

COUNTY OF LAKE
 CONITIONS OF APPROVAL
 Design Review Permit PL-25-23; DR 23-03 and IS 23-08, Belwood Motel
 Belwood Motel / Belwood Investments, LLC (Applicant)

Expires if not used by June 4, 2027

Pursuant to the approval of the Design Review Committee (Zoning Administrator) on June 4, 2025, there is hereby granted to Bo Belmont representing Belwood Investments LLC, a Design Review Permit to allow a motel consisting of six 800 sq. ft. cabins with each having two units per on property located at 10336 Loch Lomond Road, Middletown, CA, further described as Assessor Parcel Number 011-067-18, subject to the following terms and conditions.

A. GENERAL

1. The use hereby permitted shall substantially conform to the Project Plans, Project Description and any conditions of approval imposed by the Design Review Permit and Review Authority for the construction of a commercial resort all six 800 sq. ft. cabins. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts. Applicant shall be in substantial conformance with the following:
 Project Plans:
 C0 Plot Plan
 C1 Site Plan
 C2 Standard Silt Fence Detail
 C3 Erosion Control Notes
 A1 Cabin Floor Plans
 A2 Cabin Elevations
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. 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 driveway encroachment, building, plumbing, mechanical and electrical modifications.
4. The permit holder shall adhere to all California Fire Code regulations and/or requirements. For further information, please call the Community Development Department-Building Division at (707) 263-2382.
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. The applicant shall coordinate with the Lake County Tax Assessor's office to establish Transient Room Tax for the use following issuance of final occupancy permits by the Lake County Community Development Department, Building and Safety Division.
7. Prior to construction activities, the applicant shall meet with the Lake County Public Works Department to obtain all the necessary permits for driveway improvements and the fence. In addition, the applicant shall correct the site plans to show the correct width of Western Pine Road and provide a copy to the Community Development Department, Planning Division.
8. Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 Dba between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning

Ordinance Section 21-41.11 (Table 11) at the property lines.

9. All construction activities, including engine warm-up shall be limited to Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This condition does not apply to night work.
10. Best management practices included in the Construction Site Storm Water Soil Loss & Pollution Prevention Plan prepared by the Northpoint Consulting Group, Inc. shall be incorporated into construction of the project where applicable.
11. The proposed hours of operation would be Monday through Sunday with hours in compliance with the Lake County Code, Zoning Ordinance.
12. Prior to the issuance of building permits, a Lighting Plan shall be submitted to the Community Development Department for review and approval.
13. All exterior elements, lighting, and trash storage areas shall be installed in accordance to the conditions of approval and approved plans and maintained for the life of the project unless modified herein by the Development Review Committee. The Community Development Director or authorized representative may approve in writing minor modifications that do not result in increased environmental impacts.
14. Prior to the issuance of building permits, a Signage Plan shall be submitted to the Community Development Department for review and approval. Alternatively, the applicant may delay a Signage Plan to a later date if no signage is proposed at the present time. All signage shall be in accordance with Section 21-45.11 of the Zoning Ordinance.
15. All new buildings shall use earth tones for exterior color. Trim colors shall be limited to non-contrasting colors.
16. The permit holder shall adhere to Article 46 parking standards.
17. No driveway entering onto a right-of-way shall exceed a width of thirty (30) feet.
18. Prior to occupancy, the driveway and parking areas shall be surfaced with a minimum of asphalt, cement, or other appropriate pavement material with the exception of the access, which shall be constructed to the County of Lake standards.
19. The applicant shall confirm that the site has an encroachment permit issued by Caltrans for access onto Loch Lomond Road (State Highway 175) prior to the issuance of final occupancy.
20. Prior to building permit final, all accessible compliant parking areas, routes of travel, building access and/or bathrooms shall meet all California Building Code Requirements.
21. Prior to occupancy being issued, the applicant shall remove the existing westerly driveway access gate as shown on the plans submitted for this action.
22. Prior to occupancy, the owner shall obtain a record keeping encroachment permit from the Lake County Public Works Department to document the existence and responsibility of maintenance of the existing twenty-three-foot-wide access point (easterly driveway).
23. All fences, signs and advertising must be located outside State R/W (on private property) and all advertising visible from the highway must comply with Caltrans Outdoor Advertising (ODA) requirements.

B. AESTHETICS

AES-1: The proposed fence shall not obstruct the view of the significantly historical cabin from traveler's viewpoint along Loch Lomond Road.

AES-2: The property owner shall conduct quarterly visual inspections of the fence throughout the operational life of the project to identify any warping, cracking, deterioration, or visual defects, with findings documented through photographs and written reports maintained for the Lake County Community Development Department's review, in accordance with Lake County Article 54, Section 21-54, subsection 54.5 (a) 5. Any damaged, warped, or deteriorated fence components shall be repaired or replaced within 30 days of identification using materials that match the original in composition, dimensions, color, and finish to maintain visual compatibility with the site's architectural character, and all repair/replacement activities shall be documented and reported to the Lake County Community Development Department.

C. AIR QUALITY

AQ-1: All best management practices as listed in the Construction Site Storm Water Soil Loss & Pollution Prevention Plan (SLPPP) prepared for the proposed project by the Northpoint Consulting Group, Inc. shall be applied as mitigation measures to construction activities and operations of the proposed project.

AQ-2: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.

AQ-3: All Mobile diesel equipment used for construction shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.

D. BIOLOGICAL RESOURCES

BIO-1: To avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following shall be applied: Removal of trees during the nesting season (February 1 to August 31) shall be preceded by a survey for nesting birds conducted by a qualified biologist. If nesting birds are identified, a suitable construction buffer shall be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. Trees approved for removal shall be felled outside of the nesting season.

BIO-2: Prior to the clearing of trees, the following measures shall be implemented to mitigate potential impacts to bats: If removal of trees is proposed during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed for bat roosts or evidence of bat roosting (guano, urine staining and scent, dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, removal may occur once active roosting ceases as determined by a qualified biologist. Once felled, the tree shall remain on the ground for one day to allow any bats present to leave. It is recommended that trees approved for removal be removed outside of the roosting season.

BIO-3: Habitat Mitigation and Monitoring Plan (HMMP). Prior to operations, the project applicant shall submit to the Community Development Department for review and approval a HMMP that identifies how the project proponent will compensate for the removal of (4) trees on the project site. The HMMP shall be comprised of habitat creation and/or habitat enhancements activities equal to twelve (12) trees or equivalent native plants and shrubs equal to the canopy cover of twelve (12) trees. The HMMP shall also include the following information:

- a. a description of the existing physical conditions of the proposed creation and/or restoration site and a map that identifies the location of the site;
- b. a plan for the preparation of the restoration site, including the removal of nonnative plant species, if needed;
- c. a local California native plant palette.
- d. a planting plan, including the species that will be planted on-site, quantity, and location;
- e. monitoring and maintenance measures and a timeline; f. an irrigation plan (if needed);
- g. procedures to ensure that nonnative plants are not introduced or allowed to sustain within the creation or restoration site and a nonnative plant removal plan;
- h. success standards

BIO-4: Any proposed grading shall be conducted in a manner that prevents erosion and subsequent sedimentation of the vernal pool habitat across the highway. Any stockpiles or sources of loose soil should be removed prior to the rainy season. All work should include extensive erosion control measures consistent with Lake County Grading Regulations in order to avoid erosion and the potential for transport of sediments into Loch Lomond Vernal Pool or local drainages. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.

E. CULTURAL AND TRIBAL RESOURCES

CUL-1: The boundaries of the historically significant cabin as identified in the Cultural Resources Evaluation shall be flagged extending four feet out from the cabin and project construction and staging activities shall avoid the site areas as outlined in CEQA Guidelines Section 15064.5.

CUL-2: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

CUL-3: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.

CUL-4: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

F. ENERGY

ENG-1: The applicant shall coordinate with PG&E for grid improvements. If grid needs are not met through PG&E, the applicant shall provide an alternative power source to the Lake County Building Department. Cabins would not be open to the public until the energy source is developed and operating.

ENG-2: To reduce energy needs, interior and exterior security lighting shall be energy efficient LED lights with shutoff/dimmer switches.

G. GREENHOUSE GAS EMISSIONS

GHG-1: All construction equipment shall be maintained in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and proof that it is running in proper condition shall be submitted to the Community Development Department before it is operated.

GHG-2: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

GHG-3: Pursuant to the Lake County Municipal Code Zoning Article 41, all landscaping shall be provided with a drip irrigation system or in-ground sprinkler system. If all plant materials are indigenous or drought resident, a temporary or portable irrigation system may be provided.

GHG-4: All lighting in the cabins shall be high efficacy lighting. All exterior lighting shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.

GHG-5: Low flow toilets and sinks shall be installed in all the cabins and proof of installation shall be submitted to the Community Development Department before operations can occur.

H. HAZARDS AND HAZARDOUS MATERIALS

HAZ-1: The following mitigation measures shall be incorporated into the project before operation of the project can occur:

- Sprinkler systems will be installed in each cabin.
- Parking lot will install a hammer-head T turnaround.
- The driveway will be surfaced to support a 40,000-pound emergency vehicle.
- A 5-foot noncombustible zone shall be maintained around each cabin during the life of the project. This is a new requirement under Assembly Bill 3074 for property which was enacted on January 1, 2021.

I. HYDROLOGY & WATER QUALITY

HYD-1: The following mitigation measures shall be incorporated into the project as required by the Lake County Environmental Health Department:

- A minimum of 56.25 lineal feet of leach line shall be required per bedroom or 150 gallons of flow.
- A cross-sectional view shall be provided with the three copies of scaled plot plans and specifications for the installation of the system with a septic permit application.
- All minimum required setbacks shall be maintained including 100 feet from all wells, 20 feet from the existing pool, and 10 feet from existing leach lines.
- At the time of the site evaluation by the Environmental Health Department, property lines and corners were not well defined. A stake-out shall be required prior to permit issuance and property corners must be demonstrated at that time.
- Drain fields must be installed on contour in the area as shown on the attached Report of Evaluation. Drain field installation shall not be permitted on ground that has been altered by cutting or filling.

Any person other than the property owner shall be licensed by the State of California to install and/or construct a septic system. A construction permit shall be obtained from this office and approved prior to installation of this system.

J. TRIBAL CULTURAL RESOURCES

TCR-1: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have

engaged with the culturally affiliated tribe(s) to provide cultural monitors and that cultural sensitivity training has been provided to site workers.

TCR-2: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals will include those who:

- Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR
- Members of culturally affiliated tribe(s) who:
 - Are culturally affiliated with the project area, as determined by the NAHC; and
 - Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above).
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TCR-3: The permittee shall notify all culturally affiliated tribes at least 15 days prior to commencement of ground disturbance activities on the project. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The culturally affiliated tribe(s) must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to a tribe, that tribe will coordinate with the permittee to establish by which the tribe(s) may appropriately protect, treat, and dispose of the resource(s) with appropriate dignity, which may include reburial or preservation of resources. The permittee shall allow the Tribe(s) to facilitate and ensure that the treatment and disposition by the Tribe(s) is followed to the extent permitted by law.

TRC-4: If previously unidentified tribal cultural resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.

K. WILDFIRE

WF-1: Prior to operations, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 commercial driveway standards.

I. TIMING & MITIGATION MONITORING

1. Prior to building permit final, the permit holder pay the Annual Compliance Monitoring Fee and schedule an inspection with the Community Development Department – Planning Division until all conditions of approval are met.
2. 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 assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
3. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the 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.
4. This permit shall be null and void if not used by April 30, 2027, or if the use is abandoned for a period of two (2) years.

Mireya G. Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: L.H.

By: _____
Laura Hall, Senior Planner

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent