

## NOTICE OF EXEMPTION

**TO:**             County Clerk                                   Office of Planning & Research  
                         County of Lake                                  1400 Tenth Street, Room 113  
                         Lakeport, CA 95453                                  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 South LLC**

**PROJECT LOCATION:**        3621, 3561, 3470, and 3680 Benmore Valley Road, Lakeport, CA

**COUNTY:**                                      Lake

**DESCRIPTION OF PROJECT:** Benmore South LLC. is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 3621, 3561, 3470, and 3680 Benmore Valley Road, Lakeport, California on Lake County APNs: 007-001- 30, 007-001-31, 007-001-39, and 007-002-10. The project will be composed of a total of 653,400 sq. ft. outdoor canopy area within 942,638.4 sq. ft. of cultivation area. The applicant will erect twenty (2,000 sq. ft.) cold frame greenhouses which will be assembled on the natural grade. The total combined acreage is 313 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.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Benmore South 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.

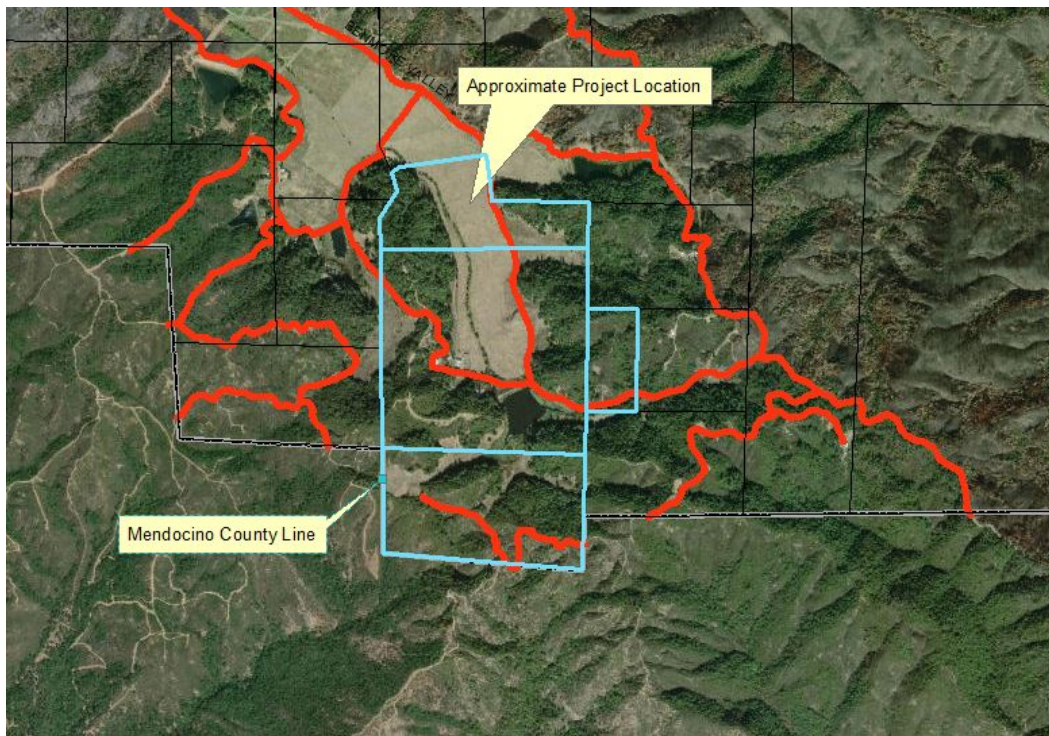
**CONTACT PERSON:** Victor Fernandez

**TELEPHONE NUMBER:** (707) 263-2221

**Signature:**   
**Title:** Assistant Planner

**Date:** January 15, 2021

**Signed by Lead Agency**



*Figure 1. vicinity map*