2026-068

FILED

September 2, 2026

JENAVIVE HERRINGTON

COUNTY CLERK
LAKE COUNTY

By _____
Deputy clerk

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

NOTICE OF EXEMPTION

TO: County Clerk
County of Lake
Lakeport, CA 95453

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814-3044

FROM: Lake County Community Development Dept.
255 North Forbes Street
Lakeport, CA 95453
(707) 263-2221

PROJECT TITLE: Reynolds Systems Assembly Building 4 (PL-25-291)

PROJECT LOCATION: 18649 HWY 175, Middletown (APN 013-046-04)

BACKGROUND: Reynolds Systems, Inc. (RSI) is a privately owned aerospace and defense manufacturing company that has been in operation since 1962. RSI specializes in the design, fabrication, and production of precision components and systems for the aerospace and defense industries.

The main Reynolds System manufacturing facility was built on the portion of land zoned Rural Lands "RL". In 1983, the Lake County Board of Supervisors issued a Special Zoning Exception "SPE-83-1" to legitimize a manufacturing facility on the "RL" portion of the property. Additionally, in 2023, a Rezone and General Plan Amendment and associated Initial Study/Negative Declaration (RZ/GPA 23-01; IS 23-03) were approved by the Board of Supervisors to rezone other portions of the site from "RL" to Heavy Manufacturing "M2" to support future expansions.

The Valley Fire (2015) burned the entire project parcel and 10 buildings on-site. After the fire, RSI worked with the State Department of Agriculture to harvest dead and downed trees. Areas along the internal access roads and RSI facilities were cleared and graded to remove hazardous burned and downed trees. The north access road and portion of the site where the new building is proposed were included in areas that were previously graded and utilized to stage equipment and stock burned and down trees. Prior to the fire, the area where the building is proposed was utilized for equipment and vehicle storage.

DESCRIPTION OF PROJECT: RSI proposes construction of a new 20,000 sf metal building ("Assembly Building 4") for additional manufacturing activities. The proposed building would be 26 ft high rigid frame metal building with exterior metal skinned foam panel walls and roof, with a reinforced concrete footing and slab floor. The building would consist of seven restrooms, five small offices, reception space, conference room, locker room, a large breakroom, and the remaining 15,000 sf of floor space would be for manufacturing equipment and work stations.

Four (4) accessory structures would be constructed adjacent to the new building: 1) a building to store gas bottles (nitrogen) and an air compressor to be used for the manufacturing of products; 2) a maintenance garage structure to house service equipment vehicle(s); 3) a UPS building; and 3) a fire sprinkler pump building. The accessory structures would be located within the footprint of the main building's concrete slab.

Parking would be provided via a new parking lot northwest (across the access road) of the proposed building. The parking lot would provide 50 employee parking spaces, 1 ADA and 3 guest parking spaces. ADA spaces would be provided within the proposed building envelope footprint to ensure

accessible access in accordance with the CA Building Code. RSI also has additional parking at the main facility campus.

Access. The site is accessed via two private driveway entrances (north and south) from CA State Highway 175. The south entrance provides access to the existing RSI facilities, and the north entrance has historically provided access to the north portion of the property, storage areas and an existing water tank. The north access road would upgraded for PRC 4290/4291 fire access standards and would serve the proposed building(s). Specifically, the applicant proposes to pave the driveway from the entrance gate to the existing building and parking lot.

Earthwork. The building pad, access road, and parking lot would require grading to provide the desire space for the new facilities. The excavated soils (approximately 47,500 cubic yards) would be placed on site as engineered fill, in accordance with the grading plans and geotechnical report. A Complex Grading Permit is required for earthwork activities, and all grading would be in compliance with requirements of Chapter 30, Grading Ordinance, the Lake County Municipal Code. Best Management Practices (BMPs) for erosion would include fiber rolls on slopes, gravel filter bags around drain inlets and culvert entrances, crushed rock tracking area on the access road to keep material on-site. No vegetation or trees are proposed for removal.

All site drainage would be managed with storm drain piping and the energy dissipation from storm drain pipe discharge would be adequately addressed the piping extending would downslope and the discharge area would be armored with rock as needed to protect against soil erosion. If culvert improvements are required as a part of access work, the applicant is required to obtain a Lake and Streambed Alteration Agreement from CA Dept. of Fish and Wildlife.

Utilities. Utilities for the new building would be trenched underground from Highway 175 within the existing access road to the proposed building. PG&E is currently undergrounding utility lines in the project area. A new connection would be established to the existing PG&E electrical transmission wires across Highway 175. If the undergrounding project has not reached the site by the time of construction, a temporary overhead primary service pole would be installed, to be placed underground in the near future.

The manufacturing process does not require water, but RSI currently has a public drinking water permit from the State Water Resources Control Board water for domestic use (sinks, restrooms, drinking water, etc.).

Solid waste would be disposed of via a new wastewater treatment and disposal system (septic). The system would be designed to have the capacity for the currently proposed building and sized to handle or capable of modular expansion of a possible future building in the vicinity. The design would be based on the 15 gallons/per day/per person, and the disposal field would be designed for a disposal rate of 0.4 gal/day/sf to the native soil. Permits from the County of Lake Dept. of Environmental Health will be obtained, as needed for sewer and water.

Fire Protection. In addition to the road being upgraded for fire access requirements, a new 75,000-gallon steel water tank would be constructed for fire flow of the building would contain a fire sprinkler system. A water main would connect to the new building and it would be pressurized by an electric fire pump connected to a diesel backup generator which also would serve the building during power outages.

Construction. Construction is anticipated to take approximately three months. Hours of construction would be Monday through Friday, 7:00 a.m. to 5:00 p.m. Equipment for construction would include bull dozer, excavators, compactors, dump trucks, water trucks, and other standard construction equipment for construction of the buildings. All equipment would be staged within previously disturbed areas, existing parking lots and roads.

Operation. RSI currently has 100 employees, and intends to move approximately 30+ employees from the main campus into the new Assembly 4 building. RSI hours of operation are Monday through Friday, between 7:00 a.m. and 4:00 p.m. Employees are typically onsite between 5:30 a.m. and 6:00 p.m.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Lake County Community Development Department, Zoning Administrator, September 2, 2026

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Reynolds Systems, Inc.

EXEMPT STATUS (Check One):

☐ Ministerial [Section 21080(b); 15268];
☐ Declared Emergency [Section 21080(b)(3); 15269(a)];
☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];
☒ Statutory Exemption: State code number: California Public Resources Code section 21080.69(a)(4), for advanced manufacturing;
☐ Categorical Exemption: 15301(Existing Facilities); and 15304 (Minor Alterations to Land).
☐ General Rule [Section 15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT: The proposed project qualifies for exemption under California Code of Regulations Title 14, Division 6, Chapter 3, Article 18, Statutory Exemptions. In June 2025, California enacted AB 130 to expand CEQA exemptions for certain advanced manufacturing projects, streamlining environmental review and reducing legal challenges. As it relates to this project, California Public Resources Code section 21080.69(a)(4), exempts projects from CEQA review that consists exclusively of a facility for advanced manufacturing, as defined in Section 26003, if the project is located on a site zoned for industrial uses.

California Public Resources Code Section 26003 defines "Advanced manufacturing" as manufacturing processes that improve existing or create entirely new materials, products, and processes through the use of science, engineering, or information technologies, high-precision tools and methods, a high-performance workforce, and innovative business or organizational models utilizing any of the following technology areas microelectronics and nanoelectronics, in: substantive advancement, whether incremental or breakthrough, beyond the current industry standard, etc.

In this case, Reynolds Systems, Inc. is a privately owned aerospace and defense manufacturing company that specializes in the design, fabrication, and production of precision components and systems for the aerospace and defense industries. The proposed building (and ancillary facilities/improvements) would be an addition to their existing operation and be utilized for advanced manufacturing. The site is zoned ""M2-Heavy Industrial", which is intended "To provide areas for heavy industrial and manufacturing uses which can locate and operate away from the restrictive influences of non-industrial uses, while maintaining an environment free from offensive or objectionable noise, dust, or other nuisances." As previously described, the portion of the site where the proposed building would be located was rezoned specifically for expansion of manufacturing operations and is within previously disturbed areas/roads. The applicant is required to obtain all required regulatory permits from CA Dept. of Fish and Wildlife, Air Quality, the Water Board, etc.

Based on the aforementioned, the Lake County Community Development Department has determined that the project qualifies for statutory exemption, and no further analysis is required.

CONTACT PERSON: Michelle Irace, michelle.irace@lakecountyca.gov

Signature: _____ **Date:** September 2, 2026
Title: Senior Planner

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
17-09/02/2026-054

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAKE COUNTY COMMUNITY DEVELOPMENT		09/02/2026
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
LAKE COUNTY		2026-068

PROJECT TITLE

REYNOLDS SYSTEMS ASSEMBLY BUILDING 4 (PL-25-291)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
REYNOLDS SYSTEMS, INC			(070) 263-2221
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
18649 HWY 175	MIDDLETOWN	CA	95461

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

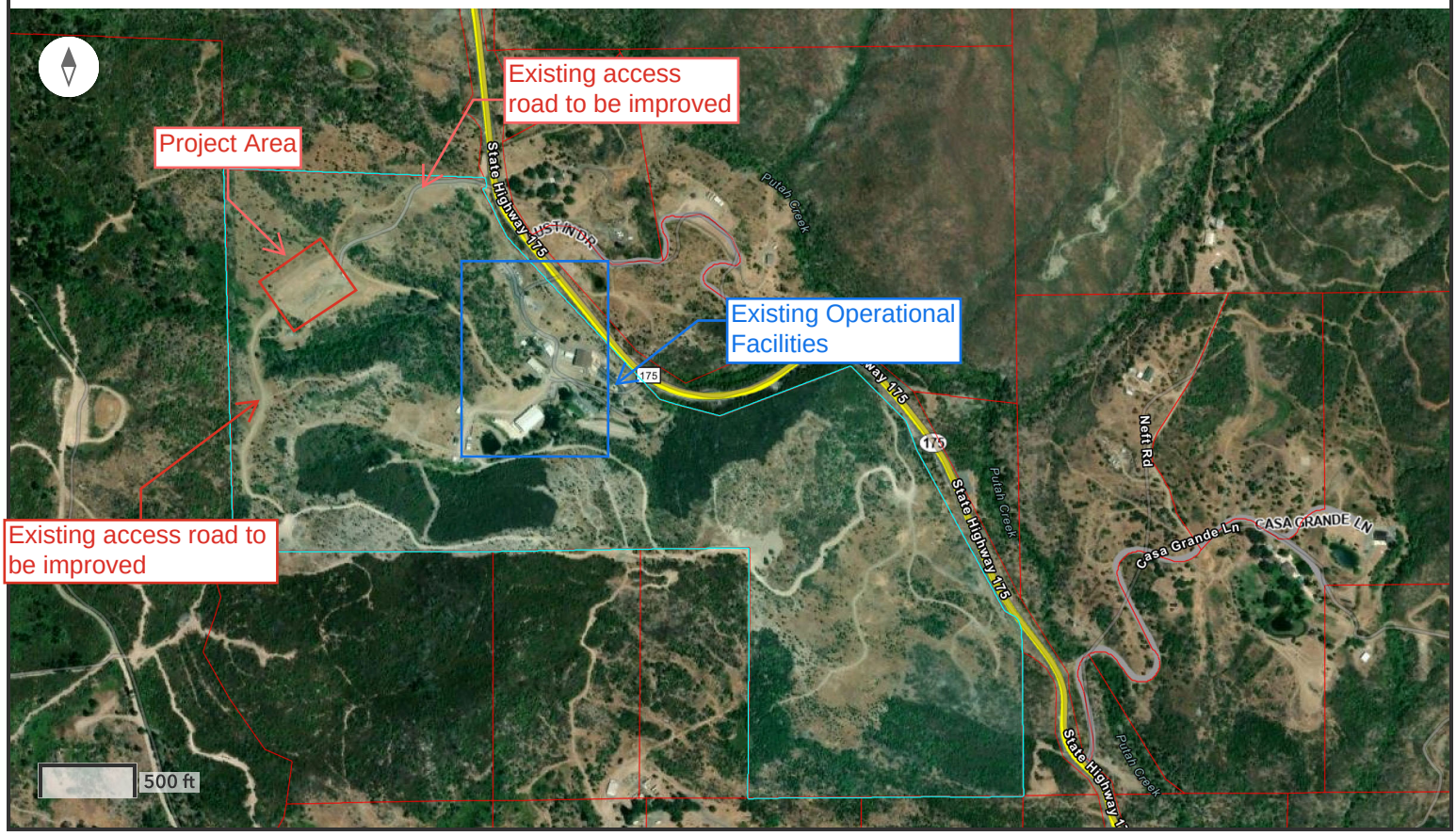
PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 44650 **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE	
X	Jaime Chavez	Deputy County Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW753.5a (Rev. 01012026)

Reynolds System Expansion 18649 STATE HWY 175, APN 013-046-04



Parcels
Parcels

Roadways

County/City Limits
City Limits
County
Water Drainages

Highways and Roads
Highways
Roads

Public Land
Public Land
entity
federal
state
county
city
other