

**COUNTY OF LAKE
MINOR USE (HARDSHIP HOUSE) PERMIT (PL-26-70)
CATEGORICAL EXEMPTION
JEFF BERG
EXPIRES IF NOT USED BY: August 19, 2028**

Pursuant to the approval of the Lake County Zoning Administrator on August 19, 2026, there is hereby granted to Jeff Berg, approval of a Categorical Exemption and Minor Use Permit PL-26-70 for hardship guest housing, located at 7185 Liberty Street, Nice (APN 031-151-64) subject to the following conditions:

GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the site plan, and any conditions of approval imposed by Review Authority for hardship guest housing. The Community Development Director may approve, in writing, of minor modifications that do not result in increased environmental impacts. Permittee and property owner shall be in substantial conformance with the following:
 - Site Plan submitted March 2, 2026
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 the statute or ordinance. The applicant shall obtain permits as may be required from each agency.
3. All necessary permits shall be obtained from applicable State and County agencies having jurisdiction over this project prior to commencement of any construction activities including, but not limited to, all building, mechanical and electrical modifications.
4. The permit holder shall adhere to all California Fire Code regulations and/or requirements.
5. The permit holder is responsible for insuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
6. All future uses shall be consistent and/or comply with the current Zoning District regulations.
7. Water shall be readily available through constant connection.
8. Sewer, both grey and black, shall be disposed of through the public sewer connection on site.
9. Power shall be properly connected to shore power as available to the existing residence.

GUEST HOUSE:

1. A guest house shall be an accessory structure consisting of a detached living quarter of permanent type of construction, located within two hundred (200) feet of the main building.
2. The guest house shall not be leased, subleased, rented, or sub rented separately from the main dwelling.
3. The minimum gross floor area required for a guest house shall be two hundred (200) square feet and shall not exceed a maximum of one thousand (1,000) square feet.
4. Vehicle access to the guest house shall be by way of the driveway of the main building and in no case shall a separate point of access be created to the adjoining road or highway.
5. One parking space shall be provided for the exclusive use of the guest house in addition to the parking requirements of the principal residence.
6. Guest houses shall comply with the development standards of the zoning district (except as noted in subsection 4 above) and the performance standards of article 41.
7. A guest house shall not be permitted on a lot in addition to a granny unit, residential second unit, ag family dwelling, farm labor quarters or similar dwelling. If a guest house has been approved on a lot, a granny unit, residential second unit, ag family dwelling, farm labor

quarters or similar dwelling shall not be permitted unless the guest house is removed or converted to another authorized use.

8. Kitchen facilities shall be removed upon expiration of the permit.
9. The minor use permit shall be valid for a period of three years or longer as determined by the review authority.
10. The permit shall expire upon any sale or transfer of the property.
11. A mobile home approved for use as a hardship guest house shall not be located on a permanent foundation.

EXTENSION AND EXPIRATION:

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to ensure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. This permit may be revoked if the use for which the permit was granted is conducted as 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.
3. This permit shall be null and void if not used by August 19, 2028, or if the use is abandoned for a period of two years.

Prepared by: ms Mireya G. Turner, Director
Community Development Department

Date: _____ By: _____
Zoning Administrator Clerk

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____

Signature of applicant or authorized agent

Printed name of applicant or authorized agent