

COUNTY OF LAKE
MAJOR USE PERMIT; UP 22-13, THE RIPE CHOICE FARM
CONDITIONS OF APPROVAL

Approved: May 26, 2022
Expires May 26, 2024 if not used

Pursuant to the approval of the Lake County Planning Commission on May 26, 2022, there is hereby granted to Mark and Tammy Lipps, Applicants, a Major Use Permit to use an existing dwelling and barn for special events center with up to 18 events per calendar year with indoor amplified sound on property located at 2550 Soda Bay Road, Lakeport, CA 95453, being Assessor Parcel No. 008-010-46 subject to the following terms and conditions:

A. General Conditions

1. The use hereby permitted allows an existing residence and barn for use as a special events center having up to 18 special events per calendar year with amplified sound indoors only. No outdoor amplification is permitted.
2. This permit authorizes up to one hundred (100) people on site at any one time for any event, notwithstanding occupancy regulations required by the local Fire District. The project shall substantially conform to the project description and the site plan submitted to the Community Development Department on March 25, 2022 except as amended herein. Minor modifications, which do not result in increased environmental impacts, may be approved in writing by the Community Development Director.
3. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state or local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
4. A minimum of one Uniform Fire Code-compliant fire extinguisher shall be available during each special event. Prior to operation, approved smoke detectors shall be installed and approved fire extinguisher(s) shall be installed in the structure. "EXIT" signs shall be visibly posted in plainly legible letters. Emergency lighting and an evacuation plan shall also be visibly posted in public areas.
5. There shall be an on-site manager during the special events. The manager shall supervise all participants to ensure that on-site parking occurs in a manner that allows for emergency evacuations if needed, and that neighbors are not disturbed during an event.
6. Prior to operation, any second story area that is available to visitors or the public shall have balconies that have guardrails which shall be installed or improved to meet Uniform Building Code standards.
7. All outdoor lighting shall be consistent with Zoning Ordinance section 21-41 lighting standards, and shall be directed downwards to minimize glare. All outdoor lighting shall be consistent with the recommendations found in www.darksky.org lighting standards.

B. Traffic and Circulation

1. Prior to operation, the permit holder shall provide the Community Development Department with written documentation that all driveways and emergency access roadways meet the requirements of Public Resource Code (PRC) sections 4290 and 4291. The location and improvement of driveways and emergency access roadways shall substantially conform to the site plan submitted for this project.
2. Prior to operation, detailed circulation and parking plans shall be submitted for the special event activities. These plans shall be subject to review and approval of the Community Development Department and consistent with the parking standards of Article 46 of the Lake County Zoning Ordinance and PRC 4290 and 4291.
3. Prior to operation, one ADA-compliant parking space and on-site ADA compliant pathways and ramps shall be installed for all publicly accessible areas. The Lake County Zoning Ordinance requires one van accessible ADA-compliant parking space.
4. The driveways shall be surfaced with a minimum of a six inch depth of decomposed granite or another form of permeable surfacing. Alternatively, asphaltic concrete, concrete or chip

seal may be applied, or an alternative surfacing material may be permitted at the discretion of the Community Development Director. The parking areas shall be surfaced with an all-weather surface a minimum of chip seal. White rock shall not be allowed. Any new surfacing material shall be reviewed and approved by the Community Development Department and Lakeport Fire Protection District prior to installation. All necessary encroachment permits shall be obtained from the Department of Public Works prior to any work within the County right-of-way. All access areas shall be continuously maintained in good repair throughout the life of the project.

5. The parking lot shall be arranged and marked to provide for orderly and safe loading, unloading, parking and storage of vehicles. Based on a maximum occupancy of 100 people, a minimum of 50 parking spaces shall be provided on site, including handicapped accessible spaces. The parking spaces shall be a minimum of nine feet in width and twenty feet in length (9' x 20') with the exception of handicapped van space(s). All parking and driveway areas shall meet the standards of Lake County Zoning Ordinance Section 46 and California Building Code.
6. Should the special events lead to substantial vehicle traffic increases above the projected levels, the permit holder shall be required to provide a traffic assessment study and/or additional mitigation measures, subject to review and approval of the Community Development Department.

C. Hydrology, Water Quality and Biological Resources

1. If any grading is to occur, prior to any grading associated with this project, engineered drainage plans and calculations shall be submitted for review and approval by the Lake County Department of Water Resources and the Lake County Building Department. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants, consistent with County and State storm water drainage regulations. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures. BMPs shall be maintained for the life of the project. An operation and maintenance plan for post-construction BMPs shall be developed and approved.
2. Prior to any earthwork related to this project, the permit holder shall obtain a General Construction Permit and a Storm Water Pollution Prevention Plan (SWPPP) from the Central Valley Regional Water Quality Control Board. A copy of the SWPPP shall be provided to the Community Development Department.

D. Air Quality and Noise

1. Prior to operation, the driveway and parking areas shall be surfaced with a minimum double chip seal surface and maintained to reduce the generation of fugitive dust. Standard fugitive dust control measures shall be applied to all staging, work areas and adjoining roads to extent necessary to limit excessive air emissions. If utilized within the scope of work, surface coatings (paints) must be California Air Resource Board (CARB) approved, which do not contain chrome or lead shall be selected.
2. The permit holder shall minimize vehicular and fugitive dust during improvement of the driveway and parking area and on-going operations by use of water, paving or other acceptable dust palliatives.
3. If substantive dust complaints result in the future from the operation of this site, the permit holder shall be responsible for submittal and implementation of a dust mitigation plan. This plan must be approved by the Community Development Department and the Air Quality Management District.
4. Maximum sound emissions shall not exceed equivalent sound pressure levels in decibels, for any one hour as stipulated in Tables 11.2 and 11.2 of the Lake County Zoning Ordinance, Section 41. The permit holder shall supervise special events to assure that the 10:00 pm time limit for amplified sound is not exceeded. There shall not be any outdoor amplified sound at the project site during events. If substantive noise complaints are received, the permit holder shall submit a noise mitigation plan for the approval by the Lake County Community Development Department.
5. All advertising for special events shall include the 10 p.m. ending time for amplified music.

6. All vehicles and heavy equipment used for site work shall be adequately muffled to comply with Motor Vehicle Code requirements. Back-up beepers shall be adjusted to the lowest permitted levels. Construction activities shall be confined to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday.
7. Should substantive noise complaints be received, the owner shall be responsible, at their cost, for conducting a noise study by a qualified professional and implementing a noise mitigation plan, subject to approval of the Community Development Department.

E. Aesthetics

1. The permit holder shall provide adequately sized trash enclosures to accommodate the refuse and recycling generated on site within the trash storage areas. Pursuant to County Code section 9-6.4, trash shall be contained in an enclosed area which is screened from public view. The minimum size of the enclosure is 10 feet wide, 6 feet high and 7 foot 6 inches deep. There must be a 4 inch slab and a 3 inch concrete apron at the opening. Prior to issuance of a building permit Certificate of Occupancy, the permit holder shall consult with the waste hauler to verify that the enclosures are adequate to provide for the volume and types of waste and recyclable material generated at the site.
2. This permit authorizes use of Home Occupation signage as specified within Article 27 of the Lake County Zoning Ordinance.

F. Health

1. If food is to be served to the public, all food facilities shall be subject to plan approval and annual review by the Lake County Environmental Health Division and shall comply with the Lake County Environmental Health Division regulations. The kitchen may need to have annual inspections – please contact Environmental Health at 707-263-1164 for details.
2. Prior to operation of special events exceeding 75 people, the permit holder shall obtain approval from the Lake County Environmental Health Division and Planning Division for on-site sewage system adequate to accommodate the proposed numbers of guests. Portable restrooms may be used for individual events if needed.
3. Prior to operation and for the life of the project, the permit holder shall comply with all requirements of the California Department of Health Office of Drinking Water and Lake County Environmental Health Division requirements for food and water service to the public.
4. No vehicular parking or traffic or other uses which could adversely affect the soil shall be permitted on top of any sewage system leach area.

G. Mitigation Monitoring and Timing

1. The Planning Commission may revoke the permit in the future if the Commission finds that the use to which the permit is put is detrimental to the health, safety, comfort and general welfare of the public or constitutes a nuisance.
2. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
3. This permit may be revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code if the terms of this project are not met.

Mary Darby, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: EJP

By: _____
Jim Feenan, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing Use Permit and agree to all terms and conditions thereof.

Date: _____

Applicant or Authorized Agent

Please Print Name