



COUNTY OF LAKE
Community Development Department
PLANNING DIVISION
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Phone (707) 263-2221 FAX (707) 263-2225

FILED
[With The Board of Supervisors] RECEIVED
Of The County of Lake

Date: 7-3-19 JUL 03 2019

Planning Division Application LAKE COUNTY COMMUNITY
(Please type or print) DEVELOPMENT DEPT.

Project name: Sunnys Ranch LLC
Assessors Parcel #: 014-004-20

INITIAL FEES:

AB <u>19-06</u>	\$1,065.00
Sub Total:	\$1,065.00
Technology recovery 2% Cost	\$21.30
General Plan Maintenance Fee	\$50.00
Total:	\$1,136.30

Zoning: _____

General Plan: _____

Receipt #: _____

Initial: _____

APPLICANT:

NAME: Butts Canyon Residents
MAILING ADDRESS: 19750 Butts Canyon Rd
CITY: Middletown
STATE: CA ZIP: 95461
PRIMARY PHONE: 707 972-2488
SECONDARY PHONE: ()
EMAIL: ktmcohh@aol.com

PROPERTY OWNER (IF NOT APPLICANT):

NAME: Judson Hodges
MAILING ADDRESS: SAME
CITY: SAME
STATE: _____ ZIP: _____
PRIMARY PHONE: ()
SECONDARY PHONE: ()
EMAIL: SAMC

PROJECT LOCATION

ADDRESS: 19424 Butts Canyon Rd
PRESENT USE OF LAND: Middletown
Vacant home/property

DESCRIPTION OF PROJECT:

Sunnys Ranch LLC
Appeal

SURROUNDING LAND USES:

North: Rural Land Residence
South: Ranch
East: Ranch
West: Vineyard

PARCEL SIZE(S):

Existing: 19.7 acres
Proposed: _____

Existing/Proposed Water Supply: well
Existing/Proposed Sewage Disposal: septic
Fire Protection District: South Lake Middletown
School District: Middletown

BOS Exhibit A

At-Cost Project Reimbursement

I, Judson Hodges, the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$ 1136.30 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19, February 7, 2017). **In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)

Ownership

Contract to Purchase*

Letter of Authorization*

Power of Attorney*

**Must Attach Evidence*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

(Please Print)

Name of Company or Corporation (if applicable):

(Please Print)

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:
(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name:*

Date: _____

Email address: _____

Phone Number: _____


Signature of Owners/Agent* Name


Date

Signature of Applicant

Date

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.
7. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.
9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
10. Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.
11. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). www.envirostor.dtsc.ca.gov/public/ The proposed project site is ☐ or is not ☐ included on the most recent list.
12. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.



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JUL 03 2019

FILED

With The Board of Supervisors
Of The County of Lake

Date: 7/13/19

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT BY

APPEAL TO BOARD OF SUPERVISORS

Date: 6/29/19

Project Name (if applicable): Sunny S Ranch LLC

Appellant's Name: Butts Canyon Residents

Appellant's Mailing Address: 19750 Butts Canyon Rd

Middletown Ct 95461 Phone #: (707) 972-2488

Appellant's Representative Judson Hodges

Phone #: (707) 972-2488

Location of Project: 19424 Butts Canyon Rd
Middletown Ct 95461

Assessor's Parcel Number: 014-004-20

Previous Action Taken: Planning Commission Approved
Project Date: 6/27/19

Reason for Appeal: (Attach extra sheets if necessary)

- 1) The project does not meet the requirement of
article 51.4, #1
- 2) Safety. The applicant and staff did not adequately
address this, see attached sheets.

Judson Hodges
Signature of Appellant/s

FOR OFFICE USE ONLY

Appeal Number: _____

Related File#: _____

Fee: _____

Receipt #: _____

Date Received: _____

Received By: _____

Reasons for Appeal

1. The project does not meet the requirement of article 51.4, #1.

That the establishment, maintenance, or operation of the use applied for, will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the county.

The presentation by the applicant during the Planning Commission hearing did not adequately address this.

Reasons for Appeal

2). SAFETY. The county is currently not able to adequately address public safety. The sheriff department is woefully under staffed. During the planning hearing the Commissioners acknowledged that there are limited deputies, 2 to 0 on during the evenings. This proposed project presents an unwelcomed opportunity for crime in our neighborhood and puts us at risk.

Reasons for Appeal

3). WATER. The applicant and staff were inaccurate presenting the impact of the water use from this project. They have not addressed the water use issues from the multiple illegal grows in the neighborhood, one right across the street, and how that is impacting our fragile water table now, before the Shannon project. Staff was unwilling to address the potential impact of the Gill site and how the 700,000 annual gallons needed for the project will impact our hydrosphere.

BUTTS CANYON RESIDENTS IN OPOSITION TO THE MARIJUANA MAJOR USE PERMIT(SUNNY S RANCH, LLC)

- Mark and Karen Cresta 17500 Butts Canyon Rd
- Flo Hochanson 19298 Butts Canyon Rd
- Jose and Debra Bottoms Contreras 18307 Butts Canyon Rd
- Arlene Hochanson 19298 Butts Canyon Rd
- Jeff and Lilly Griffin 19467 Butts Canyon Rd
- Bill and Gail Wright 19491 Butts Canyon RD
- Salley Beckner 19648 Butts Canyon Rd
- Robert and Patricia Donley 19750 Butts Canyon Rd
- Judson and Constance Hodges 19750 Butts Canyon Rd

Becky Pledger

19493 Butts Canyon Rd