NOTICE OF EXEMPTION

TO:	•	Clerk of Lake rt, CA 95453	 ☑Office of Planning & Research 1400 Tenth Street, Room 113 PO Box 3044 Sacramento, CA 95812-3044
FROM:	Community Development Dept Planning Division, County of Lake 255 North Forbes Street Lakeport, CA 95453		
PROJECT TITLE:		Benmore North LLC	
PROJECT LOCATION:		2743, 3245, 2976, 3088, 3278, 3168, 3400, 3290, 3295, 3275, 2359, and 3417 Benmore Valley Road, Lakeport, CA	
COUNTY:		Lake	

DESCRIPTION OF PROJECT: Benmore North LLC. is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 2743, 3245, 2976, 3088, 3278, 3168, 3400, 3290, 3295, 3275, 2359, 3303, and 3417 Benmore Valley Road, Lakeport, California on Lake County APNs: 007-001-13, 007-001-34, 007-001-35, 007-001-19, 007-002-07, 007-001-40, 007-001-38, 007-001-26, 007-001-27, 007-001-28, 007-001-16, 007-001-06, and 007-001-25. The project will be composed of a total of 1,698,840 sq. ft. outdoor canopy area within 2,395,800 sq. ft. of cultivation area. The applicant will erect fifty-six (2,000 sq. ft.) cold frame greenhouses which will be assembled on the natural grade. The total combined acreage is 798.26 acres and the properties are zoned Rural Lands-Agriculture. Current and past land uses of the project property are/were heavily used by vineyards. The proposed cultivation area is located within a flat area.

3303,

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Lake Community Development Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Benmore North LLC

EXEMPT STATUS: Categorical Exemption 15304, Class 4

REASONS WHY PROJECT IS EXEMPT: Class 4-Minor Alterations to Land. The applicant is cultivating within a previous disturbed area once developed with a vineyard for the Cultivation of Commercial Cannabis. The project will not involve the removal of healthy, mature, scenic trees. The project parcels are surrounded by topographic barriers, however, the cultivation site(s) are located on lands that are less than 10 percent (10%) slopes where minor grading will occur. Additionally, grading will not occur within a waterway, wetland, a designated scenic area, or within officially mapped areas of severe geologic hazard such as an Alquist-priolo Earthquake Fault Zone or within an official Seismic Hazard Zone.

TELEPHONE NUMBER: (707) 263-2221

Jamondez

Signature: Title: Assistant Planner

Date: January 15, 2021

Signed by Lead Agency

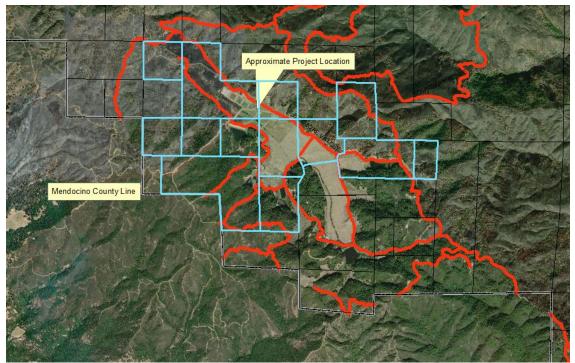


Figure 1. vicinity map