

COUNTY OF LAKE  
CONDITIONS OF APPROVAL

AMENDMENT (MMU 21-24) TO MAJOR USE PERMIT (UP 18-32)  
INITIAL STUDY, IS 21-37  
GROW CENTER / JASON JONES

EXPIRES IF NOT USED BY: AUGUST 11, 2024  
VALID UNTIL AUGUST 11, 2032

Pursuant to the approval of the **Lake County Planning Commission** on **August 11, 2022**, there is hereby granted to **Grow Center** an amendment to a **Major Use Permit, UP 18-32** to allow the conversion of an approved A Type 3 (medium outdoor) cultivation area to one (1) A-Type 3B mixed light cannabis license consisting of 22,000 sq. ft. of canopy on property located at **26066 and 27084 Jerusalem Grade Road, Middletown; and further described as** APNs: 013-017-62 and 013-017-66 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 **52,190 square feet of cultivation area** as shown on the approved site plan for this action. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts. Applicant shall be in substantial conformance with the following:
  - a. *Property Management Plan received September 3, 2021*
  - b. *Revised Site and Erosion Control Plan received September 3, 2021*
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
3. **Prior to cultivation**, the applicant shall obtain building permits for all new structures.
4. All conditions of UP 18-32 shall remain in full force and effect except as modified herein.
5. **Prior to operation**, the applicant shall pay the Fish and Wildlife fee within 5 days of the date of Mitigated Negative Declaration approval.
6. This permit shall be null and void if not used by **August 11, 2024** or if the use is abandoned for a period of two (2) years.

Mary Darby, Director  
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: EJP

By: \_\_\_\_\_  
Jim Feenan, Office Assistant 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: \_\_\_\_\_

\_\_\_\_\_  
Applicant or Authorized Agent Signature

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