

COUNTY OF LAKE
MAJOR USE PERMIT AND INITITAL STUDY, PL-26-115
SEIGLER SPRINGS HOLDINGS, LLC

CONDITIONS OF APPROVAL
EXPIRES IF NOT USED BY: 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 Forest Elie, a Major Use Permit, PL-26-115 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 130,680 square feet (sf.) of outdoor cultivation area, and one (1) Type 13 'Self Distribution' license on property located at 11615 and 11625 Seiger Springs North Road, Kelseyville; and further described as APNs 115-007-03 and 115-007-06 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 196,020 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, revised May 2026
 - b. Site Plans, revised May 2026
 - c. Grading Plans, May 2026
 - d. Hydrology and Drought Management Plan, November 2025
 - e. Oak Mitigation Plan, 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 applicant 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 cultivation, the permit holder shall adhere to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.
5. Prior to 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.
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

Initials: _____

Date: _____

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. The Applicant shall comply with the State of California Track and Trace requirements. Additionally, the applicant shall submit written verification to the Lake County Community Development Department for review and approval.
 12. 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.
 13. 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 it 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.
 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 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.
 17. 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.
 18. 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).
 19. 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.
 20. 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.
 21. The applicant shall maintain a record of all complaints and resolution of complaints and provide a tally and summary of the issues in the Annual Performance Review Report.
 22. The permit holder 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 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 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.
24. This permit shall be null and void if not used by June 11, 2028, or if the use is abandoned for a period of two (2) years.
25. The Permittee shall adhere to all applicable requirements in the Lake County Zoning Ordinance and the Lake County Code.

B. AESTHETICS

1. The cultivation area shall be screened from public view by a new 6' tall fence. Fencing material shall be of either chain link with screening slats, or solid wood or metal. Fabric-covered fencing is erodible and not durable, and therefore is not permitted. Regular yearly inspection and maintenance of fencing shall be required. *Mitigation Measure AES-1*
2. 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-2*
- 3.
4. 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 any site disturbance, the applicant shall adhere to the Grading Plan and Dust Mitigation Measures shown on the submitted plans for this project. *Mitigation Measure AQ-1*
2. All Mobile diesel equipment used for construction and/or maintenance shall be 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 as well as Lake County Noise Emission Standards. *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 with 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 as a temporary measure, and asphalt or an equivalent all-weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/ trailer traffic shall require asphaltic concrete paving or equivalent to prevent 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, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations. *Mitigation Measure AQ-6*

D. BIOLOGICAL RESOURCES

1. The use of deer fencing should be restricted to the perimeters of the proposed gardens. No deer fencing or other obstacles to wildlife passage should be installed that will restrict wildlife movement. *Mitigation Measure BIO-1*
2. Outdoor lighting, if used, should be restricted to the processing facility, and should be directed downward so as not to illuminate adjacent areas. (Note: This mitigation measure was also included in Section I, "Aesthetics"). *Mitigation Measure BIO-2*

3. To mitigate potential impacts to obscure bumble bees, foothill yellow-legged frog, and western pond turtle, State and Federal regulations on pesticide selection and use should be strictly followed. Pesticide use should not occur during periods when winds may transport spray to adjacent areas. As an alternative, the operator may wish to use organic growing methods. It should be noted that State of California regulations for cannabis cultivation include strict standards for purity which may pre-empt use of pesticides. *Mitigation Measure BIO-3*
4. All work in or near waterways and wetlands should incorporate extensive erosion control measures consistent with Lake County Grading Regulations in order to avoid erosion and the potential for transport of sediments to Seigler Canyon Creek. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required. *Mitigation Measure BIO-4*
5. Prior to any work that involves disturbing the ground or removing trees or brush, the applicant must follow the tree removal and replacement plan that they submitted to the County. This plan shows that 76 mature and healthy oak trees that are greater than 5 inches in diameter at 4.5 DBH will be removed. Each of these oak trees will be replaced by indigenous species that are no less than 5 feet tall at the time of planting. For each oak tree that is removed, three indigenous species will be planted. These trees must be maintained for up to seven years. *Mitigation Measure BIO-5*
6. Prior to any tree or brush removal, the applicant shall provide a nesting survey, performed by a professional biologist, that surveys all trees and shrubbery that will be remove for potential nests. If any nests are discovered, the tree / shrub removal shall be postponed until the birds are fledged. *Mitigation Measure BIO-6*
7. Prior to any ground disturbance, the California Department of Fish and Wildlife recommends Western Bumble Bee specific surveys are conducted prior to starting any construction activities to determine if the species is present within the project footprint. If the species is present the Biological Resource Assessment should propose additional avoidance, minimizations, and/ or mitigation measures to reduce significant impacts. *Mitigation Measure BIO-7*

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 MITIGATION MEASURES:

1. Prior to any ground disturbance, the permittee shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMP's shall be maintained for the life of the project.
2. Prior to any ground disturbance, the permit holder shall submit and obtain a Grading Permit from the Community Development. The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage Regulations to the maximum extent practicable. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include

scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

3. 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.
4. 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.

G. HAZARDS & HAZARDOUS MATERIALS

1. All hazardous waste shall not be disposed of on-site without review or permits from the Environmental Health Division, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.
2. The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.
3. 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.
4. 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 to be stored on site.
5. The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.

H. HYDROLOGY & WATER QUALITY

1. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.
2. 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. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County in their Annual Compliance Performance Report.
3. The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water-vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool and/or river is prohibited. The applicant shall not engage in unlawful or unpermitted drawing of surface water.
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 Lake County Community Development Annual Compliance Annual Performance Report.

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*

J. TRANSPORTATION

- 1. Prior to this use permit having any force or effect, the applicant will be required to make road improvements to the internal road and comply 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.
- 1. All deliveries and/or pickups shall arrive during the hours of Monday through Saturday from 7:00AM to 7:00 p.m. and Sundays from 12:00 p.m. to 5:00 p.m.
- 2. 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 to three (3) employees, therefore there shall be a minimum of three (3) employee parking spaces and one (1) Accessibility Compliant Parking Space.
- 3. 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 access easements are subject to removal per State Street and Highway Codes.
- 4. 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.
- 5. 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 (CCR), 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. TRIBAL CULTURAL RESOURCES

- 1. TCR-1: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Ground disturbing activities occurring in conjunction with the Project include, but are not limited to, surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work, excavations, and ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area. Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals will include those who:
 - a. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC’s Guidelines for Native American Monitors/Consultants (2005) (Last visited 3/4/2024. Available at chrome-

b. Members of culturally affiliated tribe(s) who:

- i. Are culturally affiliated with the project area, as determined by the NAHC; and
- ii. Have been vetted by tribal officials of the Culturally Affiliated Tribes as having the desired knowledge, skills, abilities, and experience established by the Culturally Affiliated Tribes. *Mitigation Measures TCR-1*

2. The duration and timing of TCR monitoring shall begin at the start of ground disturbing activities and end when ground disturbing activities are completed and final, including the treatment and disposition of any discoveries as outlined in TCR-6 below. *Mitigation Measures TCR-2*
3. All ground disturbing activities shall halt within 100 feet of any cultural resource discovery. All Culturally Affiliated Tribes will be notified of discovery of cultural resources and be provided access to the cultural resource site to allow for identification and further evaluation in determining the cultural resource significance and appropriate treatment or disposition. *Mitigation Measures TCR-3*
4. There must be at least one tribal monitor present for every separate area containing a TCR discovery that is at least 100 feet apart, unless otherwise agreed upon in writing between the Tribes and Permit Holder. *Mitigation Measure TCR-4*
5. All on-site personnel of the Project shall receive cultural resource sensitivity training prior to initiation of ground disturbance activities of the Project. The training must be according to the standards of the NAHC and/or the Culturally Affiliated Tribes (as described in MM TCR-1 above). Training will cover potential exposure of subsurface resources, procedures upon identifying a potential resource, notification of Culturally Affiliated Tribes, protection of discoveries, relevant laws and regulations, protocols for avoidance, consequences of regulatory violations, procedures for pause in construction, procedures for construction setbacks, and confidentiality of discoveries. Tribal monitors will be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project. *Mitigation Measure TCR-5*
6. The Project applicant must notify all Culturally Affiliated Tribes at least 45 days prior to commencement of any and all ground disturbance activities on the Project Site. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated tribe(s) must be notified and given an opportunity to inspect, determine the nature of the TCR, and determine the best course of action for avoidance, protection, and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a TCR of value to a tribe, that Tribe will coordinate with the Permit Holder to establish measures by which the Tribe may appropriately protect, treat, and dispose of TCR with dignity, which may include preservation and protection in situ or removal from the Project Site. The Permit Holder will allow the Tribes to facilitate treatment and disposition of the TCR to the extent permitted by law. No destructive or intrusive analysis of nor any photographing, video recording, or similar recording of TCRs shall be permitted by the Permit Holder, except as required by law. *Mitigation Measure TCR-6*

L. WILDFIRE

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 Measures WDF-2*
3. A Water tender will be present on-site during earth work to reduce the risk of wildfire and dust. *Mitigation Measure WDF-3*
4. All water storage tanks used for cultivation shall be equipped with one (1) 2.5-inch diameter fire department hose connection for fire suppression.

M. 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. 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 1st 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 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 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 to 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.
 - 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 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.

Mireya G. Turner Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: TT

By: _____
Planning Commission Clerk

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent