

*Not filed
w/ Superior Court*

COUNTY OF LAKE
SPECIAL ZONING EXCEPTION SPE 83-1
REYNOLDS SYSTEMS, INC.

Pursuant to the approval of the Lake County Board of Supervisors on September 6, 1983, there is hereby granted to Reynolds Systems, Inc., P.O. Box 1229, Middletown, CA 95461, a Special Zoning Exception for General Plan Implementation, per Section 21-61A of the Ordinance Code of the County of Lake, to allow MANUFACTURE OF SMALL EXPLOSIVE COMPONENTS FOR MISSILES, located on the west side of State Highway 175, approximately 1 mile north of Socrates Mine Road, and known as Assessor Parcels 13-046-3 & 4, subject to the following conditions:

GEOLOGIC/HYDROLOGIC

1. A grading plan for all construction pads and roadways shall be submitted to the Department of Public Works and the Soil Conservation Services for approval.
2. A drainage plan, including all disturbed natural drainage ways, shall be submitted to the Lake County Flood Control District and the Soil Conservation Service for approval. Said drainage plan shall include catch basins and siltation ponds where necessary to prevent excessive erosion into the creeks or the property.
3. A revegetation plan shall be prepared for all disturbed areas not built upon, subject to the approval of the Soil Conservation Service and Planning Director.
4. No grading shall be permitted between the winter dates of October 31 to April 30.

AIR QUALITY/NOISE

5. All air compressors and industrial presses shall be located inside an entirely enclosed building.
6. Any explosives testing shall take place within a sound muffling enclosure. Testing shall only be permitted on weekdays between the hours of 12:00 noon and 5:00 p.m.
7. The building plans for an explosive test cell shall be submitted to the Lake County Air Pollution Control Department and Building Department for approval.

FLORA/FAUNA

8. Specific plans shall be submitted to DPW and the Planning Department for roadways and shall be designed to avoid as many trees as possible with diameters greater than six (6) inches. All trees to be removed shall be shown on said plans.
9. Revegetation plans shall contain plants found naturally in the area, subject to recommendations from the U.S. Division of Forestry and Soil Conservation Service.
10. A qualified biologist or entymologist shall be consulted to investigate the property to determine the location and extent of any unique habitat. Any recommendations for the redesign of the project or other methods for the protection of a unique site shall be subject to the approval of the Planning Commission.

TRAFFIC/CIRCULATION

11. The proposed roadway to the assembly buildings shall be relocated approximately 500 ft. north along Highway 175 from the existing roadway intersection.
12. Both intersections with Highway 175 shall obtain new commercial encroachment permits from Caltrans, and shall be improved to commercial standards.

13. The main access to the highway shall be the new northern intersection. Use of the existing southern access shall be limited to emergency vehicles and shall be fenced with a breakaway gate.
14. The applicant shall supply and install traffic warning signs on Highway 175 indicating the presence of the intersections, subject to the approval of Caltrans.
15. A minimum 40 ft. radius turn-around area shall be provided in the area near the existing single family dwelling for fire protection purposes. Said radius shall be kept clear of parked cars and stored material.
16. Should road improvements require the construction of a new culvert for any waterway on the property, said culverts shall be of a design and location subject to the approval of the Department of Fish & Game and Flood Control and Department of Public Works.
17. A specific parking plan shall be submitted showing at least 15 parking spaces. Said parking plan must conform with the County parking regulations.

OTHER IMPACTS

18. All security lighting shall be directed away from surrounding properties and Highway 175.

SAFETY

19. The storage, handling and transportation of hazardous materials shall be subject to all state, federal and local regulations. Any significant violation of said regulations shall be grounds for revoking this permit.
20. Results of safety inspections performed by other state and federal agencies shall be submitted to the Lake County Planning Department.
21. A security plan for the prevention of vandalism and/or robbery shall be submitted for approval to the Sheriff's Department. Said plan shall include fencing, alarm systems, lock systems and caretakers quarters if required.
22. A street light shall be provided at the new intersection with State Highway 175.
23. The applicant shall provide all necessary fire safety equipment as recommended by the Building Department, Fire Department, and Forest Service.
24. The project shall conform to the plot plan dated 4/20/83. All areas shown not to contain development shall remain as open, untouched areas.

ARCHAEOLOGY

25. Should any archaeological resource be discovered during the development stages of the project, all work shall be ceased and a qualified archaeologist shall be consulted to determine the significance and extent of such resource. Any recommendations towards

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the protection of a significant and unique resource shall be implemented prior to the continuation of grading or construction.

Date of Issuance:

September 14, 1983

DAVID P. O'BRIEN

Acting Planning Director

By: Irene L. Brown
Irene L. Brown, Secretary

ACCEPTANCE

I have read and understand the foregoing Special Zoning Exception and agree to each and every term and condition thereof:

Date: SEPT. 14, 1983

Thomas Reynolds
Owner or Authorized Agent

ilb

COUNTY OF LAKE

**MINOR MODIFICATION OF USE PERMIT CONDITIONS;
MMU 09-05, SZE 83-01
REYNOLDS SYSTEM, INC**

Pursuant to the approval of the Lake County Zoning Administrator on **June 10, 2009**, there is hereby granted to Reynolds Systems, Inc the following **Minor Modification** to Special Zoning Exception 83-01 to allow **construction of a 5,000 square foot office/shop building permitting a 4,000 square feet net increase in building area at 118500 and 18649 State Hwy 175, Middletown**, being Assessor Parcel No. **013-046-03 and 04**, subject to the original terms and conditions as amended herein:

Condition 24 is hereby amended to read as follows:

The project shall conform to the plot plan dated ~~4/20/83~~ **6/04/09**. All areas shown not to contain development shall remain as open, untouched areas.

All other Use Permit SZE 83-01 conditions will remain as previously approved.

COMMUNITY DEVELOPMENT DEPARTMENT
RICHARD COEL, DIRECTOR

Prepared by: WS

By: _____
Danae Bowen, Office Assistant III

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent