

From: [Julia H. Knox](#)
To: [Laura Hall](#)
Cc: [Bill Gottlieb](#)
Subject: [EXTERNAL] Re: letter - IS-08 (APN:011-067-18)
Date: Tuesday, March 4, 2025 12:22:38 PM

Dear Ms. Hall,

I just sent you two letters, one entitled "IS 23-08-**draft** letter", and one entitled: "Letter Re: IS-08 (APN: 011-067-18).

While the content of both letters is pertinent, I wanted to re-send the letter because the first version I sent you contained the word "draft" in the title, and so I changed the title to its final form: "Letter Re: IS-08 (APN: 011-067-18) and re-sent the email.

Thank you,
Julia Knox

From: julia.knox@lakecountywa.gov
To: laura.hall@lakecountywa.gov
Cc: planning@lakecountywa.gov
Subject: [EXTERNAL] Fire IS 23-08 status notice
Date: Tuesday, March 4, 2025 11:56:32 AM

Attention: Senior Planner, Laura Hall
laura.hall@lakecountywa.gov
County of Lake
Community Development Department
Planning Division

RE: NOTICE OF AVAILABILITY AND INTENT TO ADOPT RECIRCULATED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS 23-08) Belwood Motel 10336 Loch Lomond Road, Middletown, CA & (APN 011-067-18).

Applicant: Belwood Investments LLC.

Please confirm receipt by return Email

Dear Ms. Hall:

My name is Julia Knox and I am writing in response to the above-referenced Notice (IS 23-08) which I have received. I own property across Loch Lomond Road from the proposed Motel development. I am writing to inform your office and the Applicant Belwood Investments LLC about health and safety concerns impacting the proposed development of the Belwood Motel at 10336 Loch Lomond Road. I ask you to take these concerns seriously and, as appropriate, to forward this correspondence and your findings to any other interested and pertinent parties, including the Lake County Planning Commission. Thank you Ms. Hall.

I am writing about the prohibitively loud fire siren which was installed in Loch Lomond in 2018 at the Loch Lomond Fire Station which is located directly across Loch Lomond Road from the proposed motel development at 10336 Loch Lomond Road. I believe the fire siren is an environmental hazard which, based on studies and research (see details and citations below), represents serious potential health and safety issues for the guests of the proposed motel.

Ms. Hall, it is my understanding that Notice IS 23-08: Initial Study/Negative Declaration is under the California environmental Quality Act (CEQA), and pertains to the proposed motel development at 10336 Loch Lomond Road, and not the siren installed across the street in 2018. However, there are prospective guests (including children) at the motel that could be adversely impacted by the environmental hazard the siren represents if it goes off (whether during a monthly 30 second test, or an annual 3 minute test, or in the event of an emergency in which case it is my understanding the siren will be activated for 3 minutes-I don't know how many times). The fire season in Loch Lomond is also the peak season for tourism during which the motel is likely to be the busiest.

Below (in bullet point formatting) please find outlined serious issues (with several citations) pertaining to the siren which I detailed in my 2022 correspondence to several Lake County agencies and individuals. Please also find excerpts from Bill Gottlieb's 2022 correspondence to Lake County Agencies and individuals. I understand you may want to update these findings to 2025, and I personally have no doubt the research and findings as to the serious health and safety concerns raised below have only increased since 2022.

Our 2022 correspondence included representatives of the Lake County Sheriffs Department (Office of Emergency Services), South Lake Fire Protection District, two County Supervisors and several others.

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DETAILS FROM MY 2022 CORRESPONDENCE (in bullet point format):

- I am writing to you about the fire siren installed by the Lake County Office of Emergency Services in Loch Lomond in 2018
- This siren is prohibitively loud and therefore represents a very real and significant danger to the health, safety and welfare of members of our community proximate to the siren.
- I have had the noise level tested by a professional sound engineer with professional sound equipment (Bruel Kjaer Type 2239 sound meter) on three different occasions when short siren tests were done (30 seconds or less), and the siren reached up to 121 decibels within a 30 second test. I have come to understand that this is a noise level so loud one exposure can cause immediate and irreparable harm to your ears, loss of hearing, tinnitus, as well as other very serious medical and psychological conditions for adults and for children.
- Since decibel levels are "logarithmic" (which means the sound level increases exponentially according to a formula), the apparently inevitable potential for danger to the health, safety and welfare of our community is unquestionable. For example, a noise that is 120 decibels is 5000 times louder than a noise that is 100 decibels!

To my knowledge:

- there was no notice given to members of our community prior to the installation of this siren.
- there was no provision of information to our community about the impact the installation of this siren could have on the health, welfare and safety of our community members, pets, wildlife and local ecosystem.
- there was no hearing in advance of installation of the siren where members of our community would have an opportunity to speak and voice our questions and concerns;
- (no information was provided to the community regarding) the sound pressure level, frequency weightings and any other measures of the noise levels the siren will generate;
- (no) notice (was given to the community) of the potential for negative health, psychological and lifestyle effects that can result from the loud noise the siren will generate and that will impact those unfortunate enough to be proximate to the siren when it goes off.
- Below please find scientific evidence substantiating real and permanent health, safety and welfare risks from acute exposure to 120 decibel sound:
- A decibel is a unit to measure the intensity of a sound. For example, a whisper is about 30 decibels (dB), a normal conversation is 60 dB, a motorcycle engine is about 95 dB, and a jet engine is 150 dB [1]
- Decibels are on a so-called logarithmic (rather than arithmetic) scale. That is, the increasing numbers do not indicate equal increases, but represent a factor of the "base of the logarithm," determined by a formula. In the case of decibels, if a sound is increased by 10,000 times, it is 40 decibels louder. [2]
- **Based on established scientific evidence, it is reasonable to conclude that a single exposure to a 120 decibel (dB) noise can have wide-ranging, negative and permanent effects on the hearing, health and emotional well-being of the people who are exposed to it. (The siren in Loch Lomond has been measured at 121 dB.)**
- According to the Centers for Disease Control and Prevention (CDC), loud noise above 120 dB can cause "immediate harm" to your ears. [1]
- Further, the CDC specifically states that standing near a siren of 120 decibels causes "pain and ear injury."
- And, says the CDC, lesser decibel levels—from 105 to 110—can cause hearing loss in less than 5 minutes. This is the maximum level of volume for personal listening devices such as a radio, stereo or television; and loud entertainment venues, such as nightclubs, bars and rock concerts.
- A single, brief exposure to this level of noise can also cause a phenomenon called "acoustic shock"—defined in one scientific paper as "permanent injury to the auditory system either due to daily noise dose in excess of 85 decibels or very loud impulsive sound reputed to be in excess of 120 decibels." [3]
- (In the 1980s and 1990s, the phenomenon was called "acute acoustic trauma.")
- A 2007 article in The Journal of Laryngology and Otology defines the phenomenon: "Acoustic shock is a recently recognized clinical entity: following an abrupt, intense and unanticipated acoustic stimulus—some individuals report a symptom cluster that includes otalgia [earache], altered hearing, aural fullness, imbalance, unitus [ringing in the ears], dislike or even fear of loud noises, and anxiety and/or depression. Symptoms start shortly after the triggering acoustic incident and can be short-lived or can last for a considerable time. If persistent, the condition can lead to significant disability." [4]
- A similar article, in the journal Acta Oto-Laryngologica in 2006 also describes the phenomena: "Acoustic shock injury (ASI), occurring as a result of exposure to a sudden unexpected loud sound, has been observed to cause a specific and consistent pattern of neurophysiological and psychological symptoms. These include aural pain, tinnitus, hyperacusis/phonophobia, vertigo and other unusual symptoms such as numbness or burning sensations around the ear. A range of emotional reactions including trauma, anxiety and depression can develop." [5]

An article in the October 2, 2020 issue of the scientific journal *The Journal of Laryngology and Otology* reviews all the scientific literature to that date on acoustic shock, and says it is now "recognized as a clinical entity" with "clinical implications and medicolegal considerations." In other words, after more than 15 years of research, it is scientifically recognized that acoustic shock is a real phenomenon. [6]

CITATIONS

- [1] https://www.cdc.gov/noisehearing/loss/vibrotapes/cause_hearing_loss.html?test=Source%20%20measured%20%20decibels+immediate%20hearing%20loss%20cause%20loss
- [2] <http://hyperphysics.phy-astr.gsu.edu/hbase/sound/sh.html>
- [3] <https://pubmed.ncbi.nlm.nih.gov/22569267/>
- [4] <https://pubmed.ncbi.nlm.nih.gov/1739638/>
- [5] <https://pubmed.ncbi.nlm.nih.gov/17118144/>
- [6] <https://www.cambridge.org/core/journals/journal-of-laryngology-and-otology/article/ghs/acoustic-shock-an-update-review/367446119CF673479159273787F0915>

EXCERPTS FROM THE 2022 CORRESPONDENCE OF BILL GOTTLIEB:

Greetings from Bill Gottlieb. Like Julia, I am writing you about the health impacts of the siren and its test. Of interest in this context: I have been writing and editing in the field of health for more than 40 years: I'm the author of 16 health books that have sold 3 million copies and been translated into 11 languages; and the author of hundreds of articles on health. The books I edited and supervised while editor-in-chief at Rodale Books have reached more than 50 million U.S. households. I have written about virtually every health topic and health condition, and at length; I have interviewed thousands of clinicians and scientists in the course of writing my articles and books; and I am conversant and comfortable with the medical literature.

I want to make several points that I feel are of crucial importance in the consideration about the siren and its noise level:

- **There is a consensus agreement among medical experts that any single exposure to sound levels of 120 decibels are damaging to hearing, even permanently.**

- The fact that a single exposure to a sound of 120 decibels can cause "immediate harm" to hearing (CDC) is a *widely acknowledged fact*... There is no controversy about this.

- Now, much of the scientific focus on noise and health has been on long-term exposures. (Noise pollution is a growing area of investigation as scientists begin to realize how comprehensively damaging it is to every system in the body, not just hearing.)

- Since the 1980s there has also been the recognition of "acoustic trauma"—a common cause of damage to the inner ear and subsequent hearing loss not only from long-term exposure but from sudden, one-time loud noises such as gunfire or an explosion.

- There is also a growing body of evidence on a phenomenon called "acoustic shock." It was first recognized around 2005, and has been studied now for more than two decades. The leading journal in the field of hearing and health (*The Journal of Laryngology and Otology*) published a review article in October, 2020 which looked at all the research to date on acoustic shock and summed up that research in this way:

Acoustic shock is recognised as a clinical entity distinct from noise-induced hearing loss and acoustic trauma

- One of the main features of acoustic shock is that it can cause a wide range of symptoms, including psychological symptoms such as "trauma, anxiety and depression".

- exposure to 120 decibels for three minutes is ... a scientifically established danger to health.

- Julia and I have been calling for a 30-second test before the (2022) 3-minute test, with the decibels measured; and then a discussion of the health risks posed by such exposure; and how to truly mitigate them, including moving the siren to the surrounding hills away from immediate proximity to human habitation.

- In fact, I would also like to note that putting the siren in the middle of Loch Lomond at the intersection of Loch Lomond Road and 175—a neighborhood—is to my mind egregious, and a possible violation of California Health and Safety Code, Division 28. Noise Control Act:

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I would draw your attention to the online article: *Firefighters in FL Sue Siren Maker*, which is on the website of the Gulf Gate Hearing Aid Center in Sarasota, Florida. [1]

The article describes how "a group of firefighters in Palm Beach County, Florida, is suing the siren company, Federal Signal, for permanent damage done to their hearing by the sirens on fire trucks."

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CITATIONS:

- [1] <https://gulfgatehearing.com/blog/occupational-hearing-hazards-firefighters-fl-sue-siren-maker%E2%80%A8/>

Thank you Ms. Hall.
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From: Laura Hall
To: LUTHER ST. GEORGE
Subject: [EXTERNAL] Letter Re: IS-08 (APN 011-067-18)
Date: Tuesday, March 4, 2025 12:14 PM

Attention: Senior Planner, Laura Hall
laura.hall@lakecountycal.gov
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CITATIONS

[1] <https://www.fda.gov/oc/ohrt/assessing-noise-exposure-hearing-loss.html#:~:text=Sound%20exposure%20in%20decibels,announcements%20that%20are%20not%20permitted>

[2] <http://hyperphysics.phy-astr.gsu.edu/hbase/sound/sb.html>

[3] <https://pubmed.ncbi.nlm.nih.gov/22569267/>

[4] <https://pubmed.ncbi.nlm.nih.gov/17406438/>

[5] <https://pubmed.ncbi.nlm.nih.gov/17141367/>

[6] <https://www.cambridge.org/core/journals/journal-of-laryngology-and-otology/article/acute-acoustic-shock-injury/summary/1.8A259611947A72410150272C4C10916>

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Thank you Ms. Hall.
Sincerely,
Julia Knox

----- Forwarded message -----

From: **Anonymous**

Date: Tue, 3 Jun 2025 at 14:51

Subject: Design review PL-25-23; DR 23-03

To:

Laura,

Per our earlier conversation today, I am attaching photos of the property at 10336 Loch Lomond Rd, that is going through design review tomorrow. The number for the review is: PL-25-23; DR 23-03.

This property is located directly in front of our home in Loch Lomond.

Firstly, is a copy of the letter Mr. Bo Belmont sent by Facebook to the Loch Lomond Facebook group saying he is closing down operations of the community pool and the bar/restaurant. He mentions the market will remain open, however, the market is seldom open. The property he says will go up for lease.

As you can see by the photos attached, we currently look out at three totally dead trees which need to be removed or possibly fall into my home or someone else's. This should be taken care of immediately.

Our community is designated a Firewise community, there are weeds growing that are now knee high. This issue needs to be resolved as soon as possible since it is now Fire season.

As I mentioned I sent a letter asking to be included in the teleconference for this meeting. I have yet to receive anything regarding the information needed to join the group. Here again is my email address and phone number that are included on the bottom of the letter I sent to you with my request to join tomorrow.

Since he's not upstanding in getting things done for our community, I believe he is using the closure of this property in order for you to push through his agenda so he can in turn sell all properties and permits as a package deal. He is in the business of flipping real estate and has lawsuits against him.

Best regards.

----- Forwarded message -----

From: **Anonymous**

Date: Mon, 10 Jun 2024 at 20:52

Subject: Property Concerns - 10336 Loch Lomond Road

Cc:

Laura,

Thank you for returning my call. It was nice talking to you regarding my concern of the property at 10336 Loch Lomond Rd, Loch Lomond CA even though nothing could be answered. This property is located in front of our home which has been in my wife's family since 1980.

I want to be sure all areas of my concerns are known, not just the one I left the message on regarding the brush, bushes and trees that were being removed over the Memorial Day weekend while we were there. They were working up to 9pm doing it and the dust from the dirt and smell was awful for my wife's allergies. In walking by there it looked as though preliminary foundation work was being done for the motel.

Our concerns:

1. The biggest concern of ours is we and our neighbors were NEVER given notification of any changes being done to this property.

Does the County not send notification when permits are pulled for work to be done? The ONLY notification we received was in May regarding a "motel" being built on the property.

2. A fence was put up around the property and right in front of our driveway and we had no notification. Is there a permit for this fence? Was the fence line measured to be off the county property line from the surveying that should have been done?

3. **Hours of operation of the pool and bar.** They posted that pool operation will be until 11pm. The pool is in front of our house and we hear every sound coming from there. They constantly have the bands they hire play past 10pm, either in the bar or out at the pool. Is there not a noise ordinance to stop at 10pm?

4. **Parking for the property.** For the size of the property is there enough parking out in front of the establishment? We found twice over Memorial Day weekend we were unable

to pull out of our driveway or drive down the street safely since people parked in front of our home. With the fence now there, it is a one lane street and cannot be parked on safely. The vehicles were also parked on what is now a blind curve due to the fencing since people had parked on the turn Memorial Day weekend and we could not safely drive to get out of our street.

5. Lighting. The lights that have been installed around the property and the pool are very bright. They shine into the windows in the front of our home living space and bedroom.

6. Petting Zoo. Now we see there is a petting zoo there starting September 2024. Is this allowed in the community of Loch Lomond? In all the years my wife has been here it was always said no livestock in the subdivision allowed. Please let us know when this ordinance changed?

Does code enforcement take care of the situation if the animals are bringing flies to our neighborhood? Who do we call? Is a permit needed to house animals?

Going forward will we and the neighbors be notified of any/all changes happening to this property that involves the County?

We feel that this project is too large in scope for the size of this property, the noise it will create and not having anywhere near the amount of parking needed for the units being built.

These feelings/opinions are upon first glance of the information that was sent to us the end of May 2024. Why is it we only have until June 19 to respond to such a massive project for Loch Lomond?

Reviewing Bo Belmont's record, this property although it might look good in the County eyes, is subject to his practices of real estate flipping. This community does not need this type of action. Short sidedness and short cutting code enforcement is not what we need in Loch Lomond.

We look forward to you responding back to this email and our concerns on a timely basis.

Best regards.

Laura Hall

From: Gary Badarello <gary.badarello@sbcglobal.net>
Sent: Monday, June 23, 2025 1:26 PM
To: Laura Hall
Subject: [EXTERNAL] 10336 Loch Lomond Rd

Follow Up Flag: Follow up
Flag Status: Flagged

In regards to Design Review PI 25-23, DR 23-03. there is construction going on the property of a new outdoor stage for live music bands. Didn't see this on the plans.
Please inquire at the public hearing July 2, 2025

Will be on zoom to observe.

Lake county Zoning Administrator:

I am requesting a public hearing regarding design review PL-25-23: DR 23-03 for location of 10336 Loch Lomond Rd. APN:011-067-18

I will be attending via teleconference.

Our home is located at 12510 Western Pine Rd. Loch Lomond
APN #50-591-59-00
ASMT# 050-591-590-001

Thank you, Gary and Pam Badarello.

RECEIVED

MAY 29 2025

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

Belwood Investments
Laura Hall
Hearing DATE: June 4th
@ 9:00 AM



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse 255 N. Forbes St.
Lakeport, California 95453

Mireya G. Turner, Director
Telephone: 707-263-2221
FAX: 707-263-2225
planningcounter@lakecountycalifornia.gov

**NOTICE OF PUBLIC HEARING
IF A HEARING IS REQUESTED**

Lake County Zoning Administrator
Design Review PL-25-23; DR 23-03 and Mitigated Negative Declaration IS 23-08
10336 Loch Lomond Road, Middletown, CA 95461 (APN: 011-067-18)

NOTICE IS HEREBY GIVEN, that the Zoning Administrator of the County of Lake, State of California will consider approving Design Review PL-25-23; DR 23-03 and Mitigated Negative Declaration IS 23-08 with no public hearing on: **June 4, 2025**, unless a written request for a public hearing is submitted on **May 29, 2025, by 5:00 p.m.** to the Community Development Department Courthouse, 255 N. Forbes St., Lakeport CA. Should a timely request for a hearing be filed, a public hearing will be held on **June 4, 2025, at 9:00 a.m.**, in Conference Room C, 3rd floor of the courthouse, for consideration of proposed **Design Review (PL-25-23; DR 23-03)** a short-stay motel with six 800 sq. ft. cabins, two units each, plus 11 parking spaces with one Americans with Disabilities Act (ADA) space (12 total), and a new trash enclosure.

Applicant: Belwood Investments LLC; **Location:** 10336 Loch Lomond Road, Middletown, CA 95461 (APN 011-067-18).

The hearing (if requested) will take place both in-person and via teleconference. The Agenda, teleconference information, staff report and attachments will be posted online a minimum of 72 hours prior to the hearing on the County of Lake's website find at: <https://www.lakecountycalifornia.gov/AgendaCenter/Zoning-Administrator-5>. A copy of the staff report is available upon request. Questions and public comments may be submitted at the public hearing to: Laura Hall, Senior Planner at laura.hall@lakecountycalifornia.gov or (707) 263-2221.

COMMUNITY DEVELOPMENT DIRECTOR
Mireya G. Turner

By: Danae LoDolce
Danae LoDolce, Office Assistant III

RECEIVED

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPARTMENT



I, Andre Sator, is requesting to be included for the public hearing regarding Design Review (PL-25-23; DR 23-03). On the stated form above. I will be attending by telecommunication. If needed reach me at [redacted].
Sincerely,
Andre Sator

RECEIVED

JUN 24 2025

LAKE COUNTY CONVEYANCE
DEVELOPMENT DEPT.

Zoning Administrator Lake County.

6/18/2025

We would like to request a public hearing for the design review PL 25-23: DR 23-03: and mitigated negative declaration: IS 23-08.

We have a home located at 12510 Western Pine Rd. Loch Lomond.

Our biggest concern is inadequate parking provided for the patrons of the rental units and pool, restaurant and coffee shop.

Also, we understand there are plans for a pizza restaurant also in the works.

Thank you Gary and Pam Badarello

Please e-mail me at gary.badarello@sbcglobal.net that you received this request.



Mr. Gary Badarello
5477 Balkan Ct
Castro Valley, CA
94552-1702

Laura Hall

From: Gary Badarello <gary.badarello@sbcglobal.net>
Sent: Monday, June 23, 2025 1:26 PM
To: Laura Hall
Subject: [EXTERNAL] 10336 Loch Lomond Rd

Follow Up Flag: Follow up
Flag Status: Flagged

In regards to Design Review PI 25-23, DR 23-03. there is construction going on the property of a new outdoor stage for live music bands. Didn't see this on the plans.
Please inquire at the public hearing July 2, 2025

Will be on zoom to observe.

Laura Hall

From: Margaux Kambara Tom Lajcik <Thrive95453@outlook.com>
Sent: Monday, June 23, 2025 8:02 AM
To: Laura Hall
Subject: [EXTERNAL] Belwood Investments PL 25-23, DR 23-03 | Request for Staff Rpt + Info

Good morning, Laura,

Would you please send the staff report and other information on this project? The Notice of Public Hearing if Requested states that the staff report is available and identifies you as a contact for the project.

I understand that 26 June is the deadline to request a public hearing. Should the request be addressed to you? Receiving the staff report and other project information as soon as practical would be appreciated.

Thank you for your help.

Margaux Kambara

Laura Hall

From: Gary Badarello <gary.badarello@sbcglobal.net>
Sent: Monday, June 23, 2025 1:26 PM
To: Laura Hall
Subject: [EXTERNAL] 10336 Loch Lomond Rd

Follow Up Flag: Follow up
Flag Status: Flagged

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