

**COUNTY OF LAKE  
MAJOR USE PERMIT AND INITIAL STUDY PL-25-155**

**LAKE COCO FARMS / JUAN GAMINO  
CONDITIONS OF APPROVAL**

**EXPIRES IF NOT USED BY: APRIL 23, 2028  
VALID UNTIL APRIL 23, 2036**

Pursuant to the approval of the Planning Commission on April 23, 2026, County of Lake hereby grants to Lake Coco Farms (Juan Gamino), a Major Use Permit, PL-25-155 with the following conditions of approval to allow the following Commercial Cannabis Cultivation License: Five A-Type 3 "Medium Outdoor" licenses consisting of 205,800 square feet (sf) of outdoor canopy and one A-Type 13 Cannabis Distributor Transport Only, Self-distribution License. The cultivation site is located at 3417 and 3547 Hendricks Road, Lakeport (APN: 005-006-07 and 005-013-01). The project is subject to the following terms and conditions of approval:

**A. GENERAL CONDITIONS**

1. The use hereby permitted shall substantially conform to the Site Plans, Project Description, Hydrology Analysis, Property Management Plan and any conditions of approval imposed by the Major Use Permit and Review Authority to allow outdoor cultivation of 205,800 sf of commercial cannabis cultivation sites described above. This approval includes a Type 13 Self-Distribution: Transport Only. The Community Development Director may approve minor modifications that do not result in increased environmental impacts. The permittee shall be in substantial conformance of the following:
  - a. Property Management Plan, updated August 2024
  - b. Site Plans, Realm engineering, updated May 15, 2024
  - c. Hydrological Report, Vanderwall Engineering, December 21, 2021
  - d. Drought Management Plan, September 11, 2024
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 Permittee shall obtain permits as may be required from each agency.
3. Prior to operation and construction, the Permittee shall obtain permits from all necessary Federal, State, and local agencies for the construction/ development of any infrastructure.
4. Prior to operation, the Permittee shall contact the Lake County Building Safety Division to schedule an inspection(s) to ensure compliance with Public Resource Code sections 4290/4291.
5. Prior to operation, the Permittee 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 in height, the Permittee shall obtain all necessary building permits.
6. If there is a change in the project manager (permit holder representative), the permit holder shall submit notarized 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 the required application and appropriate fees.
8. If the subject properties have a change of ownership, the Permittee 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 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.

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9. Prior to operation, the Permittee is responsible for ensuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
10. 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 Permittee 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.
11. Prior to operation, the applicant shall be enrolled in and comply with the State of California Track and Trace program and all requirements Additionally, the applicant shall submit written verification to the Lake County Community Development Department for review and approval.
12. The Permittee 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.
13. The Permittee 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. Said records shall be made available upon request at any given time.
  - The County may examine the books and records of an Permittee 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.
  - Permittees 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 Permittee. Permittees shall also provide and deliver copies of such documents to the County upon request.
  - A Permittee, or its agent or employee, that refuses, impedes, obstructs, or interferes with an inspection of the premises or records of the Permittee pursuant to this section, has engaged in a violation of this article.
14. Prior to operation, all current and future Permittees and/ or employees, including private contractors, 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 will be brought before the Planning Commission for consideration of revocation. A list of all employees, including private contractors, shall be made available upon request.
15. The Permittee 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. Said security plan shall be reviewed and approved by the Lake County Sheriff's Office.
16. Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility standards. Please contact the Lake County Community Development Department's Building Division for more information.
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-washing stations. The restrooms and hand-washing stations shall meet all accessibility requirements.
19. All dedicated ADA parking areas, routes of travel, building access, and bathrooms shall meet the Americans with Disabilities Act (ADA) requirements and be subject to review and approval of a Certified Accessibility Access Specialist (CASp).

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20. 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.
21. All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area shall be deposited in trash containers with an adequate lid or cover trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.
22. The permit holder shall pay the cannabis cultivation tax to the Lake County Tax Collector in accordance with the cannabis billing cycle. The Permittee shall submit proof of payment to the Community Development Department within 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 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.
24. The operation shall not rely on generator(s) as a primary source of power and shall only allow properly permitted (when applicable) generators for temporary use in the event of a power outage or emergency that is beyond the Permittee's control.
25. The Permittee shall adhere to all applicable requirements in the Lake County Zoning Ordinance and the Lake County Code.
26. The Permittee shall adhere to Ordinance 3103, requiring the installation of vegetation screening between Farmland Protection Zone and the permitted cannabis canopy area.

**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](http://www.darksky.org).  
*Mitigation Measure AES-1*
2. Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast to 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-2*
3. The cultivation area shall be screened from the public view by a 6' tall fence. Methods of screening shall be solid (opaque) fencing. Fabric screening is not permitted due to poor durability.
4. 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.

**C. AIR QUALITY**

1. The applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct Permit, as applicable, prior to commencing construction operations or demonstrate 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. *Mitigation Measures 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 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. All driveways and parking areas shall be surfaced with non-white rock gravel, chip seal, asphalt, or other all-weather surfacing to reduce fugitive dust generation. The applicant shall regularly maintain any graveled areas to reduce fugitive dust generations. The use of white rock as a road base is prohibited. *Mitigation Measure AQ-5*

**D. BIOLOGICAL RESOURCES**

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1. Pesticides and Fertilizer Use
  - a. Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures.
  - b. Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 100 feet of identified wetlands.
  - c. Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from weather.
  - d. All bags and boxes of pesticides and fertilizers shall be stored off the ground on pallets or shelves in secondary containment.
  - e. If the structure(s) do not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills, or provide appropriate secondary containment.
  - f. Routinely check for leaks and spills.
  - g. Have spill cleanup kits onsite to be able to respond to any leaks or spills.
  - h. Inspect planting stock for pests and diseases prior to planting.
  - i. Avoid planting stock with pests and disease and notify the supplier of the planting stock of the infestation.
  - j. Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner.
  - k. For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application, method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.
  - l. For all other pesticides, use must comply with all label requirements including site and crop restrictions.
  - m. Prior to the use of any registered pesticide on Cannabis, Operator Identification Number should be obtained from the County Agricultural Commissioner if required.
  - n. Submit monthly pesticide use reports to the County Agricultural Commissioner if required. *Mitigation Measure BIO-1*
2. Enhanced Stormwater Management for habitat Protection shall be required prior to any ground-disturbing work and comprehensive stormwater measures shall be installed. These measures, including but not limited to silt containment fences and fiber rolls strategically placed to intercept and slow diffuse overland flow, shall prevent sedimentation of potential spawning and rearing habitat for Clear Lake hitch by effectively managing and treating sheet flow runoff. *Mitigation Measure BIO-2*
3. To the extent practicable, construction shall be conducted during non-rainy season (June through October) and when Hendricks Creek is dry. *Mitigation Measure BIO-3*
4. If it is not possible to schedule construction during the non-rainy season (June through October) and when Hendricks Creek is dry:
  - a. Before construction activities begin, a qualified biologist shall conduct a training session for all construction personnel working within 50 feet of Hendricks Creek. At a minimum, the training will include a description of Clear Lake hitch and its habitat, the specific measures that are being implemented to protect this species for the Project, and the boundaries within which the Project may be accomplished.
  - b. Immediately prior to all construction activities within 50 feet of Hendricks Creek, a qualified biologist shall conduct a visual pre-construction survey for Clear Lake hitch 250 feet upstream and 250 feet downstream from the project site. The qualified biologists shall then monitor all construction activities within 50 feet of Hendricks Creek to ensure impacts to Clear Lake hitch and its habitat are avoided. The qualified biologist will stop work if Clear Lake hitch behavior is affected by Project activities. *Mitigation Measure BIO-4*
5. All work shall incorporate erosion control measures consistent with the engineered Erosion & Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ. *Mitigation Measure BIO-5*
6. Prior to cultivation, the preconstruction surveys below shall be completed:

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- a. A pre-construction survey for plants and special status species shall be performed by a qualified biologist to ensure the special status plants and species are not present.
  - b. If construction activities occur during the nesting season (typically February 15th through August 31st), a pre-construction survey for the presence of Special-Status bird species or any nesting/roosting species shall be conducted by a qualified biologist within 500 feet of the proposed construction site. If active nests are identified in this area, CDFW and /or USFWS shall be consulted to develop protective measures. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until a qualified biologist has determined they have fledged and are independent of the nest site.
  - c. A pre-construction survey for yellow-legged frogs shall be performed by a qualified biologist to ensure the special status species is not present at the time.
- Mitigation Measure BIO-6*

**E. CULTURAL RESOURCES**

1. All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training. *Mitigation Measure CUL-1*
2. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work. *Mitigation Measure CUL-2*
3. Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. *Mitigation Measure CUL-3*

**F. GEOLOGY AND SOIL**

1. Prior to ground disturbance, the applicant shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation. *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. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director. *Mitigation Measure GEO-2*
3. The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. *Mitigation Measure GEO-3*
4. If paleontological resources are encountered during implementation of the Project, ground disturbing activities shall be temporarily redirected from the vicinity of the find. A qualified paleontologist shall be retained by the developer to make an evaluation of the findings. If a significant paleontological resource is discovered on the property, the qualified paleontologist

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shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in a laboratory setting), research to identify and categorize the find, curation in the find at a local qualified repository, and preparation of a report summarizing the find. *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 shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In the event of a spill or leak, the contaminated soil shall 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, then a Hazardous Materials Inventory Disclosure Statement/ Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is stored on site. *Mitigation Measure HAZ-2*
3. The Permittee 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 with such information to complete an updated Air Toxic Emission Inventory. *Mitigation Measure HAZ-3*
4. Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.
5. The Permittee shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.

#### **H. HYDROLOGY & WATER QUALITY**

1. The applicant shall conduct seasonal static water level monitoring. The water level in each well used for cultivation shall be measured and recorded once in the spring, prior to outdoor cultivation activities, and once in the fall, after outdoor cultivation activities are complete for the season. Records shall be kept and reported to the County and State agencies as part of the Project's annual reporting requirements. *Mitigation Measure HYD-1*
2. The applicant shall have a meter to measure the amount of water pumped on each well. The applicant shall take weekly recordings of the amount of water used during extraction. In addition, water levels of each well shall be monitored weekly during well usage. Records of weekly water levels in each well shall be kept and reported to the County and State agencies as part of the Project's annual reporting requirements. If water levels are dropping significantly, a revised Water Management Plan, including a revised water budget and water mitigation strategies, shall be prepared and submitted to the County for review and approval prior to continuing operation. *Mitigation Measure HYD-2*
3. The applicant shall adhere to the measures described in their Drought Management Plan during periods of declared drought emergency. *Mitigation Measure HYD-3*
4. The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.
5. The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. A Permittee shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.
6. The illicit discharge of irrigation or storm water from the project parcel, as defined in Tile 40 of

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the Code of Federal regulation, Section 122.26, which may result in degradation of water quality of any water body is prohibited.

7. The Permittee 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.
8. The Permittee shall maintain 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 wells are located and the permitted activity agreeing to use the permitted water source and all terms and conditions of that use.
9. 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 Permittee shall not engage in unlawful or unpermitted drawing of surface water.
10. Prior to cultivation, the Permittee shall install straw wattles around the cultivation sites in a manner that retains stormwater within the cultivation area.

**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. 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 7:00 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. TRIBAL CULTURAL RESOURCES**

1. All on-site personnel of the project shall receive Tribal Cultural Resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to the standards of the NAHC or the culturally affiliated Tribe(s). Training will address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for notification of discoveries to culturally affiliated tribes, protection, treatment, care and handling of Tribal Cultural Resources discovered or disturbed during ground disturbance activities of the project. *Mitigation Measure TCR-1*
2. If previously unidentified Tribal Cultural Resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb Cultural Resources. A representative from a locally-affiliated Tribe(s) shall be contacted to evaluate the resource and prepare a Tribal Cultural Resources plan to allow for identification and further evaluation in determining the Tribal Cultural Resource significance and appropriate treatment or disposition. *Mitigation Measure TCR-2*

**K. WILDFIRE**

1. Prior to construction of buildings/ structures greater than 120 sf, the applicant shall improve the internal access road to meet Public Resources Codes 4290 standards. The applicant shall arrange a site inspection by the County Building Official (Fire Marshal) to confirm that the internal access road is Public Resources Codes 4290 and 4291 compliant, including gate width. *Mitigation Measure WDF-1*
2. The applicant shall create and maintain 100' of defensible space around the proposed outdoor cultivation areas and associated infrastructure in accordance with PRC 4291. *Mitigation Measure WDF-2*
3. Install a 2.5-inch coupling outlet, valve, and male National Hose (N) threaded connection with a protective cap on the tank or hydrant manifold on the 25,000-gallon water tank. *Mitigation*

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Measure WDF-3

4. The 25,000-gallon fire suppression water storage tank shall be made of steel, fiberglass, or concrete. *Mitigation Measure WDF-4*

**L. TIMING & MITIGATION MONITORING**

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/ or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. The Permittee 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 Permittee to for inclusion in their Performance Review Report.
  - A Compliance Monitoring Fee shall be paid by Permittee and accompany the Performance Review Report.
  - A Compliance Monitoring Inspection of the Cultivation Site shall be conducted annually during growing season. The Permittee 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.
  - Non-compliance by the Permittee by not 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 Permittee(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. Permittee(s) 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 Permittee is still qualified to be an Permittee.
  - 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

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5. 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: TT

By: \_\_\_\_\_  
Pamela Miles, Office Administrator III

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ACCEPTANCE

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Permittee or Authorized Agent Signature

\_\_\_\_\_  
Printed Name of Authorized Agent