

COUNTY OF LAKE
MAJOR USE PERMIT PL-25-48 (UP 25-03)
CATEGORICAL EXEMPTION, CE 25-03

ESTHER FORMULA USA CORPORATION
DIETARY SUPPLEMENT MANUFACTURING BUSINESS
CONDITIONS OF APPROVAL

Expires if not used by: October 23, 2027

Pursuant to the approval of the Planning Commission on October 23, 2025, there is hereby granted to Esther Formula USA Corporation, a Major Use Permit (PL-25-48; UP 25-03) and CEQA Categorical Exemption (CE 25-03) to allow Processing, Manufacturing, and Distribution of Dietary Supplements located at 4615 Work Right Circle, Lakeport, CA; further described as APN: 008-032-51 is subject to the following terms and conditions of approval.

A. GENERAL CONDITIONS

1. The use hereby permitted shall substantially conform to the site plans, project description, and conditions of approval imposed by the major use permit and review authority for the project 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. Site Plans
 - b. Esther Formula USA Business Plan
 - c. Waste Treatment System Overview
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 this 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 the life of the project.
4. Manufacturers of Cannabidiol (CBD) products shall register with the California Department of Public Health to ensure compliance with testing and labelling regulations.
5. A copy of said permits shall be submitted to the Lake County Community Development Department, Planning Division, for review and approval.
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. Prior to operation, the applicant shall schedule an inspection with the Lake County Community Development Department, Code Enforcement Division 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.
8. 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, Planning Division for review and approval, including submitting the required documentation and appropriate fees.
9. 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.

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10. If there is a change in the name of the permit operator(s), the new permit operator(s) shall be responsible for all applicable permits being updated to date.
11. Prior to operation, all parking areas, routes of travel, building access and/or bathrooms shall meet all California Building Code Requirements.
12. Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand washing stations meet all accessibility requirements.
13. All accessible parking areas, routes of travel, building access and bathrooms shall meet American with Disabilities Act requirements and be subject to review and approval of a Certified Accessibility Access Specialist (CASP).
14. Prior to operation, the applicant shall provide documentation to the Community Development Department Planning Division from the Environmental Health Department that all of the requirements regarding on-site wastewater treatment and/or potable water have been met.
15. 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.
16. 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.
17. The operation shall not rely on personal gasoline, diesel, propane, or similar fuels, or the 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.
18. The site shall be maintained in compliance with Public Resource Code (PRC) 4291; Defensible Space requirements for hazardous vegetation and shall include a minimum of 100 feet defensible space around the commercial facility.

B. TRANSPORTATION & TRAFFIC

1. All deliveries and/or pickups shall take place from Monday through Saturday from 9:00 a.m. to 7:00 p.m. and Sundays from 12:00 p.m. to 5:00 p.m.
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 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.
4. All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body.
5. 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

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required on all gated entrances.

- 6. 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, Planning Division, within 30 days of obtaining such permit.
- 7. All access roads, yards and parking areas shall be properly maintained for life of the project to prevent a source of contamination where products are handled or transported.

C. TIMING & MONITORING

- 1. This permit may be revoked if the use for which the permit was granted is concluded to be detrimental to 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.
- 2. This permit shall be null and void if not used by October 23, 2027, or if the use is abandoned for a period of two (2) years.

Mireya G. Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: MC

by: _____
Pamela Miles, Office Assistant III

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent