

**COUNTY OF LAKE
MAJOR USE PERMIT; UP 18-34
CATEGORICAL EXEMPTION; CE 18-50
MICHAEL AND TANYA HAT
EXPIRES: AUGUST 25, 2032**

Pursuant to the approval of the Lake County Community Development Department on **August 25, 2022**, there is hereby granted to **Michael Hat**, a permit for a **Use Permit, (UP 18-34) to allow a 12 acre corn maze and 3.8 acre pumpkin patch**, including fifty parking spaces, five shipping containers with false roofs and siding; a 100' tall flag pole, four portable restrooms and a 10' x 10' ticket booth operating primarily during weekends and exclusively during daylight hours, on property located at **4405 & 4410 Thomas Drive, Kelseyville, and being Assessor's Parcels 008-033-36 & 008-035-58** with the following conditions:

A. General Conditions of Approval

1. The use hereby permitted shall substantially conform to the ***Major Use Permit Application Description, Site Plan***, and the ***Caltrans temporary Traffic Control Plan*** any conditions of approval imposed by the Major Use Permit and Review Authority for the special event venue. Applicant shall be in substantial conformance with the following:
 - a. Major Use Permit UP 18-34 application, dated July 11, 2018 and re-started on July 7, 2022.
 - b. Project description, received March 12, 2020, and amended project description dated July 7, 2022.
 - c. Temporary Traffic Control Plan, dated September 21, 2018
 - d. Site plan, dated March 13, 2020 and updated July 18, 2022
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. The proposed use shall not obstruct the flow of traffic along State Highway 29 and Thomas Drive. Additionally, there shall be no parking along State Highway 29, including within the right-of way.
4. The permit holder is responsible for ensuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
5. **Prior to operation (if applicable)**, the applicant shall comply with the California Uniform Retail Food Facilities Law and Lake County Environmental Health Division requirements for food and water service to the public. For further information, please contact the Lake County Environmental Health Division at (707) 263-1164.
6. The permit holder shall comply with 2022 NFPA Fire Code requirements for the corn maze, and subject to the approval of Building Division staff.
7. **Prior to operation**, all accessible routes of travel, building access and bathrooms shall meet accessibility requirements. All employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations can be temporary during this time, however, they must meet all accessibility requirements.
8. The permit holder shall comply with the performance standards of §21-41 of the zoning ordinance as applicable to this facility such that nuisance conditions are not created in regard to air quality, lighting, glare, noise, etc. All lighting shall be directed downwards onto the project site and not onto adjacent roads/highways and/or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org. Should substantiated complaints be received, the County may require that additional mitigation measures be implemented to reduce impacts from the permitted uses.
9. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive,

caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment

10. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines.
11. The permit holder shall minimize vehicular and fugitive dust during ongoing use operations by use of water, paving or other acceptable dust palliatives. No grading is authorized without applicable permits requirements. Track out from this site shall be prevented. A dust mitigation plan may be required should the applicant fail to maintain adequate dust control.
12. Should any archeological materials be discovered during future development, all activity shall be halted in the vicinity of the find(s); the Big Valley Tribe shall be notified, and a qualified archeologist retained to evaluate the find(s) and recommend mitigation measures. The Community Development Department shall be notified of the mitigation measures.
13. The permit holder shall permit the County of Lake or its representatives or designees 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.
14. The Lake County Community Development Department may revoke the permit in the future if it is found that the use to which the permit is put is detrimental to the health, safety, comfort or general welfare of the public or constitutes a nuisance.
15. This Use Permit shall be null and void if not used within two (2) years from the date of approval, or if the use is abandoned for a period of two (2) years.
16. This permit shall be valid for an indefinite period of time unless it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

COMMUNITY DEVELOPMENT DEPARTMENT
Mary Darby, Director

By: Jim Feenan, Office Assistant III

ACCEPTANCE

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

Date:_____

Applicant or Authorized Agent (Signature)

Applicant or Authorized Agent (Print Name)