

COUNTY OF LAKE
MAJOR USE PERMIT, PL-25-71
INITIAL STUDY, PL-25-71

PASTA 3
1833 DS LLC / PETER SIMON
CONDITIONS OF APPROVAL

EXPIRES IF NOT USED: JUNE 11, 2028
VALID UNTIL: JUNE 11, 2036

Pursuant to the approval of the Planning Commission on June 11, 2026, there is hereby granted to 1833 DS LLC / Peter Simon, a Major Use Permit, PL-25-71 with the following Conditions of Approval to allow Commercial Cannabis Cultivation 30.11 acres of commercial cannabis canopy, Type 4 Nursery, and a Type 13 Distributor, Self transport only license at project parcels 10750 and 10417 Seigler Springs North, 10800 and 10833 Diener Drive Kelseyville, (APNs 115-004-05; 115-004-01; 115-004-08; and 011-069-48) and is subject to the following terms and conditions of approval:

A. GENERAL CONDITIONS:

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 to allow Cultivation of 30.11 acres outdoor cannabis canopy area. This approval includes Type 4 Nursery, and a Type 13 Distributor, Self transport only license. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts. The Applicant shall be in substantial conformance with the following:
 - a. Property Management Plan
 - b. Site plans
 - c. Attachments to the Staff Report June 11, 2026
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 operation and construction, the applicant shall obtain permits from all necessary Federal, State, and local agencies for the construction/development of any infrastructure.
4. Prior to operation, the applicant shall contact the Lake County Building Department to schedule an inspection(s) to ensure compliance with Public Resource Code sections 4290/4291.
5. Prior to operation, the applicant shall provide adequate security on the premises. All fencing installed shall be a minimum of six (6) feet in height and cannot exceed eight (8) feet in height. If the fencing exceeds eight (8) feet height, the applicant shall obtain all necessary building permits.
6. If there is a change in the project manager (site operator), the permit holder shall submit written documentation to the Community Development Department for review and approval. Said documentation shall include the following:
 - Name of Individual and Title
 - Contact Information (Phone, email, and address)
 - What that individual is authorized to do.
7. If there is a change in the use permit holder(s), the new permit holder(s) shall submit notarized written documentation that they are formally taking over said permit to the Community Development Department for review and approval, including submitting submit the required application and appropriate fees.
8. If the subject properties have a change of ownership, the applicant shall obtain written approval from all property owner(s), which authorize the tenant(s) or lessee(s) to cultivate cannabis at the project site(s). Said written verification containing the property owner's (s) signature shall be notarized. A copy of the written approval shall be maintained by the tenant or lessee and made available for review upon request. Written approvals shall be renewed annually.
9. Prior to operation, the applicant is responsible for ensuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.

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10. Prior to operation, all necessary permits shall be obtained from all applicable federal, state, and county agencies having jurisdiction over this project. Said permits shall be maintained for the life of the project.
11. Prior to this use permit being valid, vested, or operative, all necessary permits shall be obtained from all applicable federal, state and county agencies having jurisdiction over this project including but not limited to the 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. Said permits shall be maintained for the life of the project:
 - A copy of said permits shall be submitted to the Lake County Community Development Department for review and approval. If permits are not required, the applicant shall obtain written documentation from each agency and submit said documentation to the Community Development Department.
 - If there is a change in name of the permit operator(s), the new permit operator(s) shall be responsible for ensuring all applicable permits are up to date.
12. Prior to operation, the applicant shall be enrolled in and comply with the State of California Track and Trace program and all requirements, including having all cannabis plants properly tagged. Additionally, the applicant shall submit written verification to the Lake County Community Development Department for review and approval.
13. The applicant shall not sell, transfer and/or give cannabis or cannabis products, nor allow into the cultivation area, nor employ or retain any persons under the age of 21.
14. 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 years. Said records shall be made available upon request at any given time.
 - 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.
15. Prior to operation, all current and future permit holders and/or employees shall undergo and pass a background check by the Lake County Sheriff Department. Pursuant to California Business and Professions Code, Section 26057. If an individual who has failed a background check becomes involved in any aspect of the cultivation process, or if any employee is involved with the cultivation who has not undergone a background check, the use permit may be brought before the Planning Commission for consideration of revocation. A list of all employees, including private contractors, shall be made available upon request.
16. The applicant shall provide adequate security measures per Article 27 of the Lake County Zoning Ordinance to minimize criminal activity, provide for safe and secure working environments, protect private property, and prevent damage to the environment.
17. Prior to operation, all accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.
18. Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand-wash stations shall meet all accessibility requirements.
19. All accessible parking areas, paths of travel, building access, and bathrooms shall meet the accessibility requirements of the current edition of the California Building Code Chapter 11B and be subject to review and approval of a Certified Accessibility Access Specialist (CASP).
20. Permanent structures intended for use as cannabis processing, drying, and/or storage facilities will require an accessible restroom with the minimum fixtures as outlined in the current edition of the California Plumbing Codes for F1 and S1 occupancies. Portable restrooms are not an acceptable alternative.

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21. The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.
22. The applicant shall pay the cannabis cultivation tax to the Lake County Tax Collector in accordance with the cannabis billing cycle. The applicant shall submit proof of payment to the Lake County 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.
23. Prior to operation, the applicant(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The applicant shall contact the Lake County Division of Environmental Health for details.
24. All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.
25. The applicant shall adhere to all applicable requirements in the Lake County Zoning Ordinance and the Lake County Code.

B. AESTHETICS

1. All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org. (Mitigation Measure AES-1)
2. All indoor lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare. Artificial light shall be completely shielded between sunset and sunrise. (Mitigation Measure AES-2)
3. Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed. (Mitigation Measure AES-3)

C. 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 (LCAQMD) and obtain an Authority to Construct (A/C) permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions. Or provide proof that a permit is not needed. (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 all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use. (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 LCAQMD 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 to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent, all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations. (Mitigation Measure AQ-6)

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7. Prior to obtaining the necessary permits and/or approvals for any phase of the project, the County shall specify on all grading, building, and other construction permits for the project, implementation of the following Basic Construction Mitigation Measures:
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.
(Mitigation Measure AQ-7)

D. **BIOLOGICAL RESOURCES**

1. To avoid impacts to nesting birds, all ground disturbing activity shall be completed between September 1 and January 31, if feasible. If construction activities occur during the nesting season (generally February 1 to August 31), a qualified biologist shall conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area shall be surveyed for active raptor nests, where accessible. The nesting bird survey shall be conducted within 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report shall be prepared to document the survey and be provided to the project proponent, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season.
- a) If active nests are found, then the qualified biologist shall establish a species-specific buffer to prohibit development activities near the nest to and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.
 - b) A qualified biologist shall conduct environmental awareness training that is given to all onsite personnel prior to the initiation of work.
 - c) If construction occurs outside of the nesting bird season (September 1 to January 31) a nesting bird survey and environmental training for nesting birds will not be required.
(Mitigation Measure BIO-1)
2. To mitigate the removal of oak trees, oaks removed from the project site shall be replaced at a 3:1 ratio at a suitable location elsewhere on the property. Irrigation, maintenance, and protection of the planted oaks shall occur for seven years following the initial planting, as described in the Oak Tree Mitigation Plan prepared by Jacobszoon and Associates, dated December 18, 2024, and shall include the following measures:
- a) Protected saplings and oak plantings shall be established within and adjacent to existing oak woodland habitat immediately outside of the conversion area, primarily to the south and west of the project site.

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- i. Acorns shall be planted in basins containing three to five acorns per basin. Planting sites shall utilize existing microclimates to the extent feasible, focusing on interplanting throughout the existing oak woodland on the property and along roads and margins of woods. Acorn basins shall be spaced a minimum of approximately 15 feet apart to allow trees to reach full size at maturity, using the surrounding tree spacing as a model.
 - ii. To minimize competing vegetation, a 3-foot diameter circle around each plant shall be cleared of all vegetation by hand weeding or hoeing. A thick layer of wood chip mulch shall be placed within the 3-foot circle to protect against weeds and help conserve moisture by reducing evaporation from the soil surface. Tree shelters shall be placed over the acorn basins to deter herbivory and encourage growth of saplings.
- b) Oak seedlings shall be irrigated for seven years following initial planting.
- c) Maintenance of the plantings is required for seven years. During this period, the area around each basin shall be hand weeded every four to six weeks. Weed growth within the 3-foot diameter circle of mulch shall be regularly removed.
- d) Annual monitoring shall be conducted in the spring and fall to document the survival of protected saplings and oak plantings. Annual monitoring reports shall include a summary of all relevant data regarding the health and status of the oak seedlings, discuss any necessary replacement planting, invasive plant management efforts or other remedial measures taken, summarize any changes or recommendations for adaptive management for the site, and document conditions with photographs of the site. Annual monitoring reports shall be submitted by a qualified forester or biologist to the Lake County Community Development Department. (Mitigation Measure BIO-2)

E. CULTURAL RESOURCES:

- 1. If any archaeological, paleontological, or cultural materials are encountered during site development, all work within 100 feet of the find(s) shall be temporarily suspended. A qualified archaeologist certified by the Registry of Professional Archaeologists (RPA) shall be notified to assess the discovery and recommend appropriate mitigation measures, if needed. The findings and proposed mitigation strategies shall be subject to review and approval by the Lake County Community Development Director prior to resuming work. (Mitigation Measure CUL-1)
- 2. Should any human remains be encountered, the applicant shall cease work within 100 feet and notify the Sheriff's Department. It should be noted that the Coroner must determine if the remains are modern or Native American. If they are Native American, the Coroner will notify the Native American Heritage Commission (NAHC) to determine the Most Likely Descendant (MLD). Once the MLD is determined, the culturally affiliated Tribe(s), and a qualified archaeologist will ensure proper handling, interment, and adherence to Tribal rituals in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. (Mitigation Measure CUL-2).

F. GEOLOGY & SOILS

- 1. A Grading Permit shall be obtained in accordance with Chapter 30, Grading Ordinance, of the Lake County Municipal Code. Grading and Erosion plans in accordance with the Grading Ordinance requirements shall be prepared and submitted prior to any earthwork, tree removal, or grading. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code. (Mitigation Measure GEO-1)
- 2. Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director, in accordance with 'winter grading' procedures in Chapter 30, Grading Ordinance, of the Lake County Municipal Code. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director. (Mitigation Measure GEO-2)
- 3. The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. (Mitigation Measure GEO-3)

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4. In the event that paleontological resources are discovered during ground disturbing activities, the County shall require that grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified paleontologist. The County shall require that a qualified professional paleontologist make recommendations for measures necessary to protect the find; or to undertake data recovery, excavation, analysis, and curation of paleontological materials, as appropriate. (Mitigation Measure GEO-4)

G. HAZARDS & HAZARDOUS MATERIALS

1. All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. (Mitigation Measure HAZ-1)
2. With the storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, a Hazardous Materials Inventory Disclosure Statement and Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site. (Mitigation Measure HAZ-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 to complete an updated Air Toxic Emission Inventory. (Mitigation Measure HAZ-3)

H. HYDROLOGY & WATER QUALITY

1. The production wells shall be equipped with a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The permittee shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request. (Mitigation Measure HYD-1)
2. The applicant will adhere to the measures described in the Drought Management Plan during periods of a declared drought emergency. (Mitigation Measure HYD-2)

I. NOISE

1. All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. (Mitigation Measure NOI-1)
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. (Mitigation Measure NOI-2)

J. TRANSPORTATION & TRAFFIC

1. Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.
2. Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.
3. Prior to operation, the applicant shall provide a minimum of one (1) parking space per employee on the shift having the largest number of employees as well as one (1) ADA-compliant parking space.
- Parking spaces shall be a minimum of nine (9) feet in width and not less than twenty (20) feet in length (9' x 20')
 - ADA parking shall be a minimum of fourteen (14) feet and a minimum length of twenty (20) feet (14' x 20').

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- Each loading space shall be not less than thirty-five (35) feet in length and twelve (12) feet in width and have an overhead clearance of at least fourteen (14) feet.
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 is 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 Lake County Department of Public Works.
 - a) *All driveways shall be constructed and maintained 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 access easements are subject to removal per State Street and Highway Codes. A Knox Box is required on all gated entrances.*
 6. All driveway encroachments onto state and/or county-maintained roadways shall be maintained to current federal, state, or local standards and shall be constructed with an encroachment permit. If an encroachment permit is needed, the applicant shall submit a copy of the said permit to the Lake County Community Development Department within 30 days of obtaining such permit.
 7. All-access roads, yards, and parking areas shall be properly maintained for the life of the project to prevent a source of contamination where cannabis products are handled or transported.
 8. Any vehicles of 12,000 lbs gross vehicle weight shall be instructed to use Diener Road as the primary access route to the project whenever practical and feasible.
 9. The permit holder shall implement dust control measures in addition to those required for building and construction phase mitigations during dry and dusty times of year by spraying water on roadways and/or using “dust off” and similar products as needs arise.
 10. All Interior Roadways shall maintain a speed limit of 12 MPH. Speed limit signs shall be posted at the entrances to the project from exterior roads.

K. TRIBAL CULTURAL RESOURCES

1. All on-site personnel involved in the project shall receive Tribal Cultural Resource Sensitivity Training prior to beginning ground disturbance activities. The training must adhere to the standards established by the NAHC or the culturally affiliated Tribe. It shall cover the potential for uncovering subsurface resources, as well as procedures to follow if a potential resource is identified. The training shall include a process for notifying the culturally affiliated Tribe of any discoveries, as well as protocols for the protection, treatment, and handling of tribal cultural resources that are discovered or impacted during the project's ground disturbance activities. (Mitigation Measure TRC-1)
2. The permittee shall notify the Culturally Affiliated Tribe at least 45 days prior to commencement of any and all ground disturbance activities on the project site and shall have a tribal monitor present during site disturbance. (Mitigation Measure TRC-2)
3. All ground-disturbing activities shall cease within 100 feet of any Cultural Resource Discovery. All culturally affiliated tribes shall be notified of the discovery of cultural resources and granted access to the site to facilitate identification and further assessment to determine the significance of the cultural resource and appropriate preservation or disposition action(s). (Mitigation Measure TRC-3)
4. If previously unidentified Tribal Cultural Resources are encountered during the project, materials and their stratigraphic context shall be avoided, and work shall be halted immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from the locally affiliated Tribe shall be contacted to assess the resource and develop a Tribal Cultural Resources plan for identification and further evaluation to determine the significance and appropriate treatment or disposition of the resource. (Mitigation Measure TRC-4)

L. WILDFIRE

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1. Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark. (Mitigation Measure WDF-1)
2. Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent. (Mitigation Measure WDF-2)
3. The permit holder shall adhere to Public Resource Code 4291 regulation pertaining to defensible space around commercial structures.
4. The water tank dedicated to fire suppression shall be made of steel, fiberglass, or concrete and equipped with a 2.5" coupling for fire district use.

M. TIMING & MITIGATION MONITORING

1. The applicant 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 to assure that the activity is performed under the authority of this permit is under the terms and conditions prescribed herein.
2. This permit shall be null and void if not used by June 11, 2028, or if the use is abandoned for two (2) years. Once activated, this permit is valid for 10 years unless the use is discontinued for two years or if this permit is revoked due to non-compliance with these conditions.
3. The site shall be restored to its original state within six (6) months of the expiration of the use permit, termination of use, or abandonment of the site.
4. The permittee or designee shall be present for the Community Development Department's scheduled annual Compliance Monitoring Inspection during the cultivation season. Prior to schedule said inspection, the applicant shall pay the established compliance monitoring fee approved by the Board of Supervisors on June 01 of the calendar year.
 - *If there are no violations of the County permit or state license during the first five years, the inspection frequency may be reduced by the Director to not less than once every five years.*
5. The applicant shall submit a Performance Review Report each year from their initial date of approval by the review authority on June 01 of the calendar year, for review and approval by the Lake County Planning Commission. The Planning Commission may delegate the review of the Performance Review Report to the Community Development Director at the time of the initial hearing or at any time thereafter.
 - Performance Review Report shall identify the effectiveness of the approved 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:
 - *A copy of the results from said inspection shall be provided to the applicant for inclusion in their Performance Review Report.*
 - *Compliance monitoring fees pursuant to the County's adopted master fee schedule shall be paid by the permittee and accompany the "Performance Review Report" for costs associated with the review of the report by County staff.*
 - *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.*
 - *A record of all complaints and resolution of complaints shall be kept. Said record shall include a tally and summary of the issues and be provided.*
 - *All wells shall be monitored for monthly usage, and a report by month shall be included within the Annual Report.*
 - *The results of the previous year's Annual Compliance Monitoring Inspection shall be included in the following year's Performance Review Report.*
 - *If a violation is determined upon inspection, the applicant shall correct said violation is the amount determined by the Community Development Director or their*

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designee. An additional, site inspection(s) may be required to confirm that said violation(s) have been corrected.

6. The applicant(s) shall submit an application for renewal of the authorized use to the Lake County Community Development Department a minimum of 180 days prior to the expiration date of said use. Failure to apply for renewal by six months prior to the expiration date may result in the expiration of the permits. The 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 Department of Cannabis Control, 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 by the County and State agencies as determined by the Director.*
 - *A list of all employees on the premises during the past year and a copy of the background checks certification for each individual.*
 - *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.*
7. This permit may be revoked if the use for which the permit was granted is concluded 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.

Mireya G.Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: MC

by: _____
Yolanda Claybon
Planning Technician as Office Assistant III

ACCEPTANCE

I have read and understood the foregoing Major Use Permits and agree to each term and condition thereof.

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

Initials: _____
Date: _____