

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** PL-25-67 (UP 21-40/ IS 21-42) 140 Soda Bay/ Anthony and Matsuki Perkins

Lead Agency: County of Lake, Community Development Department

Contact Person: Trish Turner, Associate Planner

Mailing Address: 255 N. Forbes Street

Phone: 707-263-2221 Ext. 38112

City: Lakeport

Zip: 95453

County: Lake

Project Location: County: Lake City/Nearest Community: Lakeport

Cross Streets: Big Valley Road

Zip Code: 95453

Longitude/Latitude (degrees, minutes and seconds): 39 ° 00 ' 51.76 " N / 122 ° 54 ' 12.12 " W Total Acres: 44.31

Assessor's Parcel No.: 008-001-08 and 008-001-09

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 29 and 175

Waterways: Manning, Thompson, and Adobe Creek, Rumsey Slough, Clear Lake

Airports: Lampson

Railways: none

Schools: none

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☒ Commercial: Sq.ft. 107,920 Acres Employees ☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

Vineyard and Industrial Hemp/ A-C3-DR-SC-FF-WW/ RC-A- Cs

Project Description: (please use a separate page if necessary)

The applicants, Anthony and Matsuki Perkins, are requesting discretionary approval from the County of Lake for a Major Use Permit, PL-25-67/ UP 21-40, for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 and 270 Soda Bay Road in unincorporated Lakeport, California on Lake County APNs 008-001-08 & 09. The total canopy area is 43,200 square feet (sf); the total cultivation area is 94,120 sf. The project will be comprised of two A-Type 38 " Medium Mixed-Light Tier 1" Cultivation Licenses, an A-Type 6 Non-Volatile Cannabis Manufacturing License, and an A-Type 11 Cannabis Distributor License. The two A-Types 38 " Medium Mixed-Light Tier 1" Cultivation Licenses will consist of thirty (30) proposed 3,000 sf greenhouses (15 for each license) and a proposed 6,000 sf Processing and Non-Volatile Manufacturing Facility (metal building) on Lake County APN 008-001-08. The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will include a 2,400-sf building for manufacturing that will be located within the proposed Processing and Non-Volatile Manufacturing Facility on the commercially zoned portion of APN 008-001-08 near Soda Bay Road. The A-Type 11 Cannabis Distributor License will be located within a proposed 2,400 sf Distribution Facility (metal building) on Lake County APN 008-001-09. The Project Property has been enrolled for coverage under the State Water Resources Control Board 's Cannabis General Order as a Tier 2 Low Risk Discharger since October 23rd, 2020 (WDID: 5S17CC429168).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: <u>Department of Cannabis Control</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 06/12/2025 Ending Date 07/13/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 06/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.