

COUNTY OF LAKE
MINOR USE PERMIT PL-25-282, Harmony
Mara Mehlman
CONDITIONS OF APPROVAL
Date of Issuance: August 28, 2025
Expires if not used by: August 28, 2027

Pursuant to the approval of the Lake County Planning Commission on August 28, 2025, there is hereby granted to Mara Mehlman a Major Use Permit for a Special Event, Commercial, to allow for 96 events per year including serving food and wine. The property is located at 3210 and 3280 Big Valley Road, Kelseyville (APNs 008-037-30 & 008-037-31), with the following terms and conditions, and findings described within the Staff Report dated August 28, 2025:

A. GENERAL CONDITIONS

1. Modifications to the major use permit can only be made by the Planning Commission and shall comply with the requirements in the Lake County Zoning Ordinance Article 60.
3. The Permittee shall permit the County of Lake or its representatives or designees to make periodic inspections at any reasonable time deemed necessary in order to ensure that the activity being performed under the authority of this permit is in accordance with the terms and conditions prescribed herein.
4. This permit shall be null and void if not used by August 28, 2027, or if the use is abandoned for a period of two years.
5. This permit may be revoked if the use for which the permit was granted is conducted if the project is found 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.
6. The project shall comply with all applicable requirements listed in the Lake County Code Zoning Ordinance Article 5, Article 41, Article 46, and Article 60.
7. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state or local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The Permittee shall obtain permits as may be required from each agency.
8. Prior to opening for business, the Permittee shall apply for a building permit at the Community Development Department, Building Division, for all tenant improvements per Lake County Code Chapter 5 for Building Regulations.
9. The project shall substantially comply with the site plan and information in the staff report approved by the Planning Commission on August 28, 2025.

B. SPECIFIC CONDITIONS

Air Quality

1. The Applicant shall adhere to the requirements listed in the Lake County Zoning Ordinance Article 41 which requires that all uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not 41-2 limited to, emissions of suspended particulates, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes.

Traffic and Circulation

1. The parking area shall include eight parking spaces with one ADA space. Gravel shall be applied to the parking area. The parking area shall meet the standards of the Lake County Zoning Ordinance Article 46 that the parking spaces be a minimum of nine feet in width and twenty feet in length (9' x 20') with the exception of the accessible van space(s).

Geology and Soils

1. The Permittee shall adhere to all requirements for erosion control of the parking area as listed in the Lake County Zoning Ordinance Article 41.

Health and Safety

1. All food facilities shall be subject to approval and annual review by the Lake County Environmental Health Division and comply with the Lake County regulations. The kitchen may need to have annual inspections – please contact Environmental Health at 707-263-1164 for details.
2. Prior to operation and for the life of the project, the permit holder shall comply with all requirements of the California Department of Health Office of Drinking Water and Lake County Environmental Health Division requirements for food and water service to the public.
3. No vehicular parking or traffic or other uses which could adversely affect the soil shall be permitted on top of any sewage system leach area.
4. A minimum of one Uniform Fire Code-compliant fire extinguisher shall be available during each special event. Prior to operation, approved smoke detectors shall be installed and approved fire extinguisher(s) shall be installed in the structure. "EXIT" signs shall be visibly posted in plainly legible letters. Emergency lighting and an evacuation plan shall also be visibly posted in public areas.
5. Prior to operation, the Permittee shall contact the Kelseyville Fire Department for special requirements/signoffs for the parking area. Copies of signoffs shall be submitted to the Lake County Community Development Department, Planning Division.
6. Prior to opening for business, the Permittee shall apply for a license to serve wine from the California Department of Alcoholic Beverage Control. A copy of the license shall be submitted to the Lake County Community Development Department.

Noise

1. Hours of operation shall be from 4:00 p.m. to 9:30 p.m. with guest arrival at 5:00 p.m. and departures by 9:30 p.m. The Permittee shall comply with the Lake County Zoning Ordinance Article 41 (note from Table 11.1) which states that when "A" Agricultural District falls under the "Residential" category for noise regulations, the following limits apply:
 - Between 7:00 a.m. and 10:00 p.m.: 55 dBA.
 - Between 10:00 p.m. and 7:00 a.m.: 45 dBA

Aesthetics

1. The project shall comply with the Lake County Zoning Ordinance Article 41 which requires that all exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior

lot line. Buildings and structures under construction are exempt from this provision.

C. Standard Conditions

- 1. The Planning Commission may revoke the permit in the future if the Commission finds that the use to which the permit is put is detrimental to the health, safety, comfort and general welfare of the public or constitutes a nuisance.
- 2. This permit may be revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code if the terms of this project are not met.

Prepared by: LH

MIREYA G. TURNER, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

Date: _____

by: _____
Pamela Miles, Office Assistant III

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent