cultivation program regulations, for which the applicant is applying and whether the application is for an M-license or A-license:

A

A list of all the types, including the license numbers of valid licenses, from the department and other cannabis licensing authorities that the applicant already holds: N/A

DESIGNATED RESPONSIBLE PARTY

The designated responsible party, who shall also be an owner, with legal authority to bind the applicant entity, and the primary contact for the application.

Full legal name: JOHN R. EVANS

Title: OWNER

Mailing Address: PO BOX 1912

City: UKIAH

State: CA Zip: 95482

Primary contact phone number: (707) 742 - 0315 (707) 462-7575

Email address: pillsburyfarm@gmail.com

A copy of the Designated Responsible Party's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

AGENT

If an individual or entity is serving as agent for service of process for the applicant, the following information shall be provided:

Full legal name: WILLIAM HEIMBERG

Title: ASSISTANT MANAGER

Mailing Address: PO BOX 1912

City: UKIAH

State: CA Zip: 95482

Primary contact phone number: (707) 462 - 7575

Email address: taxknoll@gmail.com

NOT AN AGENT
4-30-20

John R. Evans

Owner

A complete list of every owner of the applicant entity. "Owner" means any of the following:

- (1) A person with an aggregate ownership interest of 20 percent or more in the person applying for a license or a licensee, unless the interest is solely a security, lien, or encumbrance.
- (2) The chief executive officer of a nonprofit or other entity.
- (3) A member of the board of directors of a nonprofit.
- (4) An individual who will be participating in the direction, control, or management of the person applying for a license.

Each individual owner named shall submit the following information:

Full legal name: JOHN R. EVANS

Title: MANAGER

Mailing Address: ~~PO BOX 1912~~ PO Box 325

City: UKIAH POTTER VALLEY

State: CA Zip: 95482

Primary contact phone number: (707) 742 - 0315 (707) 743-1023

Email address: John R Evans69@icloud.com

Date ownership interest in the applicant entity was acquired: NEC 1990

Percentage of the ownership interest held in the applicant entity by the owner: 100%

A list of all the valid licenses, including license type(s) and license number(s), from the department and other cannabis licensing authorities that the owner is listed as either an owner or financial interest holder:

none

A copy of the owner's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

For applicants that are a cannabis cooperative as defined by Division 10, Chapter 22 (commencing with section 26220) of the Business and Professions Code, identification of all members.

Evidence that the applicant entity has the legal right to occupy and use the proposed location.

DUPLICATE
Driller's Copy

Page 1 of 1

Owner's Well No. WELL #2

Date Work Began 8/20/2014, Ended 8/21/2014

Local Permit Agency Lake County Environmental

Permit No. WE4476

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **e0235842**

Permit Date 6/25/2014

DWR USE ONLY -- DO NOT FILL IN	
STATE WELL NO./STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

GEOLOGIC LOG				WELL OWNER	
ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)		Name <u>John Evans</u>		Mailing Address <u>PO Box 325</u>	
DRILLING METHOD <u>AIR</u> FLUID <u>N/A</u>		City <u>Potter Valley</u>		State <u>CA</u>	
DEPT. FROM SURFACE		CITY		ZIP	
R. to R.		WELL LOCATION		Address <u>26102 19 N 16 Road</u>	
0 48 Silty tan and orange sands		City <u>Lake Pillsbury CA</u>		County <u>Lake</u>	
48 51 Heaving sands (orange)		APN Book <u>001</u> Page <u>030</u> Parcel <u>36</u>		Township _____ Range _____ Section _____	
51 58 Tan sand		Latitude _____		DEG. MIN. SEC. _____	
58 120 Brown and tan sandstone (coarse grained), highly fractured		NORTH		DEG. MIN. SEC. _____	
		SOUTH		ACTIVITY (✓) ☒ NEW WELL	
		EAST		☐ MODIFICATION/REPAIR	
		WEST		☐ Deepen	
				☐ Other (Specify) _____	
				☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")	
				PLANNED USES (✓)	
				WATER SUPPLY	
				☒ Domestic ☐ Public	
				☐ Irrigation ☐ Industrial	
				MONITORING _____	
				TEST WELL _____	
				CATHODIC PROTECTION _____	
				HEAT EXCHANGE _____	
				DIRECT PUSH _____	
				INJECTION _____	
				VAPOR EXTRACTION _____	
				SPARGING _____	
				REMEDICATION _____	
				OTHER (SPECIFY) _____	
				WATER LEVEL & YIELD OF COMPLETED WELL	
				DEPTH TO FIRST WATER <u>N/A</u> (FL) BELOW SURFACE <u>1</u>	
				DEPTH OF STATIC WATER LEVEL <u>32</u> (FL) & DATE MEASURED <u>8/21/2014</u>	
				ESTIMATED YIELD <u>100</u> (GPM) & TEST TYPE <u>Air Developed</u>	
				TEST LENGTH <u>1</u> (hrs.) TOTAL DRAWDOWN <u>105</u> (FL)	
				May not be representative of a well's long-term yield.	
TOTAL DEPTH OF BORING <u>120</u> (Feet)					
TOTAL DEPTH OF COMPLETED WELL <u>116</u> (Feet)					

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE			ANNULAR MATERIAL					
				TYPE (✓)				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
R	to	R	BLANK	SCREEN	CON-DUCTOR	FILL PIPE									R	to	R
0		22	11								0		1	✓			CONCRETE
22		120	8								1		20		✓		
42		76		✓				PVC	5	SDR21	20		116			✓	3/8 Pea Gravel
76		116			✓			PVC	5	SDR21							

ATTACHMENTS (✓)		CERTIFICATION STATEMENT	
☐ Geologic Log ☐ Well Construction Diagram ☐ Geophysical Log(s) ☐ Soil/Water Chemical Analysis ☐ Other _____		I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.	
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.		NAME <u>Weeks Drilling & Pump</u> (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)	
		P.O. Box <u>176</u> ADDRESS	
		City <u>Sebastopol</u> State <u>CA</u> ZIP <u>95473</u>	
		Signed <u>June Dargatzis</u> DATE SIGNED <u>10/10/14</u> C-57 LICENSE NUMBER <u>177681</u>	
		WELL DRILLER AUTHORIZED REPRESENTATIVE	



DEPARTMENT OF TOXIC SUBSTANCES CONTROL
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PROJECT SEARCH RESULTS

STATUS:



SEARCH CRITERIA: 2810219 N 16 ROAD, LAKE PILLSBURY, LAKE

0 RECORDS FOUND

[EXPORT TO EXCEL](#)

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ENVIROSTOR[Home](#) [Tools](#) [Reports](#) [Community Involvement](#) [How to Use EnviroStor](#) [ESI](#) [DTSC Web](#) [Help](#)**PROJECT SEARCH RESULTS**STATUS: [GO](#)

SEARCH CRITERIA: 001-030-36

0 RECORDS FOUND

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COUNTY OF LAKE
MAJOR USE PERMIT, UP 20-50
INITIAL STUDY, IS 20-62
PILLSBURY FAMILY FARMS LLC

CONDITIONS OF APPROVAL
EXPIRES IF NOT USED BY: January 27, 2024
VALID UNTIL January 27, 2032

Pursuant to the approval of the Planning Commission on **January 27, 2022**, there is hereby granted to **Pillsbury Family Farms LLC, a Major Use Permit, UP 20-50** with the following conditions of approval to allow commercial cannabis cultivation licenses as follows: three (3) A Type 3 (medium outdoor) cultivation licenses consisting of **124,270 square feet (sq. ft.) of outdoor cultivation area**, and a Type 13 'Self Distribution' license on property located at **26102 19N16 Road, Lake Pillsbury**; and further described as **APN: 001-030-36** subject to the following terms and conditions.

A. GENERAL

1. The use hereby permitted shall substantially conform to the **Site Plan(s), Project Description and Property Management Plan** and any conditions of approval imposed by the **Major Use Permit** and Review Authority for the outdoor cultivation of **124,270** square feet of cultivation area as shown on the approved site plan for this action. This approval includes a Type 13 'self-distribution' license. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts. Applicant shall be in substantial conformance with the following:
 - a. Property Management Plan received June 3, 2021
 - b. Site Plans dated May 1, 2021
 - c. Water Analysis received June 3, 2021
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 permits as may be required from each agency.
3. **Prior to cultivation**, the applicant shall obtain building permits for all new structures that require building permits.
4. **Prior to this permit having full force or effect and following completion of the improvements to the internal driveway**, the applicant shall contact the Lake County Building Department to schedule an inspection(s) to assure that Public Resource Code sections 4290 and 4291 are being complied with; at 707-263-2221.
5. **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
6. All necessary permits shall be obtained from applicable Federal, State and County agencies having jurisdiction over this project **prior to this use permit being of any force or effect**, including but not limited to, Department of Cannabis Control, Department of Food and Agriculture, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, Department of Public Health, and Department of Consumer Affairs.
7. The Applicant shall comply with the State of California Track and Trace requirements.
8. The applicant shall not sell, transfer and/or give cannabis or cannabis products to any person under the age of 21 and/or allow any person under the age of 21 into the cultivations area and/or employ or retain persons under the age of 21 years old.
9. An applicant shall keep accurate records of commercial cannabis activity. All records related to commercial cannabis activity as defined by the State Licensing Authorities shall be

maintained for a minimum of seven (7) years.

- *The County may examine the books and records of an applicant and inspect the premises of a permittee when the County deems necessary to perform its duties under this division. All inspections shall be conducted during standard business hours of the permitted facility or at any other reasonable time.*
- *Applicants shall keep records identified by the County on the premises of the location permitted and the County may make any examination of the records of any applicant. Applicants shall also provide and deliver copies of such documents to the County upon request.*
- *An applicant, or its agent or employee, that refuses, impedes, obstructs, or interferes with an inspection of the premises or records of the applicant pursuant to this section, has engaged in a violation of this article.*

10. All applicants and/or employees shall undergo and pass a "live scan" background check by the Lake County Sheriff Department.
11. **Prior to or concurrently with final building inspection**, all structure(s) used for commercial cultivation shall meet accessibility standards. Please contact the Community Development Department - Building Division for more information.
12. **Prior to or concurrently with final building inspection**, all employees shall have access to ADA-compliant restroom(s) and hand-wash station(s).
13. 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.
14. The applicant shall maintain a record of all complaints and resolution of complaints and provide tally and summary of the issues in the Annual Performance Review Report.
15. The permit holder shall pay the cannabis cultivation tax to the Lake County Tax Collector in accordance to the cannabis billing cycle. The applicant shall submit proof of payment to the Community Development Department within thirty (30) days of receiving payment confirmation. Failure to pay said cultivation tax will result in the initiation of permit revocation proceedings. For further details on cultivation taxes, please contact the Lake County Tax Collectors Office at (707) 263-2234.
16. This permit shall be null and void if not used by **January 27, 2024** or if the use is abandoned for a period of two (2) years.
17. The California Department of Fish & Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. The fee should be submitted to the Community Development Department within five days of approval of the mitigated negative declaration.
18. **Prior to 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.
19. **Indemnification:** The applicant shall indemnify and hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under this permit.

B. AIR QUALITY

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. *Mitigation measure AQ-1*
2. All mobile diesel equipment used 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. *Mitigation measure AQ-2*

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. *Mitigation measure AQ-3*
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. *Mitigation measure AQ-4*
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. *Mitigation measure AQ-5*
6. All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations. *Mitigation measure AQ-6*
7. All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations. *Mitigation measure AQ-7*

D. BIOLOGICAL RESOURCES

1. In order to avoid potential impacts to herptiles (amphibians and reptiles) with sensitive regulatory status, the proposed garden shall use existing developed sources of water and avoid use of pesticides and fertilizers in a manner which could result in runoff of these substances into surface waters in compliance with Regional Water Quality Control Board requirements. *Mitigation measure BIO-1*
2. In order to avoid potential impacts to birds and mammals with sensitive regulatory status, as well as other local wildlife dependent of forest habitat, the proposed garden location shall be limited to currently cleared (ruderal) areas as mapped in Figure 2 within the Biological Assessment submitted for this project. *Mitigation measure BIO-2*
3. In the event that trees will be cleared in association with development of this project, protocol surveys for northern spotted owl and for each of the sensitive status mammals listed above should precede project development. In the event that Sonoma tree vole, Humboldt martin, or Pacific fisher are found to be present, the project should proceed only after approval of a mitigation plan for the affected species by the California Department of Fish and Wildlife and, as may apply, the U.S. Fish and Wildlife Service. *Mitigation measure BIO-3*
4. In the event that trees will be cleared in association with development of this project during the breeding season (February 1 to August 31); potential impacts to passerines and raptors protected under the Migratory Bird Treaty Act and California Fish and Wildlife Code should be mitigated through implementation of the following recommendation:

Removal of trees during the nesting season (February 1 to August 31) must be preceded by a survey for nesting birds conducted by a qualified biologist. In the event that nesting birds are identified, a suitable construction buffer will be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. Trees approved for removal be felled outside of the nesting season. In the event that northern spotted owl is found to be present, BIO-3 shall also apply. *Mitigation measure BIO-4*

E. CULTURAL AND TRIBAL RESOURCES:

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), and the Upper Lake Habematolel Tribe shall be notified, and a qualified archaeologist shall be retained and shall coordinate and collaborate with the Upper Lake Habematolel Tribe 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,

F. GEOLOGY AND SOIL MITIGATION MEASURES:

1. 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.

G. HAZARDS & HAZARDOUS MATERIALS

1. Storage of potentially hazardous waste shall be in its original package, and shall be clearly labeled to display the volume and type of material stored. These packages will be kept inside a storm-proof shed, a locked storage area that will only be accessible to authorized staff. When removing materials from storage the employee name, the type of material, date, and time will be entered into a hazardous waste manifest located within the secure storage area and will be stored for five years. When returning material into storage, the type of material, volume used, name of employee, date and time will be entered into the manifest. Storage areas containing hazardous waste will be inspected weekly by staff/employees to ensure accurate record keeping and safe storage conditions.

H. HYDROLOGY & WATER QUALITY

1. The applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.
2. The illicit discharge of irrigation or storm water from the project parcel, as defined in Title 40 of the Code of Federal regulation, Sections 122.26, which may result in degradation of water quality of any water body is prohibited.
3. **Prior to this permit having any force or effect**, the applicant shall submit a Storm Water Management Plan based on the requirements of the California Regional Water Quality Control Board – Central valley region to the Community Development Department for review and approval. Said plan shall include the following:
 - *Identification of any Lake County maintained drainage or conveyance system that the storm water is discharged into and documentation that the storm water discharge is in compliance with the design parameters of those structures.*
 - *Identification of any public roads and bridges that are downstream of the discharge point and documentation that the storm water discharge is in compliance with the design parameters of any such bridges.*
 - *Documentation that the discharge of storm water from the site will not increase the volume of water that historically has flow onto adjacent properties.*
 - *Documentation that the discharge of storm water will not increase flood elevations downstream of the discharge point.*
 - *Documentation that the discharge of storm water will not degrade water quality of any water body.*
 - *Documentation of compliance with the requirements of Chapter 29, Storm Water Management Ordinance of the Lake County Ordinance Code.*
 - *Describe the proposed grading of the property.*
 - *Describe the storm water management system.*
 - *Describe the best management practices (BMPs) that will be used during construction and those that will be used post-construction. Post-construction BMPs shall be maintained through the life of the permit.*
 - *Describe what parameters will be monitored and the methodology of the monitoring program.*
4. 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.
5. The applicant shall have a legal water source on the premises, and shall obtain and maintain all necessary Federal, State or local permits required to utilize the water source. If the permitted activity utilizes a shared source of water from another site, such source shall be a legal source, have all Federal, State or local permits required to utilize the water source, and have a written agreement between the property owner of the site where the

source is located and the permitted activity agreeing to the use of the water source and all terms and conditions of that use.

6. 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 illegal diverted from any lake, springs, wetland, stream, creek, vernal pool and/or river is prohibited. The applicant shall not engage in unlawful or unpermitted drawing of surface water.
7. The applicant may use water supplied by a licensed retail water supplier, as defined in Section 13575 of the Water Code, on an emergency basis only. The applicant shall notify the Community Development Department within seven (7) days of the emergency and provide the following information: (a) A detailed description of the emergency; (b) Identification of the retail water supplier including license number; (c) The volume of water supplied and actions taken to prevent the emergency in the future.

I. NOISE

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 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. *Mitigation measure NOI-2*
3. The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines. *Mitigation measure NOI-3*

J. TRANSPORTATION

1. Prior to this use permit having any force or effect, the applicant will be required to do road improvements to the internal driveway in a manner that the driveway complies with Public Resource Code (PRC) sections 4290 and 4291. The Building Official will inspect this road following completion of the road to assure PRC compliance.
2. All deliveries and/or pickups shall during the hours of Monday through Saturday from 7:00 a.m. to 7:00 p.m. and Sundays from 12:00 p.m. to 5:00 p.m.
3. **Prior to final inspection**, the applicant shall provide a minimum of one (1) parking space per employee on the shift having the largest number of employees. The applicant is proposing up five (5) employees, therefore there shall be a minimum of five (5) employee parking spaces and one (1) Accessibility Compliant parking space.
4. The applicant shall comply with the State of California Weights and Measures requirements found in the California Food and Agriculture Code, California Code of Regulations, and the California Business and Professions Code.
5. The project site(s) shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Department of Public Works.
 - a) *All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body*
 - b) *The design of all access to and driveways providing access to the site where the cannabis related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district.*
 - c) *Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public. Gates constructed across public*

6. Driveway encroachments onto State and/or County-maintained roadways shall be constructed to current federal, state or local standards and shall be constructed with an encroachment permit.
7. First fifty (50) feet of a driveway beginning at the edge of the existing improved surface shall be constructed and maintained with an all-weather surface. An all-weather surface includes: Six (6) inches of gravel or crushed rock, an oil and rock surface, asphaltic concrete, or concrete as to prevent road surfaces and fill material from discharging to any surface water body. The use of White Rock is prohibited for any road surfacing.
8. The applicant shall meet and maintain all the requirements and/or regulations as define 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.
9. Gates shall not be constructed across driveways 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 on all gated entrances.

10. **Prior to final inspection**, all Accessible Compliant Parking Areas, routes of travel, building access and/or bathrooms shall meet all California Building Code Requirements.

K. LIMITS, TIMING & MITIGATION MONITORING

1. **Cultivation Limits.** Due to the seasonal closure of Forest Service Road 19N16 that serves the subject site, cultivation activities are limited to between April 1st and November 15th of each calendar year. Additional time may be granted if requested by the CDD Director for Lake County, however any request for extended time must be made in writing, and if granted, the CDD Director will grant such extensions of time in writing for documentation purposes.
2. 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.
3. The applicant shall submit an Annual Performance Review Report their initial date of operation for review and approval by the Planning Commission. The Planning Commission may delegate review of the Annual Performance Review Report to the Community Development Director at the time of the initial hearing or at any time thereafter. The Annual Performance Review Report shall identify the effectiveness of the approved Major Use Permit, Operations Manual, Operating Standards, and Conditions of Approval, as well as the identification and implementation of additional procedures deemed necessary. In the event the Planning Commission identifies issues with the Annual Performance Review Report, it may lead to revocation of the approved use and/or the Planning Commission may require the submittal of more frequent Performance Review Reports. Additionally, the Performance Review Report shall include the following:
 - *The project parcel shall be inspected by the Community Development Department on an Annual Basis and/or less frequently if approved by the Community Development Director. A copy of the results from said inspection shall be provided to the applicant to for inclusion in their Performance Review Report.*
 - *A Compliance Monitoring Fee of \$760.00 shall be paid by applicant and accompany the Performance Review Report.*
 - *A Compliance Monitoring Inspection of the Cultivation Site shall be conducted annually during growing season. The applicant shall contact the Community Development Department to schedule such inspection.*
 - *If there are no violation of the use permit and/or State License during the first five (5) years, the inspections may be reduced by the Community Development Director to not less than once every 5 years*

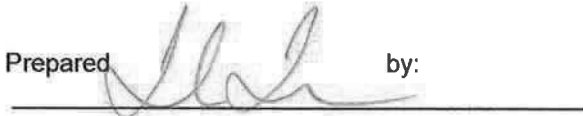
- *Non-compliance by the applicant in allowing the inspection by the Community Development Department, or refusal to pay the required fees, or noncompliance in submitting the annual "Performance Review Report" for review by the Planning Commission shall be deemed grounds for a revocation of the development permit or use permit and subject the holder of the permit(s) to the penalties outlined in this Code.*

3. The applicant(s) shall submit an application for renewal of the authorized use to the Community Development Department a minimum of 180 days prior to the expirations date of said use. Failure to submit an application for renewal at least six months prior to the expiration date of the permit may result in the expiration of the permit. Applicant shall submit the required application, associated fees and the following additional information which may include but is not limited to:
- *A copy of all licenses, permits, and conditions of such licenses or permits related to the project from state agencies as appropriate including, but not limited to the California Department of Food and Agriculture, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, and the Department of Public Health.*
 - *A copy of all reports provided the County and State agencies as determined by the Director.*
 - *A list of all employees on the premise during the past year and a copy of the background checks certification for each.*
 - *Documentation that the applicant is still qualified to be an applicant.*
 - *Any proposed changes to the use permit or how the site will be operated.*
 - *Payment of all fees as established by resolution by the Board of Supervisors.*
4. 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.

Mary Darby, Director

COMMUNITY DEVELOPMENT DEPARTMENT

Prepared



by:

EJP

By:

Trish Turner, CDD Technician

ACCEPTANCE

I have read and understand the foregoing Major Use Permit and agree to each and every term and condition thereof.

Date:

03/03/2022



Applicant or Authorized Agent Signature

Justin Quayle

Printed Name of Authorized Agent



Attachment 4

BA20220572775



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: BA20220572775

Date Filed: 7/26/2022

B0946-6008 07/26/2022 3:38 PM Received by California Secretary of State

Entity Details			
Corporation Name	PILLSBURY FAMILY FARMS, INC.		
Entity No.	4597146		
Formed In	CALIFORNIA		
Street Address of Principal Office of Corporation			
Principal Address	26102 19N16 GATE G LAKE PILLSBURY, CA 95469		
Mailing Address of Corporation			
Mailing Address	PO BOX 325 POTTER VALLEY, CA 95469		
Attention			
Street Address of California Office of Corporation			
Street Address of California Office	26102 19N16 LAKE PILLSBURY, CA 95469		
Officers			
Officer Name	Officer Address	Position(s)	
JOHN EVANS	26102 19N16 LAKE PILLSBURY, CA 95469	Chief Executive Officer	
Skiela Laiwa	26102 19N16 Lake Pillsbury, CA 95469	Secretary	
Justin Quayle	26102 19N16 Lake Pillsbury, CA 95469	Chief Financial Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Directors			
Director Name	Director Address		
Justin Quayle	26102 19N16 Lake Pillsbury, CA 95469		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process			
Agent Name	Skiela Laiwa		
Agent Address	26102 19N16 UPPER LAKE, CA 95485		
Type of Business			
Type of Business	CANNABIS CULTIVATION		
Email Notifications			
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.		

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Skiela Laiwa

Signature

07/26/2022

Date

From: Public.Records@Cannabis
To: [Mireya Turner](#); Public.Records@Cannabis
Cc: [Mary Claybon](#); [Jamie Henry](#); Public.Records@Cannabis
Subject: [EXTERNAL] RE: PRA Request
Date: Friday, May 3, 2024 3:14:09 PM
Attachments: [image004.png](#)
[image002.png](#)

Good afternoon Mireya,

Please allow this email to serve as the Department of Cannabis Control's (Department) response to your request records pursuant to the California Public Records Act. Specifically, you requested:

- the date the application was received for Pillsbury Family Farms, LLC, License Number CCL22-001641

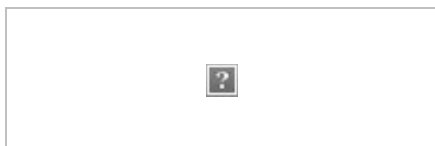
Licensing considers the application submitted once the application fee is paid which in this case was 8/16/2022.

If you have any additional questions or inquiries, please contact the Department's Public Records Coordinator at publicrecords@cannabis.ca.gov.

Nicole Niermeyer

Associate Government Program Analyst
Legal Affairs Division

Desk: (916) 251-4535
844-61-CA-DCC (844-612-2322)
www.cannabis.ca.gov



Integrity • Fairness • Innovation • Knowledge • Collaboration • Support

From: Mireya Turner <Mireya.Turner@lakecountyca.gov>
Sent: Wednesday, April 24, 2024 11:35 AM
To: Public.Records@Cannabis <publicrecords@cannabis.ca.gov>
Cc: [Mary Claybon](#) <Mary.Claybon@lakecountyca.gov>; [Jamie Henry](#) <Jamie.Henry@lakecountyca.gov>
Subject: PRA Request

[EXTERNAL]: mireya.turner@lakecountyca.gov

CAUTION: THIS EMAIL ORIGINATED OUTSIDE THE DEPARTMENT OF CANNABIS CONTROL!

DO NOT: click links or open attachments unless you know the content is safe.

NEVER: provide credentials on websites via a clicked link in an Email.

Hello,

Would you please let us know the date of submission of the application for Pillsbury Family Farms, LLC, License Number CCL22-001641.

Thank you very much.



Mireya G. Turner, MPA

Director

Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 263-2225

Email: mireya.turner@lakecountyca.gov

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Page 1

Inspection Report

Annual Compliance Monitoring

COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Planning Division
707/263-2221 · FAX 707/263-2225

Section 1: Project Information

Premises Information		Authorized Representative	
Permit Number	UP 20-50	First Name	Justin
License Type(s) (3)	A-Type 3; Type 13	Last Name	Quayle
Maximum Canopy	110,000	Position/Title of Authorized Rep.	Farm Manager
Maximum Cultivation	124,270	Verify Identification	Yes ☒ No ☐
Address	26102 19N16 Rd Lake Pillsbury	Phone	
		Email	
2022 Request to Reduce Canopy		Cannabis Business Name	Pillsbury
2022 Opt-Out of Cultivation		Inspection Date/Time	
		Annual ☒	Follow-up ☐

Section 2: Summary

	Compliant	Non-Compliant
Follow-up required		
Property	☐	☐
Premises	☐	☐
Waste Management	☐	☐
Pest Management (Cultivation and Nursery only)	☐	☐
Lighting (Cultivation only)	☐	☐
Water Source	☐	☐
Power Source	☐	☐

Section 3: Inspector

First Name	Andrew	Other Divisions/Agencies Present: Code Enf. Officer; Linda Bill
Last Name	Amelung	



Inspection Report

Annual Compliance Monitoring

COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Planning Division
707/263-2221 · FAX 707/263-2225

Section 4: License Requirements

Property	Yes	No	NA	Waste Management	Yes	No	NA
License prominently displayed	☐	☒	☐	Waste management method (composting, waste pickup, self haul) matches submitted record / meets requirements	☒	☐	☐
Employee background checks	☐	☐	☐	Waste Management records/receipts	☒	☐	☐
Fence	☒	☐	☐	Pest Management	Yes	No	NA
ADA restroom facility	☐	☐	☐	Matches submitted record / meets requirements	☐	☐	☒
Metric Track & Trace tags <i>Follow-up required No State License</i>	☐	☒	☐	Lighting Diagram	Yes	No	NA
Premises	Yes	No	NA	Total number of lights in the canopy area			
Cultivation Yes ☒ No ☐				Maximum wattage of each light			
Total canopy square footage within license limit	☒	☐	☐	Record calculation (average W/sq. ft)			
Location of canopy matches site plans	☒	☐	☐	Light deprivation used on canopy	☐	☐	☐
Total square footage of canopy matches COA <i>8K</i>	☐	☒	☐	Lights shielded (indoor only)	☐	☐	☐
Estimated number of plants on-site	<i>350</i>			Water Source	Yes	No	NA
Opt-Out or Request to Reduce forms received	☐	☒	☐	Groundwater well ☒ Well Meter ☒			
Hazardous Materials Dual Containment	☒	☐	☐	Annual water monitoring ☒ CDFW LSA/Permit ☒			
Soil storage <i>Wattles needed</i>	☒	☐	☐	Water Rights ☒ Diversion From Waterbody ☒			
Hoop Houses/Temporary Structures on-site	☐	☐	☒	Non-Cultivation Water Utility Supplier:			
Cannabis waste area	☐	☐	☒				
Immature plant propagation area (if applicable)	☒	☐	☐	Water Source records available (non-cultivation only)	☐	☐	☐
Processing area (if applicable)	☒	☐	☐	Water source matches submitted record	☐	☐	☐
Packaging area (if applicable)	☐	☐	☒	Power Source	Yes	No	NA
Manufacturing Yes ☐ No ☒				Grid ☐ Solar ☒			
Type 6 ☐ Type 7 ☐				Building permits <i>See notes</i>	☐	☒	☐
				4290 & 4291 Standards	☐	☐	☐
Pesticide/agricultural chemical storage area	☐	☐	☐	Erosion Control	☒	☐	☐
Cannabis waste area	☐	☐	☐	Security Measures	☒	☐	☐
Processing Yes ☒ No ☐				Operator ID obtained from Ag. Dept. Expiration			
Processing area <i>Drying</i>	☒	☐	☐	Violations Observed	Yes	No	NA
Harvest storage area	☒	☐	☐	<i>See notes</i>	☒	☐	☐
Cannabis waste area	☐	☐	☒				
Packaging area	☐	☐	☒				

Section 5: Photo Checklist

- ☐ Driver's License ☒ Street View of Premises ☐ Posted License ☒ Posted Address ☒ Immature Plant Area ☒ Canopy
☐ Pesticide Storage Area ☐ Harvest Storage Area ☒ Waste Area ☐ Well Meter ☐ ADA Compliance ☒ On Site Processing
☐ Packaging Area ☐ Seed Production Area (nursery) ☒ Any Hazards (If Safe to Photograph) ☒ Security ☐ Hoop Houses/ Temp. Structures

Notes: Building permits required for electrical mechanical systems, trenching. Garbage to be disposed of properly with record/receipts. Wattles required for soil storage/erosion control. Weighmaster registration with Lake Co. Follow-up required; no state licensing, no Metric enrollment. Cultivation reduced to 8,000 sq. ft. Open & outdoor storage to be covered and/or stored.



Department of
Cannabis Control
CALIFORNIA

Department of Cannabis Control

licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Cultivation License

Adult-Use

Business Name:

Pillsbury Family Farms, Inc.

Doing Business As DBA:

Pillsbury Family Farms

License Number: CCL22-0001641

License Type: Annual Adult-Use-Small Outdoor

Main Premises:

26102 19N16 Road

Unincorporated, CA 95469

Main APN: 001-030-36

Valid: 07/24/2023

Expires: 07/24/2024

The license authorizes Pillsbury Family Farms, Inc. to engage in commercial cannabis cultivation at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professions Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Additional Premises APN(s) and Addresses:

Lake County - 001-030-360-000

26102 19N16 Rd - Pillsbury

Non-Transferable

Post in Public View



Page 1

Inspection Report

Annual Compliance Monitoring

COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Planning Division
707/263-2221 · FAX 707/263-2225

Section 1: Project Information

Premises Information		Authorized Representative	
Permit Number	UP 20-50	First Name	Skiela
License Type(s)	(3) A Type 3 outdoor	Last Name	Laiwa
Maximum Canopy		Position/Title of Authorized Rep.	Farm manager
Maximum Cultivation	124,270 sq ft	Verify Identification	Yes ☒ No ☐
Address	26102 19th Rd.	Phone	
	Lake Pillsbury	Email	
2023 Request to Reduce Canopy	sent form	Cannabis Business Name	Pillsbury Family Farms
2023 Opt-Out of Cultivation		Inspection Date/Time	9/1/2023 9:30am
		Annual ☒	Follow-up ☐

Section 2: Summary

	Compliant	Non-Compliant
Property	☒	☐
Premises	☒	☐
Waste Management	☒	☐
Pest Management (Cultivation and Nursery only)	☒	☐
Lighting (Cultivation only) n/a	☐	☐
Water Source	☒	☐
Power Source n/a	☐	☐

Section 3: Inspector

First Name	Jamie	Other Divisions/Agencies Present: Code Enforcement Linda Rosas - Bill
Last Name	Henry	



Inspection Report

Annual Compliance Monitoring

COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Planning Division
707/263-2221 · FAX 707/263-2225

Section 4: License Requirements

Property	Yes	No	NA	Waste Management	Yes	No	NA
License prominently displayed	☒	☐	☐	Waste management method (composting, waste pickup, self haul) matches submitted record / meets requirements	☒	☐	☐
Employee background checks	☒	☐	☐	Waste Management records/receipts	☐	☐	☒
Fence	☒	☐	☐	Pest Management	Yes	No	NA
ADA restroom facility	☒	☐	☐	Matches submitted record / meets requirements	☒	☐	☐
METRC Track & Trace tags	☒	☐	☐	Lighting Diagram	Yes	No	NA
Premises	Yes	No	NA	Total number of lights in the canopy area			
Cultivation	Yes ☒	No ☐		Maximum wattage of each light			
Total canopy square footage within license limit	☒	☐	☐	Record calculation (average W/sq. ft)			
Location of canopy matches site plans	☒	☐	☐	Light deprivation used on canopy	☐	☐	☐
Total square footage of canopy matches COA	☒	☐	☐	Lights shielded (indoor only)	☐	☐	☐
Estimated number of plants on-site	200			Water Source	Yes	No	NA
Opt-Out or Request to Reduce forms received	☐	☒	☐	Groundwater well ☒	Well Meter ☒		
Hazardous Materials Dual Containment	☒	☐	☐	Annual water monitoring ☒	CDFW LSA/Permit ☒		
Soil storage	☒	☐	☐	Water Rights ☒	Diversion From Waterbody ☐	n/a	
Hoop Houses/Temporary Structures on-site	☐	☐	☐	Non-Cultivation Water Utility Supplier: n/a			
Cannabis waste area	☐	☐	☐				
Immature plant propagation area (if applicable)	☐	☐	☐	Water Source records available (non-cultivation only)	☐	☐	☒
Processing area (if applicable)	☐	☐	☐	Water source matches submitted record	☒	☐	☐
Packaging area (if applicable)	☐	☐	☐	Power Source	Yes	No	NA
Manufacturing	Yes ☐	No ☒		Grid ☐	Solar ☒		
Type 6 ☐	Type 7 ☐			Building permits	☐	☒	☐
				4290 & 4291 Standards	☒	☐	☐
Pesticide/agricultural chemical storage area	☐	☐	☐	Erosion Control	☐	☒	☐
Cannabis waste area	☐	☐	☐	Security Measures	☒	☐	☐
Processing	Yes ☐	No ☒		Operator ID obtained from Ag. Dept.	Expiration	Dec 2025	
Processing area	☐	☐	☐	Violations Observed	Yes	No	NA
Harvest storage area	☐	☐	☐		☒	☐	☐
Cannabis waste area	☐	☐	☐	see below.			
Packaging area	☐	☐	☐				

Section 5: Photo Checklist

☒ Driver's License ☒ Street View of Premises ☒ Posted License ☒ Posted Address ☐ Immature Plant Area ☒ Canopy
☒ Pesticide Storage Area ☐ Harvest Storage Area ☐ Waste Area ☒ Well Meter ☒ ADA Compliance ☐ On-Site Processing
☐ Packaging Area ☐ Seed Production Area (nursery) ☒ Any Hazards (If Safe to Photograph) ☒ Security ☒ Hoop Houses/ Temp. Structures

Notes: Wattles needed around soil storage. Unpermitted building needs demo permit. Open and outdoor storage of materials needs clean up.
Cultivation less than approved amount. Need to receive request to reduce form.
Strains: nutcracker, rainbow runts, LA Kush Cakes, Sticky Rice



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone: (707) 263-2221 FAX: (707) 263-2225

Attachment 9
Mireya G. Turner
Community Development
Department Director

Pillsbury Family Farms
PO Box 1912
Ukiah, CA 95482

April 9, 2024

Re: Notice of Intent to Recommend Revocation of Use Permit (UP 20-50) for
Pillsbury Family Farm, for the Cultivation of Commercial Cannabis located at
26102 19N16 Road, Lake Pillsbury (APN 001-030-36)

Dear Mr. Evans,

This letter serves as a Notice of Intent to Recommend Revocation of Use Permit (UP 20-50) for Pillsbury Family Farms, due to high severity violation. The Community Development Department Director intends to recommend revocation for your project to the Planning Commission, per Lake County Zoning Ordinance Article 60.11 Grounds for revocation of a permit for cause.

Grounds for revocation of a permit for cause:

The Planning Commission or Board of Supervisors may revoke or modify any minor use, major use, variance or development review permit or specific plan of development granted in accordance with Lake County Zoning Ordinance, Article 60 on any one or more of the following grounds:

- a. That such permit was obtained by fraud.
- b. That one or more of the terms or conditions upon which such permit was granted has been violated.
- c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance.

A hearing to revoke or modify a permit may be initiated by order of the Planning Commission or the Board of Supervisors on its own motion, or on request of the Planning Director. The order shall set forth the grounds for revocation or modification. A public hearing shall be held by the Planning Commission on any revocation initiated pursuant to Section 60.10. After such hearing the Planning Commission shall render its decision and may revoke or modify the permit.

The basis for the request for revocation includes, but is not limited to the following:

UP 20-50 was approved by the Planning Commission on January 27, 2022. At the Annual Compliance Monitoring Site Visit on October 12, 2022, cultivation of cannabis without an issued state license was observed. Cultivation of commercial cannabis without both a local permit and a state license is a violation of the Lake County Code, Chapter 21, Section 27.13(ii)(a) and UP 20-50 Conditions of Approval, Items 6 and 7. Lake County Code, Chapter 21, Section 27.13(ii)(b) allows for cultivation activities to take place in the case of a delay by the state, but requires proof of an approved state license within one year of permit approval. Our records show the state license was not issued until July 24, 2023, 16 months after permit approval.

Additionally, we are unable to find proof of successful completion of a LiveScan Background Check for Justin Quayle. Please submit a copy of your application for the LiveScan, for our records. Failure to successfully complete a background check could be a violation of Lake County Code, Chapter 21, Section 27.13(ii)(f), and Conditions of Approval Item 10.

You will be notified when the public hearing is scheduled on a future Planning Commission agenda.

Cordially,



Mireya G. Turner
Director

cc. John Evans, PO Box 325, Potter Valley, CA 95469
Pillsbury Family Farms, Inc. Agent Skiela Laiwa, 26102 Forest Service Road 19 N36, Potter Valley, CA 95469
Administrative Office, County of Lake, 255 North Forbes Street, Lakeport, CA 95453
Nate Madsen, Attorney at Law, Rain & Zepp, PLC, 517 3rd Street, Suite 30, Eureka, CA 95501



STATE OF CALIFORNIA
BCIA 8016
(Rev. 04/2020)

Print Form

Reset Form

DEPARTMENT OF JUSTICE
PAGE 1 of 4

REQUEST FOR LIVE SCAN SERVICE

Receipt #

1416951

Applicant Submission

CA0170000

ORI (Code assigned by DOJ)

CANNABIS LIC 11105(B)(11) PENAL CODE

Authorized Applicant Type

CANNABIS PERMIT

Type of License/Certification/Permit OR Working Title (Maximum 30 characters - If assigned by DOJ, use exact title assigned)

Contributing Agency Information:

LAKE COUNTY SHERIFF'S OFFICE

Agency Authorized to Receive Criminal Record Information

05848

Mail Code (five-digit code assigned by DOJ)

1220 MARTIN STREET

Street Address or P.O. Box

LIEUTENANT LUKE BINGHAM

Contact Name (mandatory for all school submissions)

LAKEPORT

City

CA

State

95453

ZIP Code

7072624200

Contact Telephone Number

Applicant Information:

Quayle

Last Name

Justin

First Name

A

Middle Initial

Suffix

Other Name: (AKA or Alias)

Last Name

8-9-77

Date of Birth

Sex

☒ Male☐ Female

200 62 250

Height

Weight

HAZEL BROWN

Sonoma County

Place of Birth (State or Country)

First Name

Suffix

Billing Number

(Agency Billing Number)

Misc. Number

(Other Identification Number)

Home Address

325 PO Box

Street Address or P.O. Box

City

Potter Valley

State

ZIP Code

CA 95469

I have received and read the included Privacy Notice, Privacy Act Statement, and Applicant's Privacy Rights.

Applicant Signature

4-12-24

Date

Your Number:

OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☒ FBI

(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI.)

If re-submission, list original ATI number:

(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Street Address or P.O. Box

Telephone Number (optional)

City

State

ZIP Code

Mail Code (five digit code assigned by DOJ)

Live Scan Transaction Completed By:

Christina Law

Name of Operator

LAKO

Transmitting Agency

LSID

Date

4/12/2024

ATI Number

T103QUJ001 \$169.00

Amount Collected/Billed



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20240937312

Date Filed: 5/10/2024

Entity Details			
Corporation Name	PILLSBURY FAMILY FARMS, INC.		
Entity No.	4597146		
Formed In	CALIFORNIA		
Street Address of Principal Office of Corporation			
Principal Address	26102 19N16 GATE H LAKE PILLSBURY, CA 95469		
Mailing Address of Corporation			
Mailing Address	PO BOX 325 POTTER VALLEY, CA 95469		
Attention	S. Laiwa		
Street Address of California Office of Corporation			
Street Address of California Office	26102 19N16 FOREST SERVICE RD GATE H UPPER LAKE, CA 95485		
Officers			
Officer Name	Officer Address	Position(s)	
JOHN EVANS	26102 19N16 LAKE PILLSBURY, CA 95469	Chief Executive Officer	
Skiela Laiwa	26102 19N16 Lake Pillsbury, CA 95469	Secretary	
Justin Quayle	26102 19N16 Lake Pillsbury, CA 95469	Chief Financial Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Directors			
Director Name	Director Address		
Justin Quayle	26102 19N16 Lake Pillsbury, CA 95469		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process			
Agent Name	Skiela Laiwa		
Agent Address	26102 19N16 FOREST SERVICE RD GATE H UPPER LAKE, CA 95485		
Type of Business			
Type of Business	CANNABIS CULTIVATION		
Email Notifications			
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.		

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Skiela Laiwa

Signature

05/10/2024

Date



LAKE COUNTY SHERIFF'S OFFICE

1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

Administration
(707) 262-4200

Central Dispatch
(707) 263-2690

Coroner
(707) 262-4215

Corrections
(707) 262-4240

Patrol/Investigation
(707) 262-4200

Substation
(707) 994-6433

Brian Martin
Sheriff / Coroner

Commercial Cannabis Applicant Criminal History Review

Date of Review: 7/10/2024

Applicant Name: Justin Anthony Quayle

☐ Background check revealed NO known disqualifying offenses.

☒ **DISQUALIFIED**

Has one or more disqualifying offenses.

The original official document is retained by the Lake County Community Development Department. All inquiries regarding the status of Cannabis permits or the application process should be directed to the Community Development Department.

The Lake County Sheriff's Office will be notified by the Department of Justice regarding any and all arrests and convictions beyond the date of review. Any subsequent arrests or convictions may result in the applicant being disqualified, and/or suspension or revocation of permit. There is no requirement to renew a background check unless an issued Cannabis permit is suspended, revoked or expires.

Reviewed By: Sgt. D. Keithly

Lake County Community Development – Official Use Only

In the event a Commercial Cannabis permit is Suspended, Revoked or Expires, identify the reason as listed below and return to the Lake County Sheriff's Office. The Sheriff's Office will notify DOJ of suspension/revocation/expiration of Commercial Cannabis permits.

☐ Suspended

☐ Revoked

☐ Expired



Page 1

Cultivation Inspection Report

2024 Annual Compliance Monitoring

COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT / Planning Division
255 N. Forbes Street
Lakeport, California 95453
Ph. (707)263-2221 · FAX (707)263-2225

Section 1: Project Information

Premises Information		Authorized Representative	
Use Permit No.	UP 20-50	Permittee Name	John Evans
License Type(s)	(3) A-Type 3, Type 13	Authorized Representative	Skyla Laiwa, Justin Quagly
Approved Canopy SF	124,270 SF	Position/Title of Authorized Rep.	Farm Operators
Assessor's Parcel No.	601-030-36	Identification Verified	Yes ☒ No ☐
Site Address	26102 19 Mile Road, Lake Pillsbury	Phone	707-353-0449
Mailing Address	P.O. Box 325 Potter Valley 95462	Email	pillsburyfamilyfarms.1@gmail.com
Request to Reduce Canopy	rec'd by June 1	Cannabis Business Name/DBA	Pillsbury Family Farms, LLC
Opt-Out of Cultivation	—	Inspection Date/Time	10/28/24
AgPass Registration	—	Annual ☒	Follow-up ☐

Section 2: Summary

Category	Compliant	Non - Compliant
Property	☒	☐
Premises	☒	☐
Waste Management	☒	☐
Pest Management	☒	☐
Lighting (Cultivation only)	N/A ☐	☐
Water Source	☒	☐
Energy Source	☒	☐

Section 3: Inspector

Inspector Name	Mary Claybon	Other Divisions/Agencies Present:
Inspector Title	Senior Planner	Trish Turner, Assistant Planner II



Cultivation Inspection Report

2024 Annual Compliance Monitoring

COUNTY OF LAKE
COMMUNITY DEVELOPMENT
DEPARTMENT / Planning Division
255 N. Forbes Street
Lakeport, California 95453
Ph. (707)263-2221 · FAX (707)263-2225

Section 4: License Requirements

Property	Yes	No	NA	Waste Management	Yes	No	NA
Address prominently displayed	☒	☐	☐	Waste management (composting, waste pickup, self haul) matches submitted record / meets requirements	☒	☐	☐
License(s) prominently displayed	☒	☐	☐	Record Retention	☒	☐	☐
Security gate and perimeter fencing	☒	☐	☐	Pest Management	Yes	No	NA
KnoxBox emergency access	☒	☐	☐	Matches submitted record / meets requirements	☒	☐	☐
PRC 4290/91 Road Standards (mixed-light, processing facility)	☐	☐	☒	Lighting (Mixed-light and Indoor cultivation)	Yes	☒	NA
Premises	Yes	No	NA	Total number of lights in the canopy area			
Cultivation Yes ☒ No ☐				Maximum wattage of each light			
Canopy size matches Conditions of Approval <i>Reduced</i>	☐	☒	☐	Security Measures	Yes	No	NA
Canopy location matches site plans	☒	☐	☐	Cameras and livefeed	☒	☐	☐
Proof of Track & Trace enrollment/METRC Tags	☒	☐	☐	Downcast security lighting	☒	☐	☐
Cultivation Method				Water Source	Yes	No	NA
Outdoor	☒	☐	☐	Groundwater Well ☒ Well Meter ☒			
Mixed-Light	☐	☐	☒	Annual Water Monitoring ☒ Water Diversion/Rights ☐			
Indoor	☐	☐	☒	Dedicated Fire Suppression ☐ CDFW Lake/Streambed Alteration ☐			
Soil Storage Containment	☐	☒	☐	Energy Source			
Cannabis waste area	☒	☐	☐	Grid ☐ Solar ☒ Generator ☐			
Ag-Exempt Hoop Houses/Temporary Processing Facility	☒	☐	☐	Generator: Transitional Use ☐			
Processing area (if applicable)	☒	☐	☐	Generator: Emergency Use Only ☐			
Packaging area (if applicable)	☐	☐	☐	Miscellaneous			
Manufacturing Yes ☐ No ☒				Required vegetative screening/Tree Replacement Plan	☐	☒	☐
Type 6 Non-volatile ☐ Type 7 Volatile ☐				Building/Plumbing/Grading permits	☒	☐	☐
F1 Occupancy sprinkler system required?	☐	☐	☐	Employee Livescan Background Checks	☒	☐	☐
Hazardous Material Storage (flammable, combustible)	☐	☐	☐	Secondary Containment for fertilizers/pesticides	☒	☐	☐
Compounding, Blending, Extraction, Infusion	☐	☐	☐	ADA Compliance (parking and restroom)	☐	☒	☐
Processing Type N ☒ Type P ☐				Operator ID and PAC obtained from Ag. Dept. (Circle one) Yes ☒ No ☐ Expiration: 2025			
Harvest Storage	☐	☐	☐	Violations Observed	Yes	No	NA
Drying/processing	☐	☐	☐	(Type)	☐	☒	☐
Packaging/labeling	☐	☐	☐				
Cannabis waste	☐	☐	☐				

Section 5: Photo Checklist

- | | | | | |
|---|--|--|--|--|
| ☒ Posted License | ☒ Posted Address | ☐ Immature Plant Area | ☒ Pesticide Storage Area | ☐ Any Hazards (If Safe to Photograph) |
| ☒ Driver's License | ☒ Canopy | ☐ Waste Area | ☐ ADA Compliance | ☐ Hoop Houses/ Temp. Structures |
| ☒ Street View of Premises | ☐ Harvest Storage Area | ☒ Well Meter | ☐ Security | ☐ PRC 4290/91 Road Standards |

Notes: Watties or hay for erosion control. Starlink on site.
Grading & Building permits to be sent via email (applications)
Open demolition permit for dilapidated greenhouse to be replaced.
Project consultant to apply for grading permit & building permit
for permanent processing facility.



LAKE COUNTY SHERIFF'S OFFICE

1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

Administration (707) 262-4200	Central Dispatch (707) 263-2690	Coroner (707) 262-4215	Corrections (707) 262-4240	Patrol/Investigation (707) 262-4200	Substation (707) 994-6433
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Brian L. Martin
Sheriff / Coroner

Application Process for LE Background Clearance for County Permit

Applicants should apply for a Livescan fingerprint check at the AWP office. The address is:

1375 Hoyt Avenue, Lakeport

AWP hours are Monday-Thursday 6:00 AM to 3:00 PM. You **MUST MAKE AN APPOINTMENT** by calling (707) 262-0626.

The fee for processing the background check is \$152.00, broken down as follows¹:

- \$32.00 to CA DOJ for their fee
- \$20.00 fingerprint rolling fee
- \$100.00 processing fee for clearance check, research, and return of approval or denial

This fee is only payable by cash, cashier's check, or money order. Payments must be made in the exact amount due. No change will be provided. If you don't have the ability to pay the exact amount, your application will not be processed.

You may have your Livescan processed at another location, however you will still need to obtain a Request for Livescan form from the AWP office as it contains the proper codes to process your background check. The Sheriff's Office is not responsible for delays or errors caused by other entities providing Livescan services. In any event, you will still be required to pay the \$100.00 processing fee to the Lake County Sheriff's Office to complete your background check. Your background clearance will not be processed until the processing fee is received.

Denial of Application

(a) The Sheriff's Office shall deny an application if the applicant does not qualify for permitting under this division.

(b) The Sheriff's Office may deny the application for permitting or renewal of a County Permit if any of the following conditions apply:

- (1) Failure or inability to comply with the provisions regulations adopted pursuant to County Ordinance.
- (2) Conduct that constitutes grounds for denial of licensure under Chapter 2 (commencing with Section 480) of Division 1.5 of the California Business and Professions Code, except as otherwise specified in this section and Section 26059.
- (3) Failure to provide information required by the Sheriff's Office.
- (4) The applicant, owner, or permittee has been convicted of an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made, except that if the Sheriff or his/her designee determines that the applicant, owner, or permittee is otherwise suitable to be issued a permit, and granting the permit would not compromise public safety, the Sheriff or his/her designee shall conduct a

¹ This fee is subject to change pending approval from US DOJ for FBI checks. As of 3/26/18 only CA DOJ checks are conducted.

thorough review of the nature of the crime, conviction, circumstances, and evidence of rehabilitation of the applicant or owner, and shall evaluate the suitability of the applicant, owner, or permittee to be issued a permit based on the evidence found through the review. In determining which offenses are substantially related to the qualifications, functions, or duties of the business or profession for which the application is made, the Sheriff shall include, but not be limited to, the following:

(A) A violent felony conviction, as specified in subdivision (c) of Section 667.5 of the Penal Code which included the following:

- (1) Murder or voluntary manslaughter.
- (2) Mayhem.
- (3) Rape as defined in paragraph (2) or (6) of subdivision (a) of Section 261 or paragraph (1) or (4) of subdivision (a) of Section 262.
- (4) Sodomy as defined in subdivision (c) or (d) of Section 286.
- (5) Oral copulation as defined in subdivision (c) or (d) of Section 288a.
- (6) Lewd or lascivious act as defined in subdivision (a) or (b) of Section 288.
- (7) Any felony punishable by death or imprisonment in the state prison for life.
- (8) Any felony in which the defendant inflicts great bodily injury on any person other than an accomplice which has been charged and proved as provided for in Section 12022.7, 12022.8, or 12022.9 on or after July 1, 1977, or as specified prior to July 1, 1977, in Sections 213, 264, and 461, or any felony in which the defendant uses a firearm which use has been charged and proved as provided in subdivision (a) of Section 12022.3, or Section 12022.5 or 12022.55.
- (9) Any robbery.
- (10) Arson, in violation of subdivision (a) or (b) of Section 451.
- (11) Sexual penetration as defined in subdivision (a) or (j) of Section 289.
- (12) Attempted murder.
- (13) A violation of Section 18745, 18750, or 18755.
- (14) Kidnapping.
- (15) Assault with the intent to commit a specified felony, in violation of Section 220.
- (16) Continuous sexual abuse of a child, in violation of Section 288.5.
- (17) Carjacking, as defined in subdivision (a) of Section 215.
- (18) Rape, spousal rape, or sexual penetration, in concert, in violation of Section 264.1.
- (19) Extortion, as defined in Section 518, which would constitute a felony violation of Section 186.22.
- (20) Threats to victims or witnesses, as defined in Section 136.1, which would constitute a felony violation of Section 186.22.
- (21) Any burglary of the first degree, as defined in subdivision (a) of Section 460, wherein it is charged and proved that another person, other than an accomplice, was present in the residence during the commission of the burglary.
- (22) Any violation of Section 12022.53.
- (23) A violation of subdivision (b) or (c) of Section 11418 (weapons of mass destruction).

(B) A serious felony conviction, as specified in subdivision (c) of Section 1192.7 of the Penal Code which includes the following:

- (1) Murder or voluntary manslaughter
- (2) Mayhem
- (3) Rape
- (4) Sodomy by force, violence, duress, menace, threat of great bodily injury, or fear of immediate and unlawful bodily injury on the victim or another person
- (5) Oral copulation by force, violence, duress, menace, threat of great bodily injury, or fear of immediate and unlawful bodily injury on the victim or another person;
- (6) Lewd or lascivious act on a child under 14 years of age;
- (7) Any felony punishable by death or imprisonment in the state prison for life;
- (8) Any felony in which the defendant personally inflicts great bodily injury on any person, other than an accomplice, or any felony in which the defendant personally uses a firearm;
- (9) Attempted murder;
- (10) Assault with intent to commit rape or robbery;

- (11) Assault with a deadly weapon or instrument on a peace officer;
- (12) Assault by a life prisoner on an inmate;
- (13) Assault with a deadly weapon by an inmate;
- (14) Arson;
- (15) Exploding a destructive device or any explosive with intent to injure;
- (16) Exploding a destructive device or any explosive causing bodily injury, great bodily injury, or mayhem;
- (17) Exploding a destructive device or any explosive with intent to murder;
- (18) Any burglary of the first degree;
- (19) Robbery or bank robbery;
- (20) Kidnapping;
- (21) Holding of a hostage by a person confined in a state prison;
- (22) Attempt to commit a felony punishable by death or imprisonment in the state prison for life;
- (23) Any felony in which the defendant personally used a dangerous or deadly weapon;
- (24) Selling, furnishing, administering, giving, or offering to sell, furnish, administer, or give to a minor any heroin, cocaine, phencyclidine (PCP), or any methamphetamine-related drug, as described in paragraph (2) of subdivision (d) of Section 11055 of the Health and Safety Code, or any of the precursors of methamphetamines, as described in subparagraph (A) of paragraph (1) of subdivision (f) of Section 11055 or subdivision (a) of Section 11100 of the Health and Safety Code;
- (25) Any violation of subdivision (a) of Section 289 where the act is accomplished against the victim's will by force, violence, duress, menace, or fear of immediate and unlawful bodily injury on the victim or another person;
- (26) Grand theft involving a firearm;
- (27) Carjacking;
- (28) Any felony offense, which would also constitute a felony violation of Section 186.22;
- (29) Assault with the intent to commit mayhem, rape, sodomy, or oral copulation.
- (30) Throwing acid or flammable substances, in violation of Section 244;
- (31) Assault with a deadly weapon, firearm, machinegun, assault weapon, or semiautomatic firearm or assault on a peace officer or firefighter, in violation of Section 245;
- (32) Assault with a deadly weapon against a public transit employee, custodial officer, or school employee, in violation of Section 245.2, 245.3, or 245.5;
- (33) Discharge of a firearm at an inhabited dwelling, vehicle, or aircraft, in violation of Section 246;
- (34) Commission of rape or sexual penetration in concert with another person, in violation of Section 264.1;
- (35) Continuous sexual abuse of a child, in violation of Section 288.5;
- (36) Shooting from a vehicle, in violation of subdivision (c) or (d) of Section 26100;
- (37) Intimidation of victims or witnesses, in violation of Section 136.1;
- (38) Criminal threats, in violation of Section 422;
- (39) Any attempt to commit a crime listed in this subdivision other than an assault;
- (40) Any violation of Section 12022.53;
- (41) A violation of subdivision (b) or (c) of Section 11418; and
- (42) Any conspiracy to commit an offense described in this subdivision.

(C) A felony conviction involving fraud, deceit, or embezzlement.

(D) A felony conviction for hiring, employing, or using a minor in transporting, carrying, selling, giving away, preparing for sale, or peddling, any controlled substance to a minor; or selling, offering to sell, furnishing, offering to furnish, administering, or giving any controlled substance to a minor.

(E) A felony conviction for drug trafficking with enhancements pursuant to Section 11370.4 or 11379.8 of the Health and Safety Code.

(5) Except as provided in subparagraphs (D) and (E) of paragraph (4) and notwithstanding Chapter 2 (commencing with Section 480) of Division 1.5, a prior conviction, where the sentence, including any term of probation, incarceration, or supervised release, is completed, for possession of, possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance is not considered substantially related, and shall not be the sole ground for denial of a permit. Conviction for any controlled substance felony subsequent to permitting shall be grounds for revocation of a permit or denial of the renewal of a permit.

(6) The applicant, or any of its officers, directors, or owners, has been subject to fines, penalties, or otherwise been sanctioned for cultivation or production of a controlled substance on public or private lands pursuant to Section 12025 or 12025.1 of the Fish and Game Code.

(7) The applicant, or any of its officers, directors, or owners, has been sanctioned by a licensing or permitting authority or a city, county, or city and county for unauthorized commercial cannabis activities, has had a license or permit suspended or revoked under this division in the three years immediately preceding the date the application is filed with the Sheriff's Office.

(8) Failure to obtain and maintain a valid seller's permit required pursuant to Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code for licensees engaging in activity where it is required.

(9) Any other condition specified in law.

Renewal of Background Check

You are not required to renew your background check unless your permit is suspended revoked or expires without renewing it for 30 days.