

**COUNTY OF LAKE  
USE PERMIT; UP 19-34  
CATEGORICAL EXEMPTION; CE 20-37  
JERUSALEM GOLD, LLC**

**CONDITIONS OF APPROVAL  
EXPIRES IF NOT USED BY: DECEMBER 10, 2022  
VALID UNTIL DECEMBER 10, 2030**

Pursuant to the approval of the Lake County Planning Commission on November 12, 2020, there is hereby granted to **Jerusalem Gold, LLC (Bridget King)**, a **Major Use Permit (UP 20-06)** with the following conditions of approval to allow for Commercial Cannabis Cultivation *A-Type 3 "Outdoor"*, which includes the planting, growing, harvesting, drying, trimming, and/or any combination of those activities, including processing. The proposed use would allow up to a total 42,080 square feet of outdoor canopy area on property located at **25412 Jerusalem Grade, Lower Lake, CA** and being Assessor Parcel No. 013-017-27 with associated parcels 013-017-25, 013-017-26, 013-017-28, subject to the following terms and conditions.

**GENERAL:**

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 outdoor canopy of **42,080** square feet as shown on the approved site plans for this action and 80 square feet storage shed within an **42,080** square feet cultivation area. This approval includes a Type 13 'Cannabis Distributor Transport Only, Self-distribution' license. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts. Applicant shall be in substantial conformance with the following:

- a. Property Management Plan received May 21, 2020
  - b. Site Plans received April 11, 2020
1. 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.
2. This permit does not authorize any manufacturing of cannabis and/or cannabis byproducts. If the manufacturing and/or extraction of cannabis, including its byproducts becomes allowed by County Code, the applicant may apply for the appropriate permits.
3. **Prior to construction**, all appropriate permits shall be obtained from the Lake County Community Development Department for all new construction. Any unpermitted structures associated with said proposed project shall meet compliance with Lake County commercial building code standards.
4. **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.
5. Indoor cultivation and mixed light cultivation lighting shall not exceed 1,200 watts and shall conform to all applicable electrical codes. Outdoor cultivation areas, other than a greenhouse with mixed light shall not have any supplemental lighting.
6. **Prior to final inspection**, 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.
7. All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment will need to comply with the recommendations of darksky.org and provisions of Section 21.48 of the Zoning Ordinance.
8. The applicant shall provide adequate security on the premises. Fencing cannot exceed six feet in height unless a building permit is issued by the County for the fence.
9. The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place or harborage for pest.

10. **Prior to cultivation**, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.
11. **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 four (4) employees, therefore there shall be a minimum of four (4) employee parking spaces and one (1) ADA compliant parking space.
12. All deliveries and/or pickups shall during the hours of Monday through Saturday from 7:00 a.m. to 7:00 p.m. and Sundays from 12:00 p.m. to 5:00 p.m.
13. 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.
14. **Prior to final inspection**, all ADA compliant parking areas, accessible routes of travel, accessible building access and/or bathrooms shall meet all California Building Code Requirements.
15. 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.
16. Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.
17. The permit holder shall pay the cannabis cultivation tax to the Lake County Tax Collector in accordance to the cannabis billing cycle. The applicant shall submit proof of payment to the Community Development Department within thirty (30) days of receiving payment confirmation. Failure to pay said cultivation tax will result in the initiation of permit revocation proceedings. For further details on cultivation taxes, please contact the Lake County Tax Collectors Office at (707) 263-2234.
18. All necessary permits shall be obtained from applicable Federal, State and County agencies having jurisdiction over this project **prior to a building permit** including but not limited to, Department of Cannabis Control, Department of Food and Agriculture, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, Department of Public Health, and Department of Consumer Affairs.
19. The access road shall permit delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions at all times. 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.
20. A 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. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.
21. 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.
22. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.
23. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.
24. Storage of potentially hazardous waste shall be in its original package, and shall be clearly labeled to display the volume and type of material stored. These packages shall be kept

inside a storm-proof shed, a locked storage area that shall only be accessible to authorized staff. Storage areas containing hazardous waste shall be inspected weekly by staff/employees to ensure accurate record keeping and safe storage conditions.

25. Hazardous waste must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of onsite without review or permits from EHD, 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.
26. The applicant shall only apply fertilizers/pesticides when the wind is blowing in opposite direction of any waterway and/or water body and shall not drift into flowering plants. Spraying fertilizers/pesticides when pollinators and/or directly onto any water surface is prohibited. The use of any pesticide that has been banned for use in the United States is prohibited.
27. The applicant shall maintain a minimum of a one-hundred (100) foot setback from the top of bank of any year-round or seasonal stream, as well as to the edge of any lake, delineated wetland and/or vernal pool on the site. No structure within this 100 foot setback shall be used for cannabis cultivation activities.
28. The storage of any potentially hazardous materials, including fertilizer/pesticides shall be located a minimum of 100 feet from any water source, which includes but is not limited to wells, springs, top of bank of any waterway (perennial or intermittent), edge of lake/reservoirs, delineated wetland and/or vernal pool. These materials shall not be allowed to leak onto the ground and/or contaminate surface waters.
29. The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.
30. The illicit discharge of irrigation or storm water from the project parcel, as defined in Title 40 of the Code of Federal regulation, Section 122.26, which may result in degradation of water quality of any water body is prohibited.
31. **Prior to the use of any registered pesticide on cannabis**, Operator Identification Number shall be obtained from the County Agricultural Commissioner.
32. The removal of any commercial tree species as defined by the California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (*Quercus* species) or Tan Oak (*Notholithocarpus* species) for the purpose of developing a cannabis cultivation site should be avoided and minimized. This shall not include the pruning of any such tree species for the health of the tree, or the removal of such trees if necessary for safety or disease concerns, or of the removal of non-native trees.
33. 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.
34. The applicant may use water supplied by a licensed retail water supplier, as defined in Section 13575 of the Water Code, on an emergency basis only. The applicant shall notify the Community Development Department within seven (7) days of the emergency and provide the following information: (a) A detailed description of the emergency; (b) Identification of the retail water supplier including license number; (c) The volume of water supplied and actions taken to prevent the emergency in the future.
35. **Prior to permit issuance**, 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.
36. All employees and/or staff member shall be properly be trained in and wear Personal Protective Equipment in accordance with all Federal, State and local regulations regarding handling any Biological and Chemical agents.

37. The permit holder is responsible for ensuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
38. **For any future ground disturbances**, should any archaeological, paleontological, or cultural materials be discovered, all activity shall be halted in the vicinity of the find(s) and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.
39. All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.
40. For the duration of the cannabis cultivation activity, the applicant shall obtain and maintain a State Cultivation license prior to cultivation.
41. All current and future applicants 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 will be brought before the Planning Commission for consideration of revocation.
42. **Prior to the start of any cultivation activities**, the applicant(s) shall submit to the Community Development Department a summary response in writing establishing compliance with these conditions of approval, as well as documenting compliance with all obligations of the Property Management Plan, including dates of compliance and referencing documents or other evidence of compliance.

#### **TIMING AND MONITORING:**

43. 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.
44. The applicant shall submit an Annual Performance Review Report their initial date of operation for review and approval by the Planning Commission. The Planning Commission may delegate review of the Annual Performance Review Report to the Community Development Director at the time of the initial hearing or at any time thereafter. The Annual Performance Review Report shall identify the effectiveness of the approved Minor Use Permit, Operations Manual, Operating Standards, and Conditions of Approval, as well as the identification and implementation of additional procedures deemed necessary. In the event the Planning Commission identifies issues with the Annual Performance Review Report, it may lead to revocation of the approved use and/or the Planning Commission may require the submittal of more frequent Performance Review Reports. Additionally, the Performance Review Report shall include the following:
  - *The project parcel shall be inspected by the Community Development Department on an Annual Basis and/or less frequently if approved by the Community Development Director. A copy of the results from said inspection shall be provided to the applicant to for inclusion in their Performance Review Report.*
  - *A Compliance Monitoring Fee of \$760.00 shall be paid by applicant and accompany the Performance Review Report.*
  - *A Compliance Monitoring Inspection of the Cultivation Site shall be conducted annually during growing season. The applicant shall contact the Community Development Department to schedule such inspection.*
  - *If there are no violation of the use permit and/or State License during the first five (5) years, the inspections may be reduced by the Community Development Director to not less than once every 5 years*
  - *Non-compliance by the applicant in allowing the inspection by the Community Development Department, or refusal to pay the required fees, or noncompliance in submitting the annual "Performance Review Report" for review by the Planning Commission shall be deemed grounds for a revocation of the development permit or use permit and subject the holder of the permit(s) to the penalties outlined in this Code.*



The applicant shall maintain a record of all complaints and resolution of complaints and provide tally and summary of the issues in the Annual Performance Review Report.

45. The applicant shall maintain all necessary permits from the Central Valley Regional Water Quality Control Board and submit written verification to the Community Development Department. A copy of all permits shall be included in the Annual Performance Review Report.
46. The Applicant shall comply with the State of California Track and Trace requirements.
47. An applicant shall keep accurate records of commercial cannabis activity. All records related to commercial cannabis activity as defined by the State Licensing Authorities shall be maintained for a minimum of seven (7) years.
  - *The County may examine the books and records of an applicant and inspect the premises of a permittee when the County deems necessary to perform its duties under this division. All inspections shall be conducted during standard business hours of the permitted facility or at any other reasonable time.*
  - *Applicants shall keep records identified by the County on the premises of the location permitted and the County may make any examination of the records of any applicant. Applicants shall also provide and deliver copies of such documents to the County upon request.*
  - *An applicant, or its agent or employee, that refuses, impedes, obstructs, or interferes with an inspection of the premises or records of the applicant pursuant to this section, has engaged in a violation of this article.*
48. 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.
49. *Indemnification:* Each permit issued pursuant to this Section shall have as a condition of the permit, a requirement that the applicant indemnify and hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under said permit.
50. The applicant(s) shall submit an application for **renewal** of the authorized use to the Community Development Department a minimum of 180 days prior to the expirations date of said use. Failure to submit an application for renewal at least six months prior to the expiration date of the permit may result in the expiration of the permit. Applicant shall submit the required application, associated fees and the following additional information which may include but is not limited to:
  - *A copy of all licenses, permits, and conditions of such licenses or permits related to the project from state agencies as appropriate including, but not limited to the California Department of Food and Agriculture, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, and the Department of Public Health.*
  - *A copy of all reports provided the County and State agencies as determined by the Director.*
  - *A list of all employees on the premise during the past year and a copy of the background checks certification for each.*
  - *Documentation that the applicant is still qualified to be an applicant.*
  - *Any proposed changes to the use permit or how the site will be operated.*
  - *Payment of all fees as established by resolution by the Board of Supervisors.*
51. This permit shall be null and void if not used by May 13, 2022, or if the use is abandoned for a period of two (2) years. Once activated, this permit is valid for a period of ten (10) years unless the use of discontinued for two years or if this permit is revoked due to non-compliance with these conditions.

52. 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.

Prepared by: HAM

COMMUNITY DEVELOPMENT DEPARTMENT  
Scott DeLeon, Interim Director

By: \_\_\_\_\_  
Kate Lewis, Office Assistant III

**ACCEPTANCE**

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

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

\_\_\_\_\_  
Applicant or Authorized Agent (Signature)

\_\_\_\_\_  
Applicant or Authorized Agent (Print Name)