

COUNTY OF LAKE
MAJOR USE PERMIT, UP 20-85
CATEGORICAL EXEMPTION, CE 21-12

HIGH GRADE SOLUTIONS

CONDITIONS OF APPROVAL

EXPIRES IF NOT USED BY: May 27th, 2023
VALID UNTIL: May 27th, 2031

Pursuant to the approval of the Planning Commission on **May 27th, 2021**, there is hereby granted to **High Grade Solutions, a Major Use Permit, UP 20-85** with the following conditions of approval to allow the following licenses: **One (1) Type 6 “Non-Volatile Cannabis Manufacturing” license and one (1) Type 11 “Cannabis Distributor License”** to allow 2,865 Sq.Ft. dedicated to processing, including storage and trimming, 2,085 Sq.Ft. for distribution, including loading/unloading area and storage, and 1,697 Sq.Ft. of offices and administrative support, all located within a 11,000 Sq. Ft. building on property located at 11270 **Clayton Creek Road, Lower Lake, CA 95457; further described as APN: 049-300-15** is subject to the following terms and conditions of approval.

A. GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the **Site Plan(s), Project Description** and **Property Management Plan** and any conditions of approval imposed by the **Major Use Permit** and Review Authority for the **Cannabis Manufacturing and Distribution** 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. The Applicant shall be in substantial conformance with the following:
 - a. Property Management Plan dated September 25, 2020
 - b. Site plans dated August 21, 2020
 - c. Support documentation provided by the Applicant
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 or construction**, the applicant shall obtain permits from all necessary Federal, State and local agencies for the constructions/development of any infrastructure.
4. All necessary permits shall be obtained from applicable Federal, State and County agencies having jurisdiction over this project **prior to manufacturing activities** 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.
5. **Prior to Operation**, the applicant shall contact the Lake County Building Department to schedule an inspection(s) to ensure compliance with Public Resource Code sections 4290/4291.
6. **Prior to Operation**, the applicant shall schedule an inspection with the Community Development Department – Building Division. All structures used for the proposed project shall meet accessibility standards.
7. **Cannabis Business Tax:** The Cannabis Business Tax shall be paid pursuant to Article VII of Chapter 18 of the Lake County Code. Proof of payment shall be required to be submitted to the Community Development Department. Failure to pay said tax will result in the initiation of permit revocation proceedings.

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8. **Prior to Operation**, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.
9. **Prior to operation**, the applicant shall provide adequate security on the premises. All fencing installed shall be a minimum of six (6) feet height and cannot exceed eight (8) feet in height. If the fencing exceeds eight (8) feet height, the applicant shall obtain all necessary building permits.
10. 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.*
11. 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.
12. If the subject properties have a change of ownership, the applicant shall obtain written approval from all property owner(s), which authorize the tenant(s) or lessee(s) to cultivate cannabis at the project site(s). Said written verification containing the property owner(s) 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.
13. **Prior to Operation**, the applicant is responsible for ensuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
14. **Prior to Operation**, all necessary permits shall be obtained from all applicable federal, state and county agencies having jurisdiction over this project. Said permits shall be maintained for the life of the project.
15. **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. Said permits shall be maintained for life of project.
 - *A copy of said permits shall be submitted to the Lake County Community Development Department for review and approval. If permits are not required, the applicant shall obtain written documentation from each agency and submit said documentation to the Community Development Department.*
 - If there is a change in name of permit operator(s), the new permit operator(s) shall be responsible for insure all applicable permits are update to date.
16. **Prior to Operation**, the applicant shall be enrolled in and comply with the **State of California Track and Trace** program and all requirements, including having all cannabis plants properly tagged. Additionally, the applicant shall submit written verification to the Lake County Community Development Department for review and approval.
17. **Prior to Operation**, all current and future applicants 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.**
18. The applicant shall provide adequate security measures in accordance with Article 27 of the Lake County Zoning Ordinance to minimize criminal activity, provide for safe and secure working environments, protect private property, and to prevent damage to the

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environment. Said security plan shall be reviewed and approved by the Lake County Sheriff's Office.

19. **Prior to Operation**, all structure(s) used for Manufacturing and Processing shall meet accessibility standards. Please contact the Lake County Community Development Department's Building Division for more information.
20. **Prior to Operation**, all accessible compliant parking areas, routes of travel, building access and/or bathrooms shall meet all California Building Code Requirements.
21. **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.
22. All handicap parking areas, routes of travel, building access and bathrooms shall meet American with Disabilities Act (ADA) requirements and be subject to review and approval of a Certified Accessibility Access Specialist (CASP).
23. **Prior to Operation**, the applicant(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The applicant shall contact the Lake County Division of Environmental Health for details.
29. The applicant shall adhere to all applicable requirements in the Lake County Zoning Ordinance and the Lake County Code.
30. The parcel where the cannabis manufacturing facility is located shall front and have direct access to a paved State or County Maintained road.
31. The applicant shall keep accurate records of commercial cannabis activity and all records related to commercial cannabis activity as defined by the state licensing authorities shall be maintained for a minimum of seven years.
32. 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 Article 27 of the Lake County Zoning Ordinance.
33. Loading and service areas shall be concealed from public view and from adjoining properties by appropriately designed walls, fencing and landscaping and shall be located to the rear or sides of a building, away from the main building entrance, or related high visibility areas.
34. Lighting shall be designed to provide atmosphere, safety, and security without spillover or glare onto adjacent properties, and light intensity shall be of satisfactory quality to ensure visibility, safety, and security.
35. The applicant shall establish physical barriers to secure perimeter access and all the points of entry such as, locking primary entrances with commercial-grade, non-residential door locks, or providing fencing around the grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems.
36. The applicant shall install a security alarm system to notify and record incident(s) where physical barriers have been breached.
37. The applicant shall establish an inventory system to track cannabis material and the personnel responsible for processing it throughout the manufacturing process.
38. The permittee 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.
39. The applicant shall not sell, transfer or give cannabis or cannabis products to persons under 21 years of age. Additionally, the applicant shall not allow any person under 21 years of age on its premises or, where a cannabis manufacturing permit is associated with a cannabis manufacturing site, within cannabis manufacturing building or the fenced area around a processor facility, nor shall the applicant employ or retain persons under

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21 years of age.

40. The operation shall not rely on a personal gasoline, diesel, propane, or similar fuels, powered generator as a primary source of power. Emergency generators may be permitted for temporary use in the event of a power outage or emergency that is beyond the permittee's control.
41. All manufacturing of cannabis products shall occur in an enclosed and locked structure.
42. Cannabis manufacturing activities shall only occur in the areas depicted on the floor plan submitted by the applicant and shall not exceed the square footage authorized pursuant to the major use permit.
43. Cannabis manufacturing activities shall only occur in the areas depicted on the floor plan submitted by the applicant and shall not exceed the square footage pursuant to the major use permit.
44. All new construction is required to be fire sprinkled per the California Building and Fire Codes. For cannabis manufacturing sites that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings.
45. **Sign Standards:** In addition to the sign standards of the applicable area plan and Chapter 21 of the Lake County Zoning Ordinance, the design shall comply with the following standards:
 - a. Cannabis, cannabis-infused products, or associated products shall not be displayed or clearly visible to a person from the exterior of the cannabis manufacturing facility.
 - b. The facility shall not display on the exterior of the facility advertisements for cannabis or any brand name and may only identify the building by the registered name.
 - c. The facility shall not utilize graphics related to cannabis or paraphernalia on the exterior of the building in which the cannabis manufacturing facility is located.
46. **Design Standards:** In addition to the design standards of the applicable area plan and Chapter 21 of the Lake County Zoning Ordinance, the design shall comply with the following standards *(If applicable)*:
 - a. Auxiliary structures such as trash enclosures and storage areas shall be compatible with and integrated into the overall design.
 - b. Containers for the recycling of recyclable products shall be accommodated within trash storage areas.
 - c. Rear and side wall elevations shall provide building offsets and architectural details similar to the front façade.
 - d. Storage containers or accessory structures shall be architecturally treated on all four exterior sides of the structure.
 - e. Storage containers or accessory structures shall employ a variety of building forms, materials, colors and other architectural treatments to add visual interest.
 - f. The use of compatible colors in a single façade or composition is required. Compatible colors add interest and variety while reducing building scale and breaking up plain walls. Bright colors are prohibited.
 - g. Service and, emergency generator shall be enclosed within the building structure.
47. **Landscape Standards:** A landscape and maintenance plan shall be provided to the Community Development Department for review and approval prior to final occupancy. Landscape plan shall include the following *(If applicable)*:
 - a. Landscaping shall be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.
 - b. Landscaping shall be used to define areas such as entrances to buildings and parking lots, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading and equipment areas.

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- c. Landscaping strip 5 feet wide around the entire base of the building(s) to soften the edge between the parking lot and building is required. The landscape strip is not required at entrances to the building or at loading or service areas building access points.
 - d. Landscaping shall maintain adequate sight lines for visual safety, visibility and efficient security.
48. **Security:** Applicant shall adhere to Property Management Plan – Security Plan dated September 25, 2021, which shall be maintained to ensure the following:
- a. Establishing physical barriers to secure perimeter access and all points of entry (such as locking primary entrances with commercial-grade, non-residential door locks, or providing fencing around the grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems.)
 - b. Installing a security alarm system to notify and record incident(s) where physical barriers have been breached.
 - c. Establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors.
 - d. Maintaining the premises such that visibility and security monitoring of the premises is possible.
 - e. Establishing procedures for the investigation of suspicious activities.
 - f. Establishing an inventory system to track cannabis material and the personnel responsible for processing it throughout the manufacturing process.
 - g. Limiting access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties.
 - h. Supervising tasks or processes with high potential for diversion (including the loading and unloading of cannabis transportation vehicles).
 - i. Providing designated areas in which personnel may store and access personal items.
 - j. Identification of emergency contact(s) that is/are available 24 hours/seven (7) days a week including holidays. The plan shall include the name, phone number and facsimile number or email address of an individual working on cannabis manufacturing premises, to whom notice of problems associated with the operation of the cannabis manufacturing establishment can be provided. The cannabis manufacturing establishment shall keep this information current at all times. The applicant shall make every good faith effort to encourage neighborhood residents to call this designated person to resolve operating problems, if any, before any calls or complaints are made to the County.
49. **Video Surveillance:** At minimum, permitted premises shall have a complete digital video surveillance system with a minimum camera resolution of 1080p. The video surveillance system shall be capable of recording all pre-determined surveillance areas in any lighting conditions.
- a. The video surveillance system shall be capable of supporting remote access by the permittee.
 - b. To the extent reasonably possibly, all video surveillance cameras shall be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.
 - c. Areas that shall be recorded on the video surveillance system include. But are not limited to, the following: The perimeter of the cannabis manufacturing facility; Areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises; Areas where cannabis is destroyed; Limited-access areas; Security rooms; Areas containing surveillance-system storage devices, in which case, at least one camera shall record the access points to such an area; and The interior and exterior of all entrances and exits to the cannabis manufacturing facility including all buildings where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises.
 - d. The surveillance system shall operate continuously 24 hours per day and at a minimum of 30 frames per second.

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- e. All exterior cameras shall be waterproof, I-66 minimum.
- f. All interior cameras shall be moisture proof.
- g. Cameras shall be color capable.
- h. Video management software shall be capable of integrating cameras with door alarms.
- i. Video recordings shall be digital.
- j. Thermal technology shall be used for perimeter fencing.
- k. All cameras shall include motion sensors that activates the camera when motion is detected.
- l. In areas with inadequate lighting for the cameras being used, sufficient lighting shall be provided to illuminate the camera's field of vision.
- m. All recording shall be located in secure rooms or areas of the premises in an access and environment-controlled environment which is separate from the room where the computer and monitoring equipment is located.
- n. All surveillance recordings shall be kept on the applicant's recording device or other approved location for a minimum of 30 days.
- o. All video surveillance recordings are subject to inspection by the Department and shall be copied and sent, or otherwise provided, to the Department upon request.
- p. The video recordings shall display the current date and time of recorded events. Time is to be measured in accordance with the U.S. National Institute Standards and Technology standards. The displayed date and time shall not significantly obstruct the view of recorded images.

50. Prohibited Activities:

- a. Odor: Cannabis related permits shall not propagate objectionable odors which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any of those persons or the public.
- b. Electrical Generators: Manufactures shall not rely on a personal gasoline, diesel, propane, or similar fuels, powered generator 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.
- c. Lights: 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.

- 51. Prior to the start of any manufacturing, processing, or distribution 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.

B. AESTHETICS

- 1. Lighting shall be designed to provide atmosphere, safety, and security without spillover or glare onto adjacent properties, and light intensity shall be of satisfactory quality to ensure visibility, safety, and security.
- 2. 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. All lighting equipment must comply with the recommendations of www.darksky.org and all Federal, State and local agency requirements.
- 3. Storage containers or accessory structures shall be architecturally treated on all four exterior sides of the structure and shall employ a variety of building forms, materials, colors and other architectural treatments to add visual interest.

C. AIR QUALITY

- 1. **Prior to Operation**, the applicant shall obtain all necessary permits from the Lake County

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Air Quality Management District (LCAQMD) and submit a copy of said permits to the Lake County Community Development Department. All permits shall be obtained and maintained for life of the project or until the operation is closed and the equipment is removed.

2. All mobile diesel equipment used must be in 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.
3. The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.

D. CULTURAL RESOURCES:

1. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), local overseeing Tribe shall be notified, 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.
2. All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.

E. GEOLOGY & SOILS

1. 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.
2. All staging or storage of materials to develop the manufacturing and processing operation, shall be located in previous disturbed area only.

F. GREENHOUSE GAS EMISSIONS

1. **Prior to Operation (if applicable)**, all structures to be used for the manufacturing and processing of cannabis, shall be equipped with carbon air filtration units or other filtration methods that meet the specifications of the Lake County Air Quality Department for air filtration to reduce the potential for greenhouse gas emissions from entering the atmosphere.

G. HAZARDS & HAZARDOUS MATERIALS

1. The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. 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.
2. The cannabis manufacturing shall be conducted in accordance with state and local laws related to hazardous material disposal, electricity usage, water usage, and wastewater discharges.
3. If hazardous materials, flammable gas, flammable liquefied gas, flammable and combustible liquids, or other flammable material, as those terms are defined in the 2016 California Fire Code (CFC) Section 202, are to be used in the processing of cannabis, then the provisions of CFC shall be applicable where hazardous materials subject to permits under CFC Chapter 50 (Hazardous Materials) are located on the premises or where required by the local fire district official or County Building Official.

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4. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks, and systems, compressed gases classified as hazardous materials, and the prevention, control and mitigation of dangerous conditions related to storage, use, dispensing, mixing and handling of flammable and combustible liquids shall comply with California Fire Code and California Building Code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required.
5. 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.
6. 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.
7. 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.
8. 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 in a manner that is consistent with applicable local, state and federal regulations.
9. **Prior to Operation**, all employees and/or staff members shall be properly trained in and utilize Personnel Protective Equipment in accordance with all federal, state and local regulations regarding handling any biological and/or chemical agents.
10. Hazardous waste must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of on-site 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.
11. The applicant(s) shall properly maintain all waste treatment systems to prevent contamination in areas where cannabis products may be exposed to such waste or waste by-products.

I. HYDROLOGY & WATER QUALITY

1. 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.
2. All drainage area shall be properly maintained to prevent contamination by seepage, foot-borne filth, or the breeding of pests due to unsanitary conditions. Said area shall be maintained for life of the project.
3. The applicant shall adhere to all requirements in Chapter 29 (*Storm Water Management Ordinance*) of the Lake County Code to protect the water quality of the surface water and downstream receiving water bodies from water quality degradation.
4. The utilization of water that has been or is illegally diverted from any lake, spring, wetland, stream, creek, vernal pool, or river is prohibited.

J. NOISE

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1. All construction activities including engine warm-up shall be limited to Monday through Friday, between the hours of 7:00am and 10:00pm 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.
2. Maximum non-construction related sounds levels shall not exceed levels of 60 dBA between the hours of 7:00AM to 10:00PM and 55 dBA between the hours of 10:00PM to 7:00AM within commercial areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.
3. The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.

K. TRANSPORTATION & TRAFFIC

1. **Prior to Operation**, the applicant shall provide a minimum of one (1) parking space per employee on the shift having the largest number of employees as well as one (1) ADA compliant parking space.
2. 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.
3. The project site(s) shall have access to a public road or a recorded easement that allows for, but is not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Lake County Department of Public Works.
 - a) *All driveways shall be constructed and maintained 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. A Knox Box is required on all gated entrances.*
4. All driveway encroachments onto state and/or county-maintained roadways shall be maintained to current federal, state or local standards and shall be constructed with an encroachment permit. If an encroachment permit is needed, the applicant shall submit a copy of said permit to the Lake County Community Development Department within 30 days of obtaining such permit.
5. All access roads, yards and parking areas shall be properly maintained for life of the project to prevent a source of contamination where cannabis products are handled or transported.
6. No driveway shall be allowed to encroach closer than 20 feet to the end or beginning of the radius on any street corner unless approved by the Lake County Department of Public Works.
7. Commercial driveway access shall not exceed an 8 percent grade for the first 40 feet, thereafter shall not be greater than a 12 percent grade without prior approval of the Lake County Community Development Department and the Department of Public Works.
8. No driveway entering onto a right-of-way shall exceed a width of 30 feet.

L. TIMING & MITIGATION MONITORING

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1. The applicant shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary 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 applicant shall keep records identified by the County on the premises of the location permitted. The County may take any examination of the records of any applicant. The applicant shall also provide and deliver copies of such documents to the County upon request.
 3. This permit shall be null and void if not used by April 22th, 2023 or if the use is abandoned for a period of two (2) years. Once activated, this permit is valid for a period of 10 years unless the use is discontinued for two years or if this permit is revoked due to non-compliance with these conditions.
 4. **Indemnification:** 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.
 5. **Prior to Operation**, the applicant(s) shall submit to the Lake County Community Development Department a summary response in writing establishing compliance with these conditions of approval, as well as documenting their compliance with all obligations of the Property Management Plan, including dates of compliance and referencing documents or other evidence of compliance.
 6. The applicant shall submit an Annual Performance Review Report each year from their initial date of approval by the review authority (May 27th, 2021) for review and approval by the Lake County 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.
 - Annual 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 permittee and accompany the "Performance Review Report" for costs associated 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 will 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 said violation(s) have been corrected.*
 1. The applicant(s) shall submit an application for **renewal** of the authorized use to the Lake
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County Community Development Department a minimum of 180 days prior to the expiration date of said use. Failure to submit an application for renewal by *May 27th, 2031* may result in the expiration of the permits. 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 by the County and State agencies as determined by the Director.*
- *A list of all employees on the premises during the past year and a copy of the background checks certification for each individual.*
- *Documentation that the applicant is still qualified to be an applicant.*
- *Any proposed changes to the use permit or how the site will be operated.*
- *Payment of all fees as established by resolution by the Board of Supervisors.*

4. This permit may be revoked if the use for which the permit was granted is concluded to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

Scott DeLeon,
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: KS

by: _____
Kerrian Marriott, Office Assistant

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

Applicant Initials: _____

Date: _____