

**COUNTY OF LAKE
Planning Commission**



**THURSDAY, OCTOBER 23, 2025
9:00 AM
AGENDA**

Commissioner Monica Rosenthal District I
Commissioner Everardo Chavez District II
Commissioner Batsulwin Brown District III
Commissioner Maile Field District IV
Commissioner Sharron Zoller District V

Director Mireya G. Turner
Principal Planner Vacant
Deputy County Counsel Nicole Johnson
Office Assistant III Pamela Miles

GENERAL INFORMATION

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting. Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission and is not already on today's agenda or scheduled for a future public hearing. Speakers are requested to legibly write your name on the sign in sheet at the podium and state your name for the record.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, CA.

AGENDA AVAILABLE ONLINE AT www.lakecountycalifornia.gov

Meetings of the Lake County Planning Commission will be available for participation virtually via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at <https://countyoflake.legistar.com/Calendar.aspx>. To submit a written comment on any agenda item, please visit site above and click on the eComment feature linked to the meeting date.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://lakecounty.zoom.us/j/99417602765?pwd=aEdsUWtFMVJEQWFDRHNtT3V6cStSQ09>

Passcode: 155982

Or One tap mobile:

+16699006833,,99417602765#,,, *155982# US (San Jose)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1-669-900-6833 or +1-669-444-9171

Webinar ID: 994 1760 2765

Passcode: 155982

1. 9:00 AM - Call To Order
2. Pledge of Allegiance
3. Verification of Legal Notice
4. Consent Agenda
5. Public Input
6. Timed Items - Public Hearings

- 6a 9:05a.m. - PUBLIC HEARING - Consideration of proposed Major Use Permit (PL-25-48, UP 25-03) and CEQA Categorical Exemption (CE 25-03) for Esther Formula USA Corporation to amend Major Use Permit (UP 19-47) to discontinue the permitted Commercial Cannabis Manufacturing and Distribution and commence Processing, Manufacturing, and Distribution of Dietary Supplements at property located at 4615 Work Right Circle, Lakeport, CA (APN 008-032-51)

Sponsors: Community Development

Memo: [25-1039](#)

Attachments: [Site Plans](#)
 [Conditions of Approval](#)
 [Esther Formula USA 5 Year Business Plan](#)
 [Waste Treatment System Overview](#)
 [Agency Comments](#)
 [Tribal Comments](#)
 [Public Comments](#)
 [Staff Report](#)

7. Non-Timed Items
8. Department Update
9. Adjournment



Memorandum

10/23/2025

Item#:6a

Memorandum

Date: October 23, 2025

To: The Honorable Lake County Board of Supervisors

From: Mireya G. Turner, Director

Subject: Consideration of proposed Major Use Permit (PL-25-48, UP 25-03) and CEQA Categorical Exemption (CE 25-03) for Esther Formula USA Corporation to amend Major Use Permit (UP 19-47) to discontinue the permitted Commercial Cannabis Manufacturing and Distribution and commence Processing, Manufacturing, and Distribution of Dietary Supplements at property located at 4615 Work Right Circle, Lakeport, CA (APN 008-032-51)

Executive Summary:

The applicant, Esther Formula USA Corporation, is proposing an amendment for Major Use Permit (PL-25-48, UP 25-03) to the existing Major Use Permit (UP 19-47) to discontinue the approved use of commercial cannabis manufacturing and distribution and to commence processing, manufacturing, and distribution of dietary supplements including orally dissolving film (ODF).

The project site was developed and operated as a shower door assembly plant by Work Right Products, Inc. under approved Major Use Permit (90-1), Parcel Map (PM 90-2) and Initial Study IS (90-3). Use Permit (UP 92-5) and Initial Study (IS 92-16) allowed for the modification to building elevations. The business included 105 employees. When the business closed, the original use permit expired due to inactivity. More recently, Major Use Permit (UP 19-47) was approved on April 22, 2021, for Commercial Cannabis manufacturing, processing, and distribution with 13 employees. The project site was sold in 2022 to Esther Formula USA Corporation and is currently operating under existing Major Use Permit (UP 19-47) which was transferred to the new owners with the purchase of the property on June 27, 2022. The amendment of the major use permit will not include Commercial Cannabis uses; however, the incorporation of cannabidiol (CBD, a nonpsychoactive compound derived from hemp) products within the product line is proposed. CBD derived from hemp is not regulated by the County of Lake, rather the manufacturers are required to register with the California Department of Public Health for testing and labeling requirements of CBD products.

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Purchasing Considerations (check all that apply):☐ Not applicable☐ Fully Article X. <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI>- and/or Consultant Selection Policy <http://lcnet.co.lake.ca.us/Assets/Intranet/Policy/Policies+26+Procedures+Manual/Ch4_2021v2.pdf>-Compliant (describe process undertaken in "Executive Summary")☐ Section 2-38 <https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTXPU_S2-38EXCOBI> Exemption from Competitive Bidding (rationale in "Executive Summary," attach documentation, as needed)☐ For Technology Purchases: Vetted and Supported by the Technology Governance Committee <<http://lcnet.co.lake.ca.us/Assets/Intranet/Intranet+Forms/Information+Technology/AdvPlan.pdf>> ("Yes," if checked)☐ Other (Please describe in Executive Summary)**Consistency with Vision 2028** <<http://www.lakecountyca.gov/Government/Directory/Administration/Visioning/Vision2028.htm>>

(check all that apply):

☐ Not applicable☐ Well-being of Residents☐ Public Safety☐ Disaster Prevention, Preparedness, Recovery☐ Economic Development☐ Infrastructure☐ County Workforce☐ Community Collaboration☐ Business Process Efficiency☐ Clear Lake**Recommended Action:**

Staff recommends the Planning Commission find that the proposed manufacturing business, located at 4615 Work Right Circle, Lakeport, CA 95453, is in conformance with the major use permit requirements and is exempt from California Environmental Quality Act under the California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Class 1) "Existing Facilities".

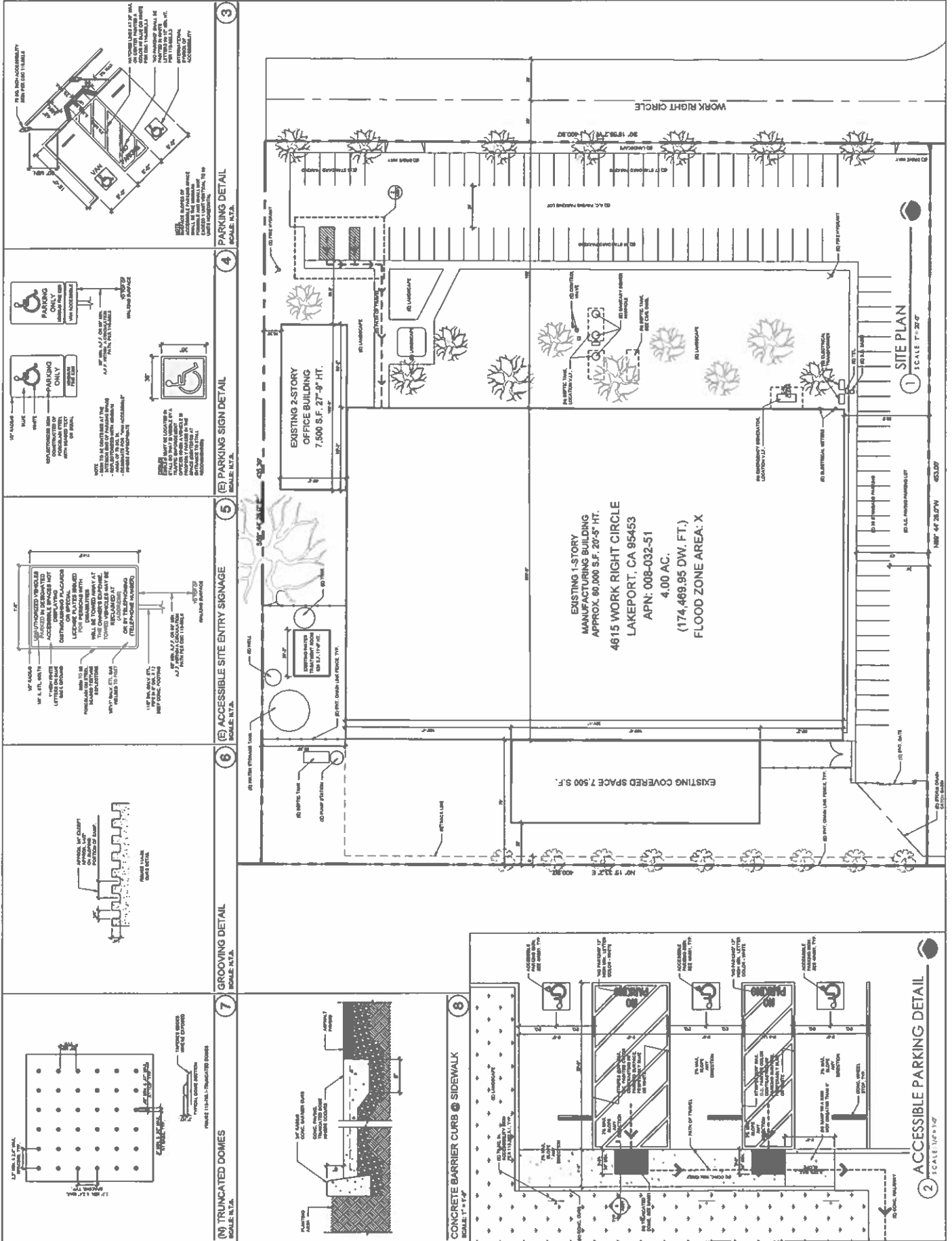
Staff recommend the Planning Commission take the following actions:

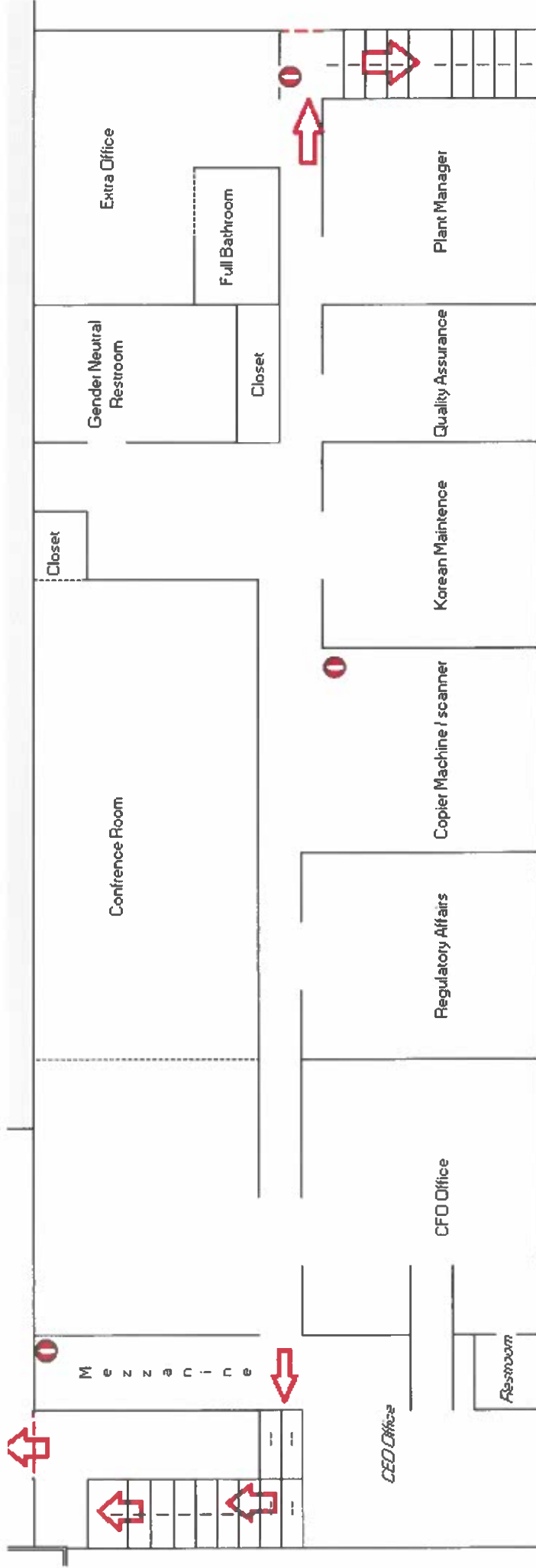
A. Find that this project is exempt from CEQA under California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Class 1) "Existing Facilities".

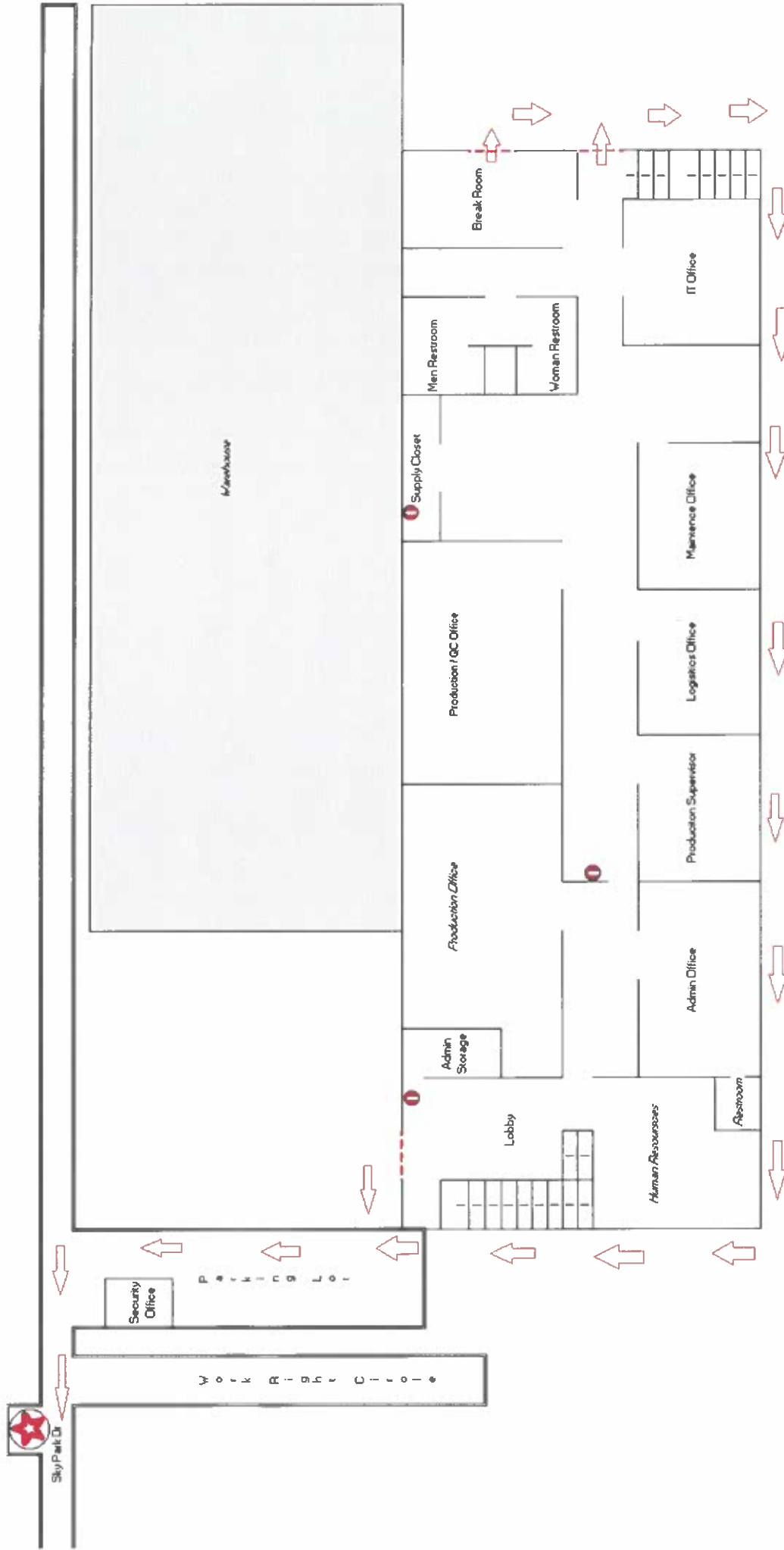
B. Approve Major Use Permit (PL-25-48, UP 23-05) with the following findings:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.
3. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use.
4. There are adequate services to serve the project.
5. This project is consistent with the Lake County General Plan, Kelseyville Area Plan, and Lake County Zoning Ordinance.

6. That no violation of Chapter 5, 17, 21, 23 or 26 of the Lake County Code currently exists on this property.







**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.

Applicant Initials: _____

Date: _____

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

Applicant Initials: _____
 Date: _____

Page 2

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

Applicant Initials: _____
Date: _____

Esther Formula USA 5 Year Business Plan

Esther Formula USA
Lakeport House

INDEX CONTENT

1. Business Overview

1.1 Background

1.2 Objectives

1.3 Product Overview

2. Company Overview

2.1 Company Status

2.1 Organizational Structure

1. Business Overview

1.1 Background

Since the release of Esther Formula's Glutathione ODFs in Korea in 2021:

- Sales reached **250 MILLION Units** & achieved sales of **₩358.3 BILLION KRW** as of January 2024
- Maintained the **leading position in ODF (Orally Dissolving Films) market** for 3 years

Health food market is expected to reach ₩6.2 TRILLION KRW in 2024!

In the past 5 years, there was

- a **27% growth** in the market
- an **81.2% increase** in purchase experience rate

(Source: source: <https://www.medifonews.com/news/article.html?no=185782>)

The introduction of film-type products, and the recent Covid-19 pandemic, has sparked interest in ODFs due to their high absorption rates & convenience in consumption and portability. With the popularity of Esther Formula's Glutathione ODF product, this presents a strategic opportunity to expand our business.

1. Business Overview

1.2 Objectives

Esther Formula plans to take advantage of FDA's more lenient regulations.

- Esther Formula is limited due to KFDA's strict regulations on dietary ingredients and dosage
- FDA is more **lenient on dietary ingredients and dosage amounts**
 - Esther Formula potential products: CBD, Glutathione, Curcumin, Elastin & Collagen

Establish Esther Formula USA

- Further develop our technology
- Leverage lenient FDA regulations and **increase sales by developing new products**
- Target not only USA but **expand to countries in Asia and EU.**

Expand our product range to pet supplements.

- Growing trend in the pet supplement industry has led to increased pet supplement production.
- Due to ODF's ease of administration and rapid absorption rates has led to the introduction of ODFs into the pet supplement industry.

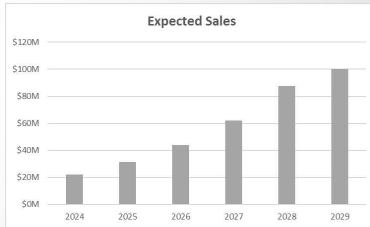
When compared to KFDA, FDA's lenient regulations provides an opportunity for growth and development for Esther Formula USA.

1. Business Overview

1.2 Objectives

Expected Sales

- Expected sales for **2024 are \$22M USD** and is expected to reach **\$100M USD by 2029**



Strategic Opportunities

- FDA regulations allows for the production of CBD ODFs** which is in demand not only in the US, but in Asia and EU.
- Glutathione, Curcumin, and Elastin & Collagen ODFs are the most popular Esther Formula products. By establishing Esther Formula USA, we can also **target consumers who prefer Made In USA** products.

1. Business Overview

1.3 Product Overview

The ODF technology:

ODFs are thin flexible sheets that dissolve quickly when placed in the mouth.

- Active ingredients are released and absorbed through the oral mucosa
- Rapid absorption (within 1 minute)
- High absorption rate through blood vessels
- Ease of portability and consumption

Benefits of ODFs compared to tablets, capsules, & softgels:

- No need for water
- No choking hazard
- Easy to carry around
- Better bioavailability



ODF offers benefits over traditional dosage forms like tablets, capsules, and softgels.

1. Business Overview

1.3 Product Overview

Esther Formula USA Products

Esther Formula USA will focus on producing the following 4 products first:



Once the US facility has established their place within the dietary supplement industry for human consumption, we will expand and enter the pet supplement industry.

Target Countries

- USA
- Asia
- European Union

Once establishing presence in the dietary supplement for human consumption segment, will expand to penetrate the pet supplement industry.

2. Company Overview

2.1 Company Status

Esther Formula USA

Location: Lakeport, California (Northern California)

Lakeport, California is where Clear Lake, the largest natural lake in California, is located. Known for their wineries, and cultivation of walnut, pear, and vineyard orchards.

The **region is conducive to CBD production** and sales and receives various support from the local government.

Facility & Construction Timeline

- **June 2022:** Esther Formula USA Corporation was established.
- **February 2023:** Cannabis Licensed facility was acquired and designing initiated.
- **August 2023:** Facility construction began with country approval.
- Expected **completion of construction March 2024.**
- **Official production to begin in April 2024**



Facility was designed and constructed to reach the daily target production of 1M films.

Facility will meet the highest standard of FDA GMP and will be audited for facility **GMP certification NSF International**, an internationally recognized organization with one of the strictest standards.

THOMAS HUNT CIVIL ENGINEERING

- A. SITE PLAN – See sheet C1.0 of the project plans which shows the configuration of the existing well, building footprint, treatment and leach field.
- B. PROJECT LOCATION: AP#008-032-51, Lake County, South half of Section 7 T.13N., R.9W. MDB&M. The Leach field is on AP#008-032-63, via an easement documented in 1991.
- C. WATER SUPPLY: The water supply for the subject property is an existing well of approximately 200 feet in depth, and static water level of approximately 50 feet BGS.
- D. SERVICE AREA Description: The project area is mainly agriculture with the except of the County Airport in the vicinity of the subject parcel. There are no public water distribution systems or sewer collection systems within approximately 2 miles of the project site. In the past history of the Site development a cost analysis was performed for connecting to the nearest sewer collection system, however it was deemed unfeasible, economically.

2. WASTE WATER CHARACTERIZATION AND TREATMENT

- A. The sanitary sewer domestic waste stream is exclusively from employee restroom facilities.
 - a) The sanitary waste volume is based on 15gpd/person for the estimated number of employees for facility.
 - b) The estimated BOD for sanitary waste is 200mg/L because of a low dilution rate for restrooms only, and COD 250 mg/L.
- B. The process wastewater is generated from the cleaning of industrial size stainless steel mixing bowls using hot water after each batch of product is feed into the thin film processing conveyor belt equipment.
 - c) The process wastewater volume is estimated based on the number batches per day for each mixing bowl.
 - d) Based on preliminary sample data of the process wastewater:
 - BOD for the process wastewater is 470 mg/L - 530 mg/L;
 - Total Suspended Solids is 220 mg/L - 45 mg/L;
 - Total Dissolved Solids 490 mg/L - 480 mg/L;
 - Conductance 230 umhos/cm - 250 umhos/cm;
 - TKN 2.4 mg/L - 3.6 mg/L ;
 - Chloride / - 7.1 mg/L;
 - Sodium 34 mg/L - 23 mg/L
 - Chemical Oxygen Demand 1300 mg/L - 950 mg/L;
 - pH 4.25 - pH 7.06.

3. WASTEWATER TREATMENT SYSTEM

- A. See Sheet C2.0 of the project plans.
- B. Wastewater Pretreatment components:
 - a.) Sanitary Waste pretreatment consists of a 4,800-gallon septic tank for primary treatment.
 - b.) The Process Waste pretreatment consists of two 1,500-gallon tanks in series with an aeration system to assist with the BOD oxygen depletion, and Heritage Chemical feed system to adjust the pH of certain batches of wastewater. The series of three total tanks

THOMAS HUNT CIVIL ENGINEERING

for the process wastewater allows for solids settlement, together with retention time for biological treatment of the wastewater. The series of tanks create a baffle system for settlement, and a screen influent filter install upstream of the pre-anoxic tank.

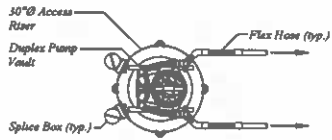
- c.) The two wastewater streams flow into the 3,000-gallon pre-anoxic blend tank for pumping to the recirculation tank.
- d.) In the 1,500-gallon recirculation tank is a bio tube duplex pump vault to pump effluent into a Orenco AX-100 treatment module. The treatment module uses an air ventilation system blower to assure adequate oxygen is provided to the filter media biological process.
- e.) The recirculation tank will divert a portion of the treatment effluent from to the AX-100 biological filtration system to a 3,500-gallon dosing tank.
- f.) The Dosing tank has a bio tube duplex pump vault to pump treated effluent to a pressurized multi-zone GeoFlow drip leach field. The GeoFlow system will use 0.5-gallon//sf/day with emitters spaced at 1' o.c. and each GeoFlow tube spaced at 2' o.c. for a total of 3,700 sf of soil area. This is a standard flowrate for conservative design of pressurized discharge after pretreatment. The GeoFlow piping will be buried approximately one foot deep to allow for maximum soil absorption by the native silty clay soils. The GeoFlow system will be controlled by electric valves that will alternate the zones and allow flows to loop back to the recirculation tank for flushing.
- g.) There is area for a 100% replacement drip field. The surrounding land use is primarily agriculture or unimproved, except to the north where the end of local airstrip is at least 300 feet away. The depth ground water in area of the leach field is assumed to be greater than 5 feet below the nature grade. The site terrain is relatively flat in the area of the leach field, with a gently drainage swale, between to drain field and the subject project facility, that traverses in a northeasterly direction from the northwest corner of the subject project parcel toward a drainage swale along the south side of the airstrip. The swale depression is about 2 to 3 below the existing grade of the leach field area, with the surrounding terrain sloping 2 to 5% toward the swale. The swale is approximately 300 feet from the existing leach field area. The existing leach field area is to be abandon upon installation of the new piping, and area could be used for future replacement area if needed, together additional area to the east of the proposed drain field.
- h.) It is estimated the treated effluent going to the leach field will have a BOD of 10 to 15 mg/L.
- i.) General maintenance cleaning of all filters and pump vault screens will be performed on regular interval and the upstream tanks will be pumped as needed to remove solids and grit.
- j.) A Control Panel will control all of the electrical circuits for the pumps and valves, including low level shut off and high-level alarms. The Control panel will allow for remote monitoring, data collection, programing, and alarm information.

Prepared by: Thomas A. Hunt, P.E.

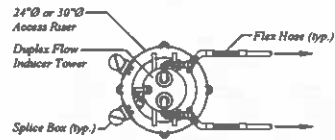
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Ukiah, CA 95482
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Email: thomashuntpe@gmail.com



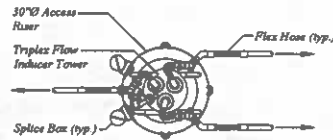
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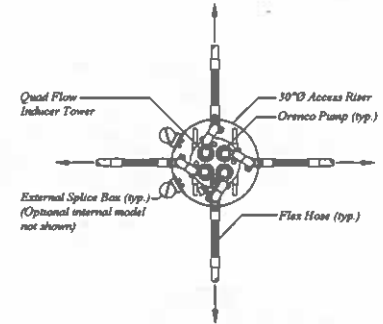
*Duplex Pump Vault
Plan View*



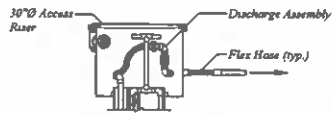
*Duplex Flow Inducer Tower
Plan View*



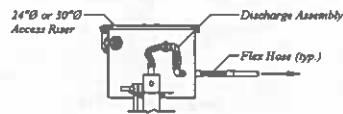
*Triplex Flow Inducer Tower
Plan View*



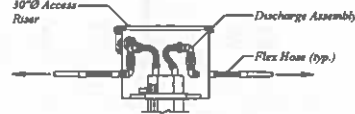
*Quad Flow Inducer Tower
Plan View*



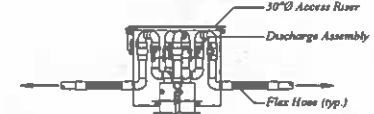
*Duplex Pump Vault
Profile View*



*Duplex Flow Inducer Tower
Profile View*



*Triplex Flow Inducer Tower
Profile View*



*Quad Flow Inducer Tower
Profile View*

Thomas Hunt Civil Engineering
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112
Email: thomashunt@earthlink.net



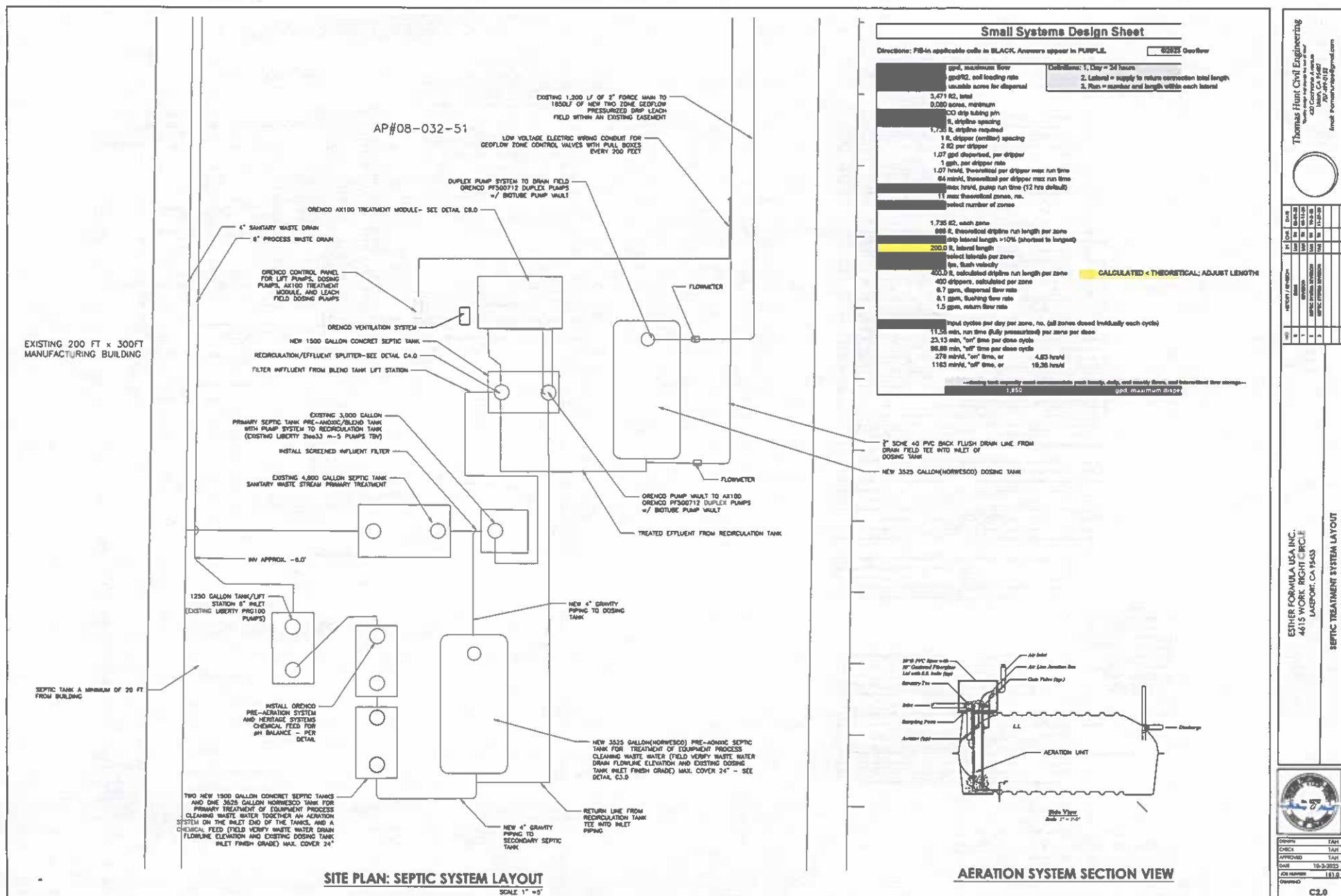
NO.	DATE	DESCRIPTION
1	10-1-2005	ISSUED FOR BIDDING
2	10-1-2005	REVISION
3	10-1-2005	REVISION
4	10-1-2005	REVISION
5	10-1-2005	REVISION
6	10-1-2005	REVISION
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10	10-1-2005	REVISION

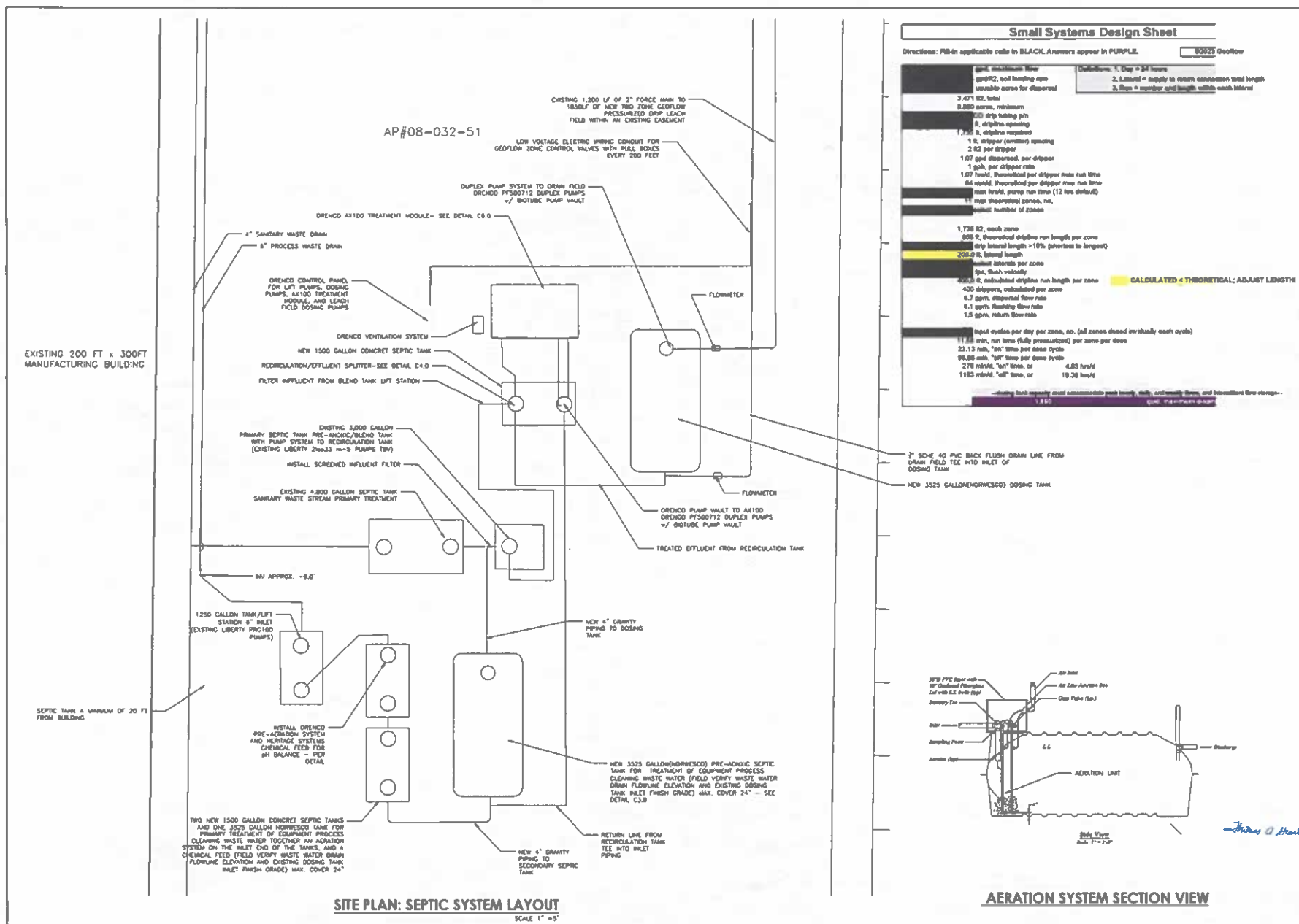
ESTHER FORNIA, L.P.A., INC.
4615 WORK ROAD, SUITE 100
LAUREL, CA 94543
TANK ACCESS RISER PLUMBING DETAILS



DESIGNED	1/2/05
CHECKED	1/2/05
APPROVED	1/2/05
DATE	10-1-2005
SCALE	AS SHOWN

C.S.O.





Thomas Hunt Civil Engineering
Quality design that meets the test of time
420 Cochran Avenue
Stock, CA 95602
707-499-0123

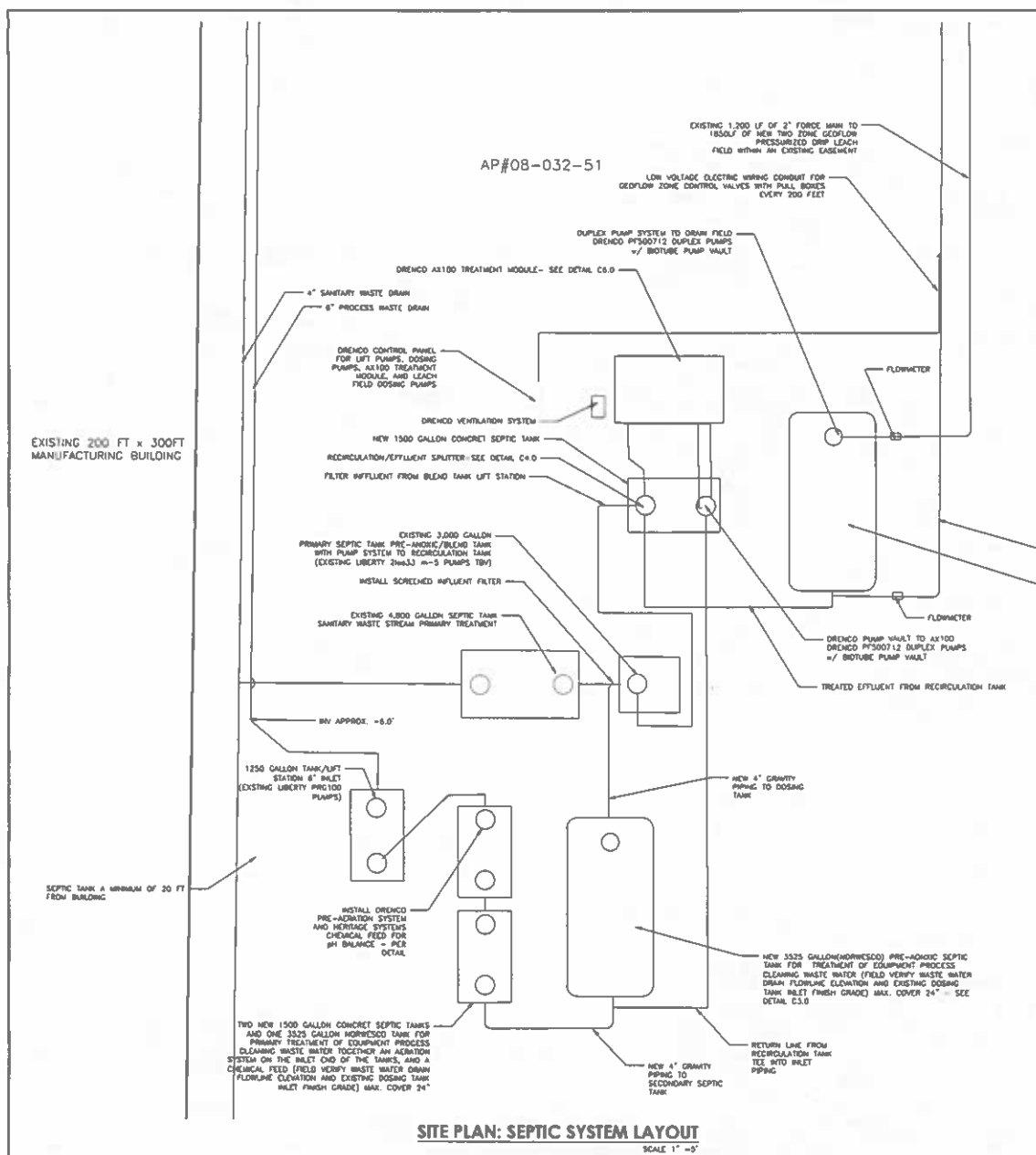
NO	REPORT / REVISION	BY	CHK	DATE
0	ISSUE	TSW	BY	05-09-05
1	REVISION	TSW	BY	05-11-05
2		TSW	BY	06-02-05
3		TSW	BY	06-02-05

ESTHER FORMULA USA INC.
4615 WORK RIGHT CIRCLE
LAKEPORT CA 95453



DATE	10-3-20
FOR	13

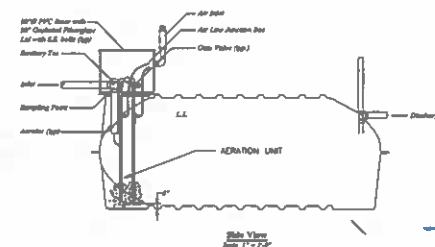
620



SITE PLAN: SEPTIC SYSTEM LAYOUT

SCALE 1" = 3'

Small Systems Design Sheet	
Directions: Fill-in applicable cells in BLACK . Answers appear in PURPLE .	
1. 200' minimum flow gpd/2, and loading rate variable surface for disposal	1. Day = 24 hours 2. Lateral = supply to return connection total length 3. Run = number and length within each lateral
3,471 K2, label 0.980 acres, minimum 100' drip tubing pin 6, dripline spacing 1,736 R, dripline required 1 R, dripder (center) spacing 2 R2 per dripder 1.07 gpd, disposed, per dripder 1 gph, per dripder rate 1.077 inch, theoretical per dripder rate run time 64 min/d, theoretical per dripder rate run time 1000000, pump run time (12 hrs default) 19 zone theoretical zones, no. 19 total number of zones	
1,736 R2, wash zone 800 R, theoretical dripder run length per zone drip lateral length = 10% (advertise to longest) 308 R, lateral length 19 total laterals per zone 19, flush velocity 423.3 R, calculated dripder run length per zone 400 dripders, calculated per zone 0.7 gpm, disposal flow rate 0.7 gpm, flushing flow rate 1.5 gpm, return flow rate	CALCULATED < THEORETICAL; ADJUST LENGTHS
19 total cycles per day per zone, min. (all zones done individually each cycle) 11.36 min, run time (fully pressurized) per zone per day 23.15 min, "on" time per zone cycle 65.50 min, "off" time per zone cycle 278 min/d, "on" time, or 1163 min/d, "off" time, or	



AERATION SYSTEM SECTION VIEW

—Thomas A. Hunt

Thomas Hunt Civil Engineering
Quality design and service for all of your
430 Cocoma Avenue
Lubbock, TX 79402
707-499-0132
Email: thomas@thomascivil.com

id	refid / revdate	in	out	dur
1	10000	1000	1000	00-00-00
2	10000	1000	1000	00-11-00
3	10000	1000	1000	00-22-00
4	10000	1000	1000	00-33-00

ESTHER FORMULA USA INC.
4615 WORK RIGHT CIRCLE
LAKEPORT CA 95453

SEPTIC TREATMENT SYSTEMS



ISSUANCE	TA
OFFICE	TA
APPROVED	TA
DATE	10-3-202
JOB NUMBER	151
REVISION	

C2.0

Laura Hall

From: Lori Baca
Sent: Friday, April 18, 2025 8:13 AM
To: Laura Hall
Subject: RE: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

Laura,

The parcels are outside of any Special Districts service area.

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Thursday, April 17, 2025 5:00 PM
To: Douglas Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; preitz@lakeportfire.com; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; dchance@cityoflakeport.com; dnorris@lakeport.k12.ca.us; centralvalleysac@waterboards.ca.gov; skrul@chp.ca.gov; james.scott@lakecountyca.gov; Greg Peters <Greg.Peters@lakecountyca.gov>; Daniel.Gjerde@dot.ca.gov; Luke Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Bruce.Mccracken@wasteconnections.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; gdm@paratransit.net; cal@cobbareawater.com; PGEPlanReview@pge.com; roberta.lyons@att.net; redbud.audubon@gmail.com; elioth@sscra.org; gscottdtm@gmail.com; bray@big-valley.net; chairman@big-valley.net; sryan@big-valley.net; l.brown.elem@gmail.com; Agustin Garcia (agarcia@elemindiancolony.com) <agarcia@elemindiancolony.com>; apopaditch@elemindiancolony.com; cmota@elemindiancolony.com; rsteele@knwi.org; dcirelli@hpultribe-nsn.gov; aaroyosr@hpultribe-nsn.gov; rgeary@hpultribe-nsn.gov; jley@hpultribe-nsn.gov; Ideas@hpultribe-nsn.gov; dczares@hpultribe-nsn.gov; dbeltran@koination.com; yolandatovar@koination.com; tc@middletownrancheria-nsn.gov; lgalupe@middletownrancheria-nsn.gov; kcole@middletownrancheria-nsn.gov; thpo@middletownrancheria-nsn.gov; bcromwell@rrcbc-nsn.gov; ejcrandell@rrcbc-nsn.gov; lsantana@rrcbc-nsn.gov; shawn.davis@sv-nsn.gov; alondra.herrera@sv-nsn.gov; patty.franklin@sv-nsn.gov; cww281@gmail.com; sjelliott@hoplandtribe.com; ta@hoplandtribe.com; welliott@hoplandtribe.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; enved@rvrpomo.net; thpo@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
Cc: Joseph Ahn <j.ahn@estherformulausa.com>; ruskali@estherformulausa.com

Laura Hall

From: Ryan Lewelling
Sent: Wednesday, April 23, 2025 9:46 AM
To: Laura Hall
Subject: RE: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

Laura,

The Assessor's Office has only the following comments at this time:

- Property taxes are current as of 4/4/2025.
- Ownership confirmed per doc no. 2022009211

Ryan Lewelling
Cadastral Mapping Specialist,
Assessor-Recorder, County of Lake, California
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Thursday, April 17, 2025 5:00 PM
To: Douglas Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; preitz@lakeportfire.com; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; dchance@cityoflakeport.com; dnorris@lakeport.k12.ca.us; centralvalleysac@waterboards.ca.gov; skrul@chp.ca.gov; james.scott@lakecountyca.gov; Greg Peters <Greg.Peters@lakecountyca.gov>; Daniel.Gjerde@dot.ca.gov; Luke Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Bruce.Mccracken@wasteconnections.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; gdm@paratransit.net; cal@cobbareawater.com; PGEPlanReview@pge.com; roberta.lyons@att.net; redbud.audubon@gmail.com; elioth@sscra.org; gscottdtm@gmail.com; bray@big-valley.net; chairman@big-valley.net; sryan@big-valley.net; l.brown.elem@gmail.com; Agustin Garcia (agarcia@elemindiancolony.com) <agarcia@elemindiancolony.com>; apopaditch@elemindiancolony.com; cmota@elemindiancolony.com; rsteele@knwi.org; dcirelli@hpultribe-nsn.gov; aaroyosr@hpultribe-nsn.gov; rgeary@hpultribe-nsn.gov; jley@hpultribe-nsn.gov; Ideas@hpultribe-nsn.gov; dcazares@hpultribe-nsn.gov; dbeltran@koination.com; yolandatovar@koination.com; tc@middletownrancheria-nsn.gov; lgalupe@middletownrancheria-nsn.gov; kcole@middletownrancheria-nsn.gov; thpo@middletownrancheria-nsn.gov; bcromwell@rrcbc-nsn.gov; ejcrandell@rrcbc-nsn.gov; lsantana@rrcbc-nsn.gov; shawn.davis@sv-nsn.gov; alondra.herrera@sv-nsn.gov; patty.franklin@sv-nsn.gov; cww281@gmail.com; sjelliott@hoplandtribe.com; ta@hoplandtribe.com; welliott@hoplandtribe.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; envd@rvrpomo.net; thpo@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
Cc: Joseph Ahn <j.ahn@estherformulausa.com>; ruskali@estherformulausa.com
Subject: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

Dear Agencies and Other Interested Parties,

This is a Request for Review (RFR) for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03 to allow for a dietary supplement manufacturing business at 4615 Work Right Circle, Lakeport, CA 95453



April 21, 2025

Ref: Gas and Electric Transmission and Distribution

Hello,

Thank you for submitting project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



May 1, 2025

Laura Hall
County of Lake
Community Development Department
Planning Division

Re: Esther Formula USA PL-25-48/UP 25-03
4615 Work Right Circle, Lakeport, CA 95453; APN 008-032-51

Dear Laura,

Thank you for providing PG&E the opportunity to review the proposed plans for Esther Formula USA dated April 17, 2025. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Laura Hall

From: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Sent: Monday, April 21, 2025 9:49 AM
To: Laura Hall
Subject: [EXTERNAL] RE: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

Hi Laura,

In this case, Caltrans has not comment.

Thank you.

Dan Gjerde

Local Development Review Coordinator
System Planning & LDR
707-497-7742 (cell)



From: Laura Hall <Laura.Hall@lakecountyca.gov>
Sent: Monday, April 21, 2025 9:44 AM
To: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Subject: RE: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

EXTERNAL EMAIL. Links/attachments may not be safe.

Dan,

Yes, that is correct.

Thank you,

Laura

From: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Sent: Friday, April 18, 2025 2:23 PM
To: Laura Hall <Laura.Hall@lakecountyca.gov>
Subject: [EXTERNAL] RE: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

Hello Laura,

It appears this is a re-use of an existing building and parking lot, located near the Lakeport airport.

Can you clarify if this is the case?

Thanks.

Dan Gjerde

Local Development Review Coordinator
System Planning & LDR
707-497-7742 (cell)



From: Laura Hall <Laura.Hall@lakecountyca.gov>

Sent: Thursday, April 17, 2025 5:00 PM

To: Douglas Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; preitz@lakeportfire.com; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; dchance@cityoflakeport.com; dnorris@lakeport.k12.ca.us; centralvalleysac@waterboards.ca.gov; Krul, Steven@CHP <SKrul@chp.ca.gov>; james.scott@lakecountyca.gov; Greg Peters <Greg.Peters@lakecountyca.gov>; Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>; Luke Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Bruce.Mccracken@wasteconnections.com; Lars Ewing <Lars.Ewing@lakecountyca.gov>; gdm@paratransit.net; cal@cobbareawater.com; PGEPlanReview@pge.com; roberta.lyons@att.net; redbud.audubon@gmail.com; elioth@sscra.org; gscottdtm@gmail.com; External, bray@DOT <bray@big-valley.net>; External, chairman@DOT <chairman@big-valley.net>; External, sryan.big-valley@DOT <sryan@big-valley.net>; External, l.brown.elem@DOT <l.brown.elem@gmail.com>; Agustin Garcia (agarcia@elemindiancolony.com) <agarcia@elemindiancolony.com>; apopaditch@elemindiancolony.com; cmota@elemindiancolony.com; rsteale@knwi.org; dcirelli@hpultribe-nsn.gov; aaroyosr@hpultribe-nsn.gov; External, rgeary@DOT <rgeary@hpultribe-nsn.gov>; jley@hpultribe-nsn.gov; Ideas@hpultribe-nsn.gov; dcazares@hpultribe-nsn.gov; External, dbeltran@DOT <dbeltran@koination.com>; yolandatovar@koination.com; tc@middletownrancheria-nsn.gov; lgalupe@middletownrancheria-nsn.gov; kcole@middletownrancheria-nsn.gov; thpo@middletownrancheria-nsn.gov; External, bcromwell <bcromwell@rrcbc-nsn.gov>; ejcrandell@rrcbc-nsn.gov; External, lsantana@DOT <lsantana@rrcbc-nsn.gov>; External, shawn.davis@DOT <shawn.davis@sv-nsn.gov>; alondra.herrera@sv-nsn.gov; External, pfranklin@DOT <patty.franklin@sv-nsn.gov>; cww281@gmail.com; External, sjelliott@DOT <sjelliott@hoplandtribe.com>; ta@hoplandtribe.com; welliott@hoplandtribe.com; scottg@mishewalwappotribe.com; External, admin.rvrpomo@DOT <admin@rvrpomo.net>; enved@rvrpomo.net; thpo@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov
Cc: Joseph Ahn <j.ahn@estherformulausa.com>; ruskali@estherformulausa.com
Subject: Request For Review for Major Use Permit PL-25-48/ UP 25-03 Esther Formula USA and CEQA Exemption CE 25-03:

EXTERNAL EMAIL. Links/attachments may not be safe.

Dear Agencies and Other Interested Parties,

Laura Hall

From: Craig Wetherbee
Sent: Monday, June 23, 2025 4:11 PM
To: Laura Hall
Cc: Christina Gearhart
Subject: FW: Work Right Building at 4615 Work Right Circle in Lakeport (APN 008-032-51):

Hi Laura,

I had to put this to one of my Senior Inspectors as I have never been involved in a Pump Test before. After review, Chris offered the following comments:

- 1) I took a quick look and couldn't find a pump test (for a test that we witnessed) in the shared drive file.
- 2) The use permit document we have on file (Master File batch 5, pg 2) mentions the test needing to be done (not that it was done at that time-although it may have been done after that time).
- 3) I would think they would want to (and should) do a new test since groundwater levels and supply have changed and the last test was about 30-35 years ago (given use permit 90-1 is 1990 and they did the test sometime around then).

She also asked for clarification regarding what you mean by the test being "relevant". A test would most likely be valid at the time, but may not necessarily remain so today due to changes in the water use and availability in that area. In any case, a new test would probably be recommended.

Craig Wetherbee, REHS

Director of Environmental Health

707-263-1164

Craig.Wetherbee@lakecountyca.gov



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immediately by email if you have received this email by mistake and delete this email from your system. Thank you.

From: Christina Gearhart <Christina.Gearhart@lakecountyca.gov>
Sent: Thursday, June 12, 2025 3:37 PM
To: Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>
Subject: RE: Work Right Building at 4615 Work Right Circle in Lakeport (APN 008-032-51):

I have witnessed pump tests in the past. I think planning has specific requirements for sustained flow for lot splits (which is usually when we were involved). Commercial probably has it's own requirements too. In terms of whether the pump test is still "valid", I offer the following comments: 1) I took a quick look and couldn't find a pump test (for a test that we witnessed) in the shared drive file, 2) The use permit document we have on file (Master File batch 5, pg 2) mentions the test needing to be done (not that it was done at that time-although it may have been done after that time) and 3) I would think they would want to (and should) do a new test since groundwater levels and supply have changed and the last test was about 30-35 years ago (given use permit 90-1 is 1990 and they did the test sometime around then). You might ask for clarification regarding what she means by the test being "relevant", as I don't know if she's asking if the test is still valid or if the test is needed per our requirements.

Warm Regards,
Chris

Christina Gearhart
Environmental Health Specialist
Lake County Environmental Health
922 Bevins Ct.
Lakeport, CA 95453
(707) 263-1164
(707) 263-1681 (FAX)
Christina.Gearhart@lakecountyca.gov



SAVE PAPER – THINK BEFORE YOU PRINT

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From: Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>
Sent: Thursday, June 12, 2025 3:08 PM
To: Christina Gearhart <Christina.Gearhart@lakecountyca.gov>
Subject: FW: Work Right Building at 4615 Work Right Circle in Lakeport (APN 008-032-51):

Thoughts? I have never seen us review a pump test.

Craig Wetherbee, REHS

Director of Environmental Health

707-263-1164

Craig.Wetherbee@lakecountyca.gov



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From: Laura Hall <Laura.Hall@lakecountyca.gov>

Sent: Thursday, June 12, 2025 2:26 PM

To: Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>

Subject: Work Right Building at 4615 Work Right Circle in Lakeport (APN 008-032-51):

Craig,

For the original Use Permit 90-1 that was completed for Work Right Products, Inc. on property located at 4615 Work Right Circle in Lakeport (APN 008-032-51), a 72-hour pump test was done to establish adequate supply of water for both domestic and fire purposes subject to approval of the Health Department. Can you please tell me if that test is still relevant?

Thank you,

Laura



HABEMATOLEL POMO CULTURAL RESOURCES

April 29, 2025
County of Lake, Community Development Department
Attn: Laura Hall, Senior Planner
255 N. Forbes Street
Lakeport, CA 95453
laura.hall@lakecountyca.gov

RE: PL 25-48/UP 25-03 Esther Formula Project, HP-20250418-01

Dear Laura Hall:

Thank you for your project notification email dated April 17, 2025, regarding cultural information on or near the proposed 4815 Work Right Circle, Lakeport, CA, APN 008-032-51, in Lake County. We appreciate your effort to contact us.

The Cultural Resources THPO Department has reviewed the project and concluded that it is not within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Big Valley Band of Pomo Indians
Attn: Ronald Montez, THPO
2726 Mission Rancheria Road
Kelseyville, CA 95451
thpo@big-valley.net

Please refer to identification number HP – 20250418-01 in any future correspondence with Habematolel Pomo of Upper Lake concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Robert Geary
Cultural Resources Director/
Tribal Historic Preservation Officer

HABEMATOLEL POMO OF UPPER LAKE

P: 707.275.0737 F: 707.275.0757 P.O. Box 516 Upper Lake, CA 95485



YOCHA DEHE
CULTURAL RESOURCES

May 16, 2025

County of Lake
Attn: Laura Hall,
255 N. Forbes Street
Lakeport, CA 95453

RE: 4615 Work Right Circle Esther Formula USA YD-CAN-04212025-01

Dear Ms. Hall:

Thank you for your project notification letter dated Thursday, April 17, 2025, regarding cultural information on or near the proposed 4615 Work Right Circle Esther Formula USA Project. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Big Valley Band of Pomo Indians
Attn: Sarah Ryan, Deputy Tribal Administrator/EPA Director
2726 Mission Rancheria Rd.
Lakeport, CA 95453

Please refer to identification number YD-CAN-04212025-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Signed by:

8DD0BD089ED6438...

Tribal Historic Preservation Officer

cc: Big Valley Band of Pomo Indians

From: Redbud Audubon <redbud.audubon@gmail.com>
Sent: Tuesday, May 27, 2025 10:11 AM
To: Laura Hall <Laura.Hall@lakecountyca.gov>
Cc: Redbud Audubon <redbud.audubon@gmail.com>
Subject: [EXTERNAL] Questions on Esther Formula project

Esther Formula - Lakeport project

Hi Laura,

Thank you for the opportunity to review projects.

We have a couple of questions on Esther Formula's project, and I wonder if you might help with answers?

Roberta Lyons and I toured the facility when the previous project was doing trimming, storage and transport and observed the work in the Clean Room where the oil was distracted. The air quality was nauseating and when we left, we all smelled like heavy cannabis users and had a headache.

-Has the air filtration been up-graded for worker safety? - Has the safety plan been updated to guarantee total human health safety? I recall they changed directly out of the clean uniforms and had a special break area where they could wear regular clothes and then get back to work after in clean work clothes. Could you send the county's science-based findings on safety & environment?

= How is the water-soluble film made and what does it contain? And we could not locate any trial studies on the product - could you send a link?

- Zoning changed in April, did the applicant apply for the zone change and was it because this is a new experimental product?

- There were Black-tailed Kites nesting at our last visit and a lot of Western Meadowlarks - has a biological field study of any kind been performed?

- I assume because of the location it is subject to the Big Valley Groundwater Management Plan and Sustainability Plan. Does the project conform to both? And has Water Resources reviewed the project?

- It looks like the project site water would go to a septic field. Could we view the report from the professionals? We were thinking this might add to the Lampson Field drainage problems.

- Will the increased traffic conflict with the Kelseyville Area Plan? The KAP plan mentioned concern about traffic near Lampson Field. And, we missed seeing the total number of trips for the 260+ days of operation.

Thank you kindly,

Donna Mackiewicz

redbud.audubon@gmail.com

PS I have cc'd the chapter's email to keep the Board informed.

707-805-9410

P.O. Box 5780

Clearlake, CA 95422

www.redbudaudubon.org

--

Donna Mackiewicz

redbud.audubon@gmail.com

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Clearlake, CA 95422

www.redbudaudubon.org

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Donna Mackiewicz



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
255 N. Forbes Street – 3rd Floor
Lakeport, California 95453
Planning • Building • Code Enforcement
Phone: (707) 263-2221 • Fax: (707) 263-2225

Item #6a
9:05 a.m.
October 23, 2025

STAFF REPORT

TO: Planning Commission

FROM: Mireya G. Turner, Director
Prepared by: Mary Claybon, Senior Planner

DATE: October 23, 2025

SUBJECT: Consideration of proposed Major Use Permit (PL-25-48, UP 25-03) and CEQA Categorical Exemption (CE 25-03) for Esther Formula USA Corporation to amend Major Use Permit (UP 19-47) to discontinue the permitted Commercial Cannabis Manufacturing and Distribution and commence Processing, Manufacturing, and Distribution of Dietary Supplements at property located at 4615 Work Right Circle, Lakeport, CA (APN 008-032-51)

ATTACHMENTS:

1. Site Plans
2. Draft Conditions of Approval
3. Esther Formula USA Business Plan
4. Waste Treatment System Overview
5. Agency Comments
6. Tribal Comments
7. Public Comments

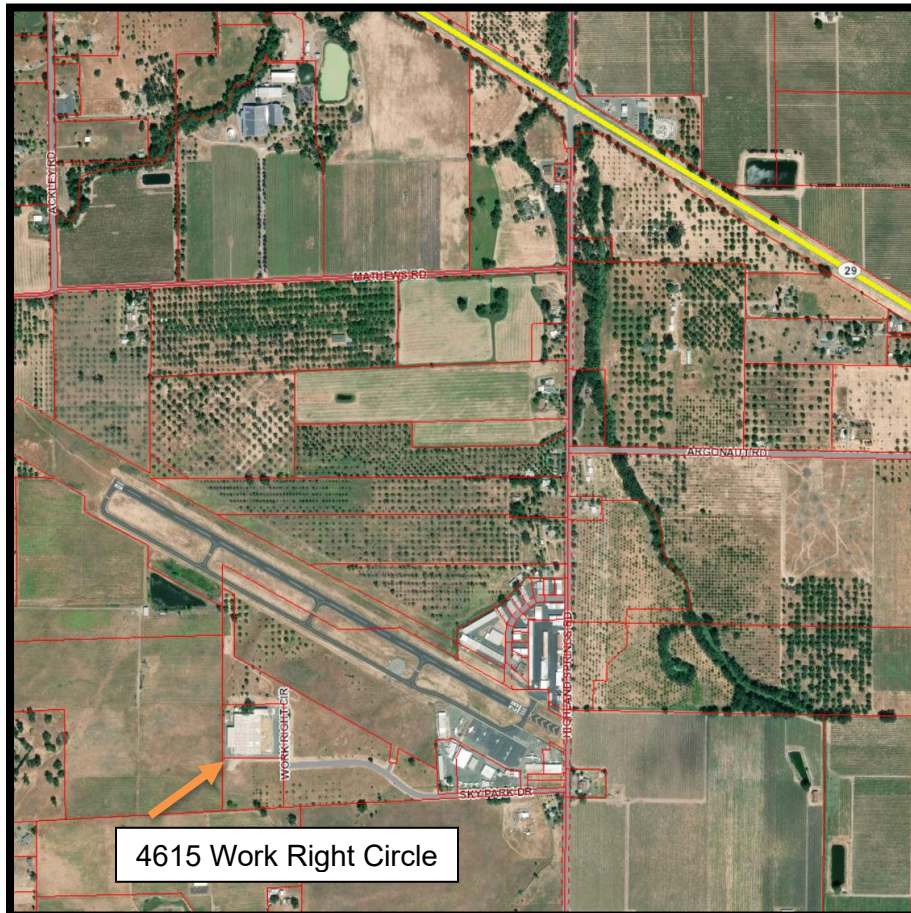
EXECUTIVE SUMMARY

The applicant, Esther Formula USA Corporation, is proposing an amendment for Major Use Permit (PL-25-48, UP 25-03) to the existing Major Use Permit (UP 19-47) to discontinue the approved use of commercial cannabis manufacturing and distribution and to commence processing, manufacturing, and distribution of dietary supplements including orally dissolving film (ODF).

The project site was developed and operated as a shower door assembly plant by Work Right Products, Inc. under approved Major Use Permit (90-1), Parcel Map (PM 90-2) and Initial Study IS (90-3). Use Permit (UP 92-5) and Initial Study (IS 92-16) allowed for the modification to building elevations. The business included 105 employees. When the business closed, the original use permit expired due to inactivity. More recently, Major Use Permit (UP 19-47) was approved on April 22, 2021, for Commercial Cannabis manufacturing, processing, and distribution with 13 employees. The project site was sold in 2022 to Esther Formula USA Corporation and is currently operating under existing Major Use Permit (UP 19-47) which was transferred to the new owners with the purchase of the property on June 27, 2022. The amendment of the major use permit will not include

Commercial Cannabis uses; however, the incorporation of cannabidiol (CBD, a nonpsychoactive compound derived from hemp) products within the product line is proposed. CBD derived from hemp is not regulated by the County of Lake, rather the manufacturers are required to register with the California Department of Public Health for testing and labeling requirements of CBD products.

FIGURE 1 – VICINITY MAP



Source: Lake County GIS

PROJECT DESCRIPTION

<u>Project Title:</u>	Esther Formula USA Corporation
<u>Permit Number:</u>	PL-25-48/UP 25-03; CE 25-03
<u>Lead Agency:</u>	County of Lake
<u>Applicant:</u>	Esther Formula USA Corporation
<u>Owner:</u>	Esther Formula USA
<u>Project Location:</u>	4615 Work Right Circle, Lakeport, CA 95453

<u>Parcel Number:</u>	008-032-51
<u>Parcel Size:</u>	4.00 acres
<u>General Plan Designation:</u>	Industrial I
<u>Zoning Designation:</u>	“PDC” Planned Development Commercial – “DR” Design Review – “AA” Airport Approach
<u>Flood Zone:</u>	Not Mapped
<u>Natural Hazards:</u>	High Fire Hazard Severity Zone

Existing Facilities:

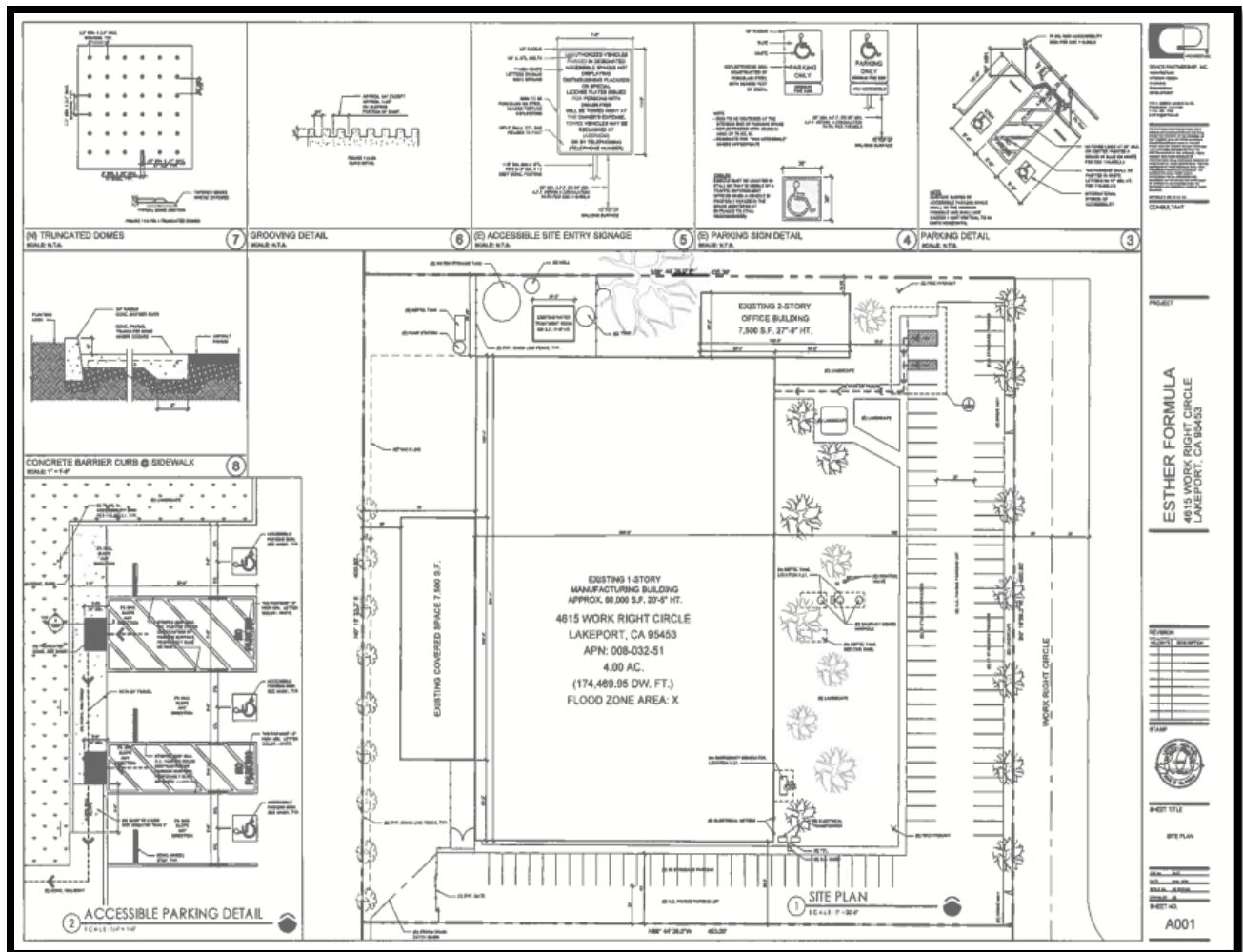
- 67,243 sq. ft. building with office space and restrooms
- Loading dock
- Parking lot with 93 spaces (including four ADA spaces)
- Security system
- Business signage
- Waste disposal containers
- Groundwater well
- Septic system

PROJECT PROPOSAL

The four-acre project site is situated at 4615 Work Right Circle, within the unincorporated county area south of Lakeport. Access to Work Right Circle is available via Sky Park Drive, with both roads maintained by the county. The roadway leading to the project parcel is fully paved and equipped with stormwater drainage and sewer systems designed to prevent roadway runoff from impacting surrounding public waterways. All necessary infrastructure is in place, and no additional development or expansion is planned.

An estimated 67,243 gallons of water is projected to be utilized annually for processing, waste management, and drinking water purposes. The estimated annual electricity consumption ranges from approximately 78,000 to 87,000 kilowatt-hours (kWh) per day. A Waste Treatment System Overview, including the Septic System Layout, has been prepared by Thomas Hunt Civil Engineering (Attachment 4). The system includes a primary treatment septic tank with a capacity of 4,800 gallons, along with several additional tanks within the system.

Standard sanitation procedures will involve bi-weekly collection of waste, debris, weed abatement materials, and discarded items. All sanitation, cleaning, and waste removal activities will be conducted in compliance with applicable local and state laws and regulations. Currently, there are two roll-off dumpsters with lids available on-site for waste disposal. Additionally, recyclable materials will be separated from solid waste, stored in designated bins, and regularly transported to the Lake County Transfer and Recycling facility in Lakeport.

Figure 2 – Site Plan

Source: Esther Formula USA Corporation, 2025.

The proposed project involves establishing a dietary supplement manufacturing business, specializing in oral dissolving film (ODF) formulations. The product will incorporate ingredients such as cannabidiol powder, pullulan, Hydroxypropyl Methylcellulose AN15, Glycerin, sweet agave powder, medium-chain triglycerides powder, Calcium Carboxymethyl Cellulose, Vitamin E 50% powder, propylene glycol, Beta-Cyclodextrin, Orange Juice Powder, Lemon Juice Powder, Citric Acid (USA), potato starch, mixed green, yellow green powder, aspartame, and Natural Lemon Flavor (liquid).

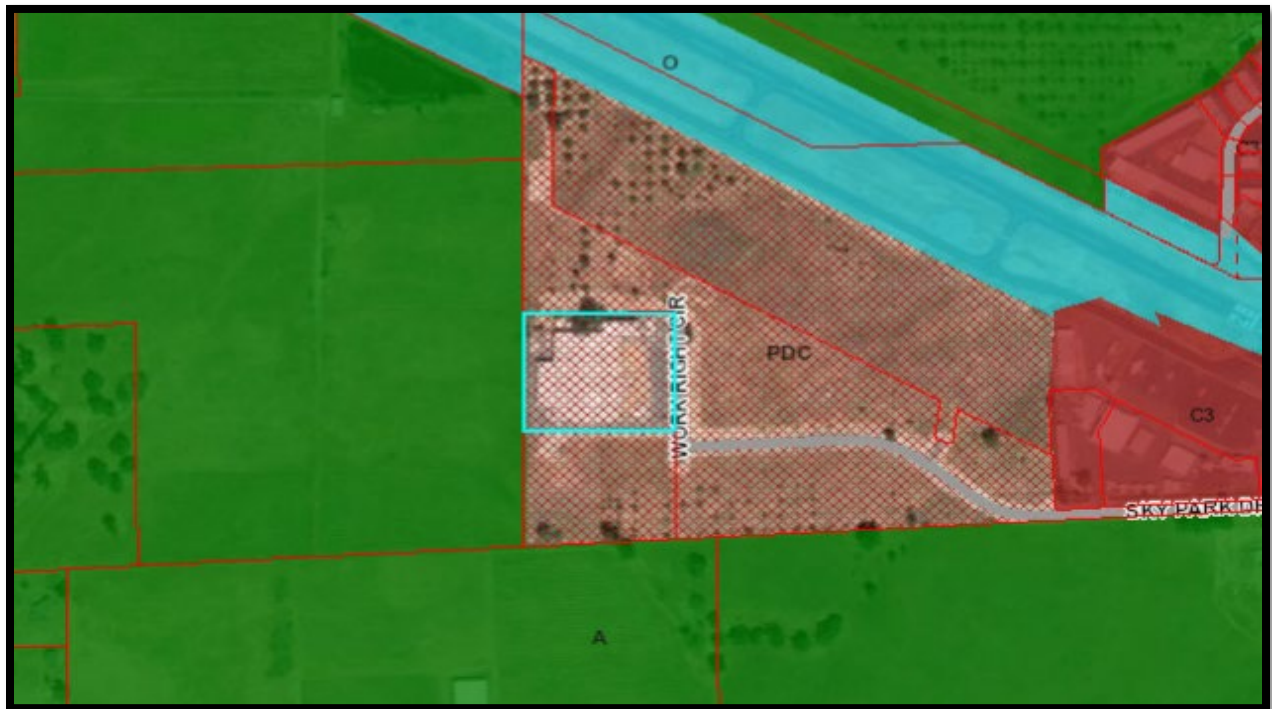
The business plans to employ up to 20 full-time employees and facilitate approximately 100 raw materials delivery trips annually. Employees will be encouraged to carpool to the site. Normal operating hours are expected to be Monday through Friday from 7:00 a.m. to 7:00 p.m., occurring approximately 262 days per year. Delivery of finished products will be coordinated through truck services, including certified carriers and distributors.

PROJECT SETTING

Surrounding Zoning Designations and Land Uses

North:	“PDC” Planned Development Commercial - “DR” Design Review - “AA” Airport Approach. Undeveloped land.
South:	“PDC” Planned Development Commercial - “DR” Design Review - “AA” Airport Approach. Undeveloped land.
East:	“PDC” Planned Development Commercial - “DR” Design Review - “AA” Airport Approach. Undeveloped land.
West:	“A” Agriculture – “WW” Waterway – “AA” Airport Approach. Agricultural lands allow and row crops.

Figure 3 – Zoning Map



Source: Lake County GIS Portal, 2025.

PROJECT ANALYSIS

General Plan Conformance

The General Plan designation for the subject site is Industrial. In reference to the Lake County General Plan (2008), Chapter 3 – Land Use, the Industrial category provides for a range of manufacturing, the processing of natural resources, research facilities and high-tech campuses, and “heavy” commercial activities. The intent is to encourage sound industrial/heavy commercial development by designating appropriate areas for such uses

including geothermal service yards, large construction/contractor yards, warehouses, asphalt batch plants, mills, lumber yards, boat building, welding and fabrication shops. As proposed, the project would conform with the following goals and policies of the Lake County 2008 General Plan.

Figure 4 – General Plan Map



Source: Lake County GIS Portal, 2025

Chapter 3 Land Uses

Goal LU-1: *“To encourage the overall economic and social growth of the County while maintaining its quality-of-life standards.”*

- Policy LU-1.3: Prevent Incompatible Uses. The County shall prevent the intrusion of new incompatible land uses into existing community areas.

As illustrated in Figure 4, the proposed project site is bordered by areas designated as Industrial according to the General Plan to the north, east, and south. Lampson Field Airport is located to the east of the site, with the runway approximately 570 feet from the project's parcel boundary. The existing manufacturing use on the site has received prior approval. The intended use is expected to remain compatible with the neighboring businesses in the vicinity.

Goal LU-5: *“To designate adequate land for, and promote development of, industrial uses to meet the present and future needs of Lake County residents for jobs and to maintain economic vitality.”*

- Policy LU-5.1: Industrial Developments. The County shall encourage a wide range of industrial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.

Under the existing Major Use Permit UP 19-47 approved on April 22, 2021, there were 13 full time employees who were employed at the site. As proposed, the project would create up to 7 additional jobs for a total of 20 employee positions.

Goal LU-6: *“To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, and service needs of Lake County residents”.*

- Policy LU 6.1: The County shall actively promote the development of a diversified economic base by continuing to promote agriculture, recreation services and commerce and by expanding its efforts to encourage industrial and non-industrial corporate developments, and the developments of geothermal resources.

This amendment application for the industrial processing and manufacturing of ODF is in accordance with this policy to promote the development of industrial corporate projects, including the proposed initiative.

Chapter 7 – Health and Safety

Goal HS-1: To ensure the County is protected from injury and damage resulting from natural catastrophes, man-made events, and hazardous conditions.

- Policy HS-1.3: Building and Fire Codes: The County shall ensure all buildings for human habitation are designed in compliance with the Uniform Building Code and other requirements based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).

The applicant does not propose any new construction at the existing facility. The county-maintained access roads to the site meet Public Resource Code 4290, 4291 emergency road standards for commercial operations to allow adequate access for wildfire suppression vehicles and EMT access.

Goal HS-7: To minimize the possibility of the loss of life, injury, or damage to property as a result of urban and wildland fire hazards.

- Policy HS-7.6 Development Guidelines: Developers and/or subsequent owners must assume responsibility for ongoing fire prevention maintenance activities for the project, including: abatement of fuel buildup, fire break maintenance, access provision, and provision of adequate water supply to meet fire flow.

As a Condition of Approval, the site must be maintained in compliance with PRC 4291 Defensible Space requirements for hazardous vegetation and shall include a minimum of 100 feet of defensible space around the commercial facility.

Kelseyville Area Plan Conformance

The subject site is within the Kelseyville Planning Area boundary. The Plan does not contain policies specific to manufacturing, but contains the following policies relating to consistency review:

Objective 5.1a: To encourage orderly growth and development within the Kelseyville Planning Area by focusing higher intensity development within the community of Kelseyville. Lower intensity land use patterns are encouraged in areas without public water and sewer systems in the remainder of the planning area.

- 5.1a-4: Heavy commercial and light industrial uses should not be approved in locations incompatible with neighboring residential, retail or commercial land uses.
- 5.1b-1: A high priority should be given to providing service and employment opportunities locally in the Kelseyville Planning Area in order to boost economic development and reduce travel distances.

The Applicant proposes a manufacturing, processing, and distribution business within an existing facility, which is an allowable use in “PDC” Planned Development Commercial and Industrial “I”. The project is located appropriately and is not within a community growth boundary in which the industrial commercial development would not disturb residential districts. Additionally, up to seven new jobs would be created resulting in a boost in economic development for the County.

Zoning Ordinance ConformanceArticle 15 – Planned Development Commercial

The purpose of Planned Development Commercial zoning is to provide a means for encouraging creative and innovative commercial or industrial developments, orderly and cohesive growth and physical development patterns, assuring conformance of the project with the Lake County General Plan with respect to use, intensity, circulation, public facilities, the preservation of natural features and compatibility with both existing and potential land uses.

Under the existing Major Use Permit (UP 19-47), that was approved on April 22, 2021, the cannabis processor, cannabis manufacturing, and distributor licenses are uses permitted in the “PDC” Planning Development Commercial zoning district upon issuance of a major use permit pursuant to Article 27, Section 27.11 [Table B] of the Lake County Zoning Ordinance. For the proposed manufacturing of dietary supplements however, this use is allowed under the Lake County Code, Zoning Ordinance Article 15, SEC. 21-15, subdivision 15.5.2 (a) which allows for all the uses permitted in the “CR”, “C2”, “C3”, “M1”, and “M2” districts including manufacturing.

Article 53 – Design Review Combining District

The Design Review Combining District is to ensure aesthetic compatibility between uses, protect and enhance property values, protect scenic qualities, and promote community character through use of community design manuals. The proposed project is located within an existing and permitted structure.

The Applicant does not propose expansion of the footprint of the existing facilities, new construction, or and ground disturbing activities.

Article 39 – Airport Approach Combining District

The Airport Approach Combining District is to regulate and restrict the height of structures and objects of natural growth in the vicinity of the County's airports, to promote public safety and compatibility of the adjacent uses with air navigation, and to establish approach, conical, horizontal and transition zones in the vicinity of County airports.

The proposed project is located within an existing facility near the Lampson Airfield. The Applicant does not propose new construction and/or grading, and therefore, would not increase the height of the existing structure. Additionally, with the implementation of the project, no major change to the current role of the airport and/or change to the overall configuration of the runway is anticipated. This project is not related directly to the existing airfield and is located on a separate parcel.

Article 60 Expiration, Revocation, or Modification of Permits and Reapplication

Pursuant to the Lake County Zoning Ordinance, Article 60. SEC. 21-60, subsection 60.33, any permit may be amended by the granting of a new permit of the same type and following the same procedure for adoption of the original permit.

The amendment for Major Use Permit (PL-25-48, UP 25-03) to the existing Major Use Permit (UP 19-47) is to discontinue the approved use of Commercial Cannabis manufacturing and distribution to commence the processing, manufacturing, and distribution of dietary supplements including orally dissolving film (ODF).

Agency Comments

Agency Review was sent on April 17, 2025. The County received comments (Attachment 5) from the following agencies:

- Lake County Special Districts
- Lake County Assessor-Recorder
- Lake County Environmental Health
- Caltrans
- Pacific Gas and Electric

Of the agency comments submitted in response to the April 17, 2025, Request for Review, the following comments are of note:

Lake County Environmental Health required a 4-hour continuance well pump test be conducted. This was submitted to the Community Development Department on August 27, 2025, and was provided to Lake County Environmental Health Department for review. All concerns have been addressed.

Tribal Comments

Notification of the project's Request for Agency Review was sent as a courtesy to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation on April 17, 2025. The Habematolel Pomo responded with a letter on April 29, 2025. The Yocha Dehe Wintun Nation responded on May 16, 2025. Both Tribes stated that the project is not within their Tribe's aboriginal territories and deferred correspondence to the Big Valley Band of Pomo Indians (Attachment 6). No additional comments were received.

Public Comments

The County received comments on May 29, 2025, from Redbud Audubon Society. (Attachment 7).

ENVIRONMENTAL REVIEW

Pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19, Section 15301 Class 1-Existing Facilities would be applied to the proposed project. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The project site is located in a previously developed parcel. The building that would be used for the proposal is existing (built approximately in the mid-1990s) and the applicant does not propose to expand the footprint of the existing building. The facility was previously used for industrial manufacturing of cannabis, and prior to that manufacturing shower doors and enclosures.

Pursuant to the California Code of Regulations Title 14, Division 6, Chapter 3, Section 15300.2, none of the exceptions would apply to the proposed project based on the following:

- There would be no harm to federal or state listed species as no grading or tree removal is proposed;
- There are no other projects of the same type currently proposed or that were previously approved, and there are no known projects of this type planned in the near future. Therefore, no cumulative impact would occur;

- There are no known unusual circumstances that would have a significant effect on the environment;
- According to the Caltrans List of Officially Designated County Scenic Highways, Lake County has no officially designated state highways. Additionally, the project does not include ground moving activities.
- The State's Envirostor database was checked and there are no hazardous waste sites on or adjacent to the project site;
- The project site is not on the California Historical Resources list or the County's Office of Historical Preservation list and there are no other known historical resources present.

Additionally, the project was routed to tribal governments, and no adverse comments were received. Although the proposed manufacturing, processing, and distribution use would have 7 more employees, according to the California Governor's Office of Planning and Research has provided guidance that suggests projects generating fewer than 110 net new trips per day may generally be assumed to cause a less-than-significant transportation impact under the California Environmental Quality Act (CEQA).

After consideration of this information, the Lake County Community Development Department, Planning Division, has determined that the project will not have a significant effect on the environment.

MAJOR USE PERMIT FINDINGS FOR APPROVAL

The Review Authority shall only approve or conditionally approve a Major Use Permit (LCZO Section 51.4, Major Use Permits) if all of the following findings are made:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.

The proposed manufacturing and processing of supplements is a permitted use in the "PDC" Planned Development Commercial zoning district upon issuance of a major use permit pursuant to Article 15 of the Lake County Zoning Ordinance. Additionally, the applicant shall obtain the necessary permits from the appropriate local, state, and federal government agencies.

2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.

The proposed processing, manufacturing, and distribution of dietary supplements would operate within an existing 67,243 sq. ft. building for The Applicant does not propose any building expansion. Article 25 of the Lake County Zoning Ordinance

permits manufacturing uses under M1 and M2 on “PDC” Planned Development Commercial zoned land. The 4-acre parcel provides adequate space to support the proposed operation.

3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.

Work Right Circle provides access to the site from Sky Park Drive off of Highland Springs Road. All roads are county maintained and capable of supporting.

4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

The Lakeport Fire District serves the site and is approximately four miles away. The Lake County Sheriff’s Office serves the site and is 5.1 miles away. Water would be supplied by groundwater well. There is a 4,800-gallon primary septic tank and additional tanks within the system for wastewater. A request for comments on the project was sent to all applicable County agencies, and no adverse responses were received (Attachment 5).

5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.

The proposed manufacturing business is a permitted use in the “PDC” Planned Development Commercial zoning district upon issuance of a major use permit pursuant to Article 15 of the Lake County Zoning Ordinance. The Lake County General Plan’s Industrial designation accommodates manufacturing, processing, research facilities, etc., therefore the proposed project would be in conformance with the General Plan. Additionally, the proposed project is in conformance with the Kelseyville Area Plan that has provisions for economic development and Industrial/Heavy Commercial uses.

6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

The County’s online permitting database was checked for violations on September 29, 2025, and there were no existing violations noted. Therefore, there are no violations of Chapters 5, 17, 21, 23 or 26 of the Lake County Code existing on this property.

RECOMMENDATIONS

Staff recommends the Planning Commission find that the proposed manufacturing business, located at 4615 Work Right Circle, Lakeport, CA 95453, is in conformance with the major use permit requirements and is exempt from California Environmental Quality Act under the California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Class 1) "Existing Facilities".

Staff recommend the Planning Commission take the following actions:

- A. Find that this project is exempt from CEQA under California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Class 1) "Existing Facilities".
- B. Approve Major Use Permit (PL-25-48, UP 23-05) with the following findings:
 1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
 2. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.
 3. The streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the proposed use.
 4. There are adequate services to serve the project.
 5. This project is consistent with the Lake County General Plan, Kelseyville Area Plan, and Lake County Zoning Ordinance.
 6. That no violation of Chapter 5, 17, 21, 23 or 26 of the Lake County Code currently exists on this property.

SAMPLE MOTIONS

Environmental Review

- A. I hereby determine the proposed processing, manufacturing, distribution business is categorically exempt (CE 25-03) from CEQA under the California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Class 1) "Existing Facilities," based on the findings in the staff report dated October 23, 2025.

Major Use Permit

- B. I hereby approve the Major Use Permit (PL-25-48, UP 25-03) Esther Formula USA Corporation for a manufacturing business on property located at 4615 Work Right Circle, Lakeport, CA 95453 (APN 008-032-51) based on the findings and subject to the conditions in the staff report dated October 23, 2025.

NOTE: *The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.*