

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-25-306 Greenfield Farm**Lead Agency:** County of Lake**Contact Person:** Mary Claybon**Mailing Address:** 255 N. Forbes Street**Phone:** 707-263-2221**City:** Lakeport**Zip:** CA**County:** Lake**Project Location:** County: Lake**City/Nearest Community:** Lower Lake**Cross Streets:** Spruce Grove Road**Zip Code:** 95457**Longitude/Latitude (degrees, minutes and seconds):** 40 ° 44 ' 30.822 " N / 73 ° 59 ' 21.508 " W **Total Acres:** 40.56**Assessor's Parcel No.:** 012-052-02**Section:****Twp.:****Range:****Base:****Within 2 Miles:** State Hwy #:**Waterways:****Airports:****Railways:****Schools:****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

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 83=6,308

Acres 1.98

Employees 3

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other: Commercial Cannabis Cultivation**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: Tribal Cultural Resources, Utilities**Present Land Use/Zoning/General Plan Designation:**

"RL-W" Rural Lands, Wetlands Combining District, residential and agricultural uses

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

The Greenfield Farm project site is located at 20150 Black Bass Pass Road, Lower Lake, CA. The project site is located approximately 650 feet east of Spruce Grove Road and approximately six miles southeast of downtown Lower Lake. The Applicant, Sergey Yusupov has applied for a major use permit from Lake County identified as PL-25-306 for a total of 88,308 square feet (sf) outdoor commercial cannabis canopy area. The property is accessed via private drive from Black Bass Pass Road.

Outdoor cannabis cultivation in pots or above ground planter beds is proposed on approximately two acres of the project site. The total parcel acreage is approximately 40.56 acres. The applicant will be applying for two A-Type 3 Outdoor licenses and a Type 13 Distribution, Self-transport only license from the Department of Cannabis Control. The existing conditions of the project site include residential and residential accessory structures, livestock grazing, and full perimeter fencing. The site is developed with interior roadways and utilities. The driveway to the property has a 14-foot metal locked gate at the entrance with a Knox Box for emergency access. The remaining area of the property surrounding the residential structures consist of native grass, trees, and ponds. No tree removal is proposed. The project site contains brush and tree cover to naturally screen the cultivation from neighboring properties. Historic uses of the parcel include animal grazing and Early Activation (EA 20-36) of the Major Use Permit (UP 20-30) in 2020 for up to 90,000 sf of commercial cannabis canopy from June 1, 2020, to December 1, 2020.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☒ Pesticide Regulation, Department of
☒ Caltrans District # 1	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region #	☐ Tahoe Regional Planning Agency
☒ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

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

Starting Date January 6, 2026 Ending Date February 9, 2026

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: Mary Claybon

Digitally signed by Mary Claybon
Date: 2026.01.06 13:30:36 -0800

Date: 1/6/2026

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