

**OSPREY FARM
APNS: 007-021-21 & 007-021-16
PROJECT DESCRIPTION
LAKE COUNTY, CA**

PROPOSED CANNABIS CULTIVATION

PREPARED FOR:



**APRIL 2023
Revised January 2026
Revised January 2025
Revised April 2025**

**Project Description
For
Osprey Farm**

APNs: 007-021-21 & 007-021-16

Proposed Commercial Cannabis Cultivation Facilities

Lead Agency:

Lake County Community Development Department

255 N Forbes Street

Lakeport, CA 95453

Prepared By:



In Consultation with:

Osprey Farm, Inc.

April 2023

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1. PROJECT DESCRIPTION

The purpose of the project location and description is to support the Site Plans submitted with a Major Use Permit application (UP 24-06) for commercial cannabis operations for Osprey Farm. The project site is comprised of APNs 007-021-21 and 007-021-16, located at 7255 Boggs Lane and 7314 Adobe Creek Road, Kelseyville, California. The total parcel acreage is 46.5 acres and the base zone is Agriculture (A). The non-cultivation parcel (007-021-16) also has an Agricultural Scenic Combining (A-SC) zone overlay. The site is accessed by a private driveway off Boggs Lane.

The project property is accessed by a private driveway off Boggs Lane in Kelseyville, California. From Kelseyville, CA, turn left on Bell Hill Road. Continue on Bell Hill Road for 3.4 miles. Continue straight onto Boggs Lane for 0.4 miles. The private driveway will be on the right at 7255 Boggs Lane.

The proposed project is to permit commercial cannabis cultivation in accordance with the Lake County Zoning Ordinance (Article 27). The proposal is for a Type 13 Self-Distribution License, (2) two Type 3 outdoor licenses, and (1) one Type 1C outdoor license for a total 89,620 sq. ft. (2.06 acres) within a cultivation area of 112,000 sq. ft. (2.6 acres). The proposed outdoor cannabis cultivation area is within a pre-disturbed area that is currently a vineyard.

Cultivation in Lake County includes activities involving the germinating, cloning, seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, or trimming of cannabis plants.

The proposal includes the development of facilities appurtenant to outdoor cannabis cultivation, including facilities for drying and curing of harvested cannabis, ancillary immature plant propagation, ancillary processing, storage sheds, and irrigation infrastructure.

Irrigation water for the cultivation system will be provided by an existing groundwater well. Water will be pumped to water storage tanks then pumped to each site using small horsepower pumps powered by solar or existing PG&E service.

The facility layout will be as follows (see Site Plans for details):

- Up to 89,620 sq. ft. (2.06 acres) of outdoor canopy area within a cultivation area of approximately 2.6-acres;
- Three (3) 20'x87' greenhouses totaling 5,220 sq. ft. for ancillary immature plant propagation activities;
- 2,040 sq. ft. of ancillary drying and curing within an existing garage/storage building, and a proposed 1,800 sq. ft. (30'x60') ancillary drying building for a total of 3,840 sq. ft. of ancillary drying space;
- 624 sq. ft. of ancillary processing within an existing barn/storage building, 480 sq. ft. of ancillary processing within an existing garage building, and a proposed 1,140 sq. ft. (20'x57') ancillary processing building for a total of 2,244 sq. ft. of ancillary processing space;

- Security fence around the cultivation area, 6-8 ft. high wire fences, constructed of heavy gauge wire fence (or similar), with steel gates and padlocks;
- Cultivation will be in above-ground raised garden beds or containers (e.g., smart pots);
- Drip irrigation system, consisting of a water storage tank, valves and filters, PVC pipe, black polyvinyl flexible tubes, drip emitters;
- Waterproof storage shed/Conex container or similar for storage of chemicals and hand tools;
- Irrigation water supplied via an existing groundwater well;
- Water storage in three (3) 6,000-gallon water tanks and (1) 2,500-gallon storage tank;
- A minimum of one (1) 10,000-gallon capacity water storage tank located near the cultivation area for fire suppression storage;
- Electricity will be supplied by an existing PG&E service at the existing barn/storage and existing garage structures;
- Parking, portable restroom with hand washing station, and trash enclosures will be provided within or adjacent to the fenced cultivation area.

Power Source: The applicant is proposing to use the existing PG&E (on-grid power) service to operate cultivation activities. Power will operate low wattage lights, fans, dehumidifiers, etc. No generators are proposed, except for backup during power outages or an emergency. A power upgrade is not needed for operations, the existing PG&E service is sufficient.

Water from the irrigation well would be pumped to (3), 6,000-gallon water storage tanks and (1) 2,500-gallon storage tank using a solar powered pump, where water would be pumped through an above ground pipe system (e.g. irrigation lines) to the cultivation area.

Proposed Water Demand: Projected water demand for the 2.06 acres (89,620 SF) of proposed cannabis canopy within the proposed project area would be approximately 2.7-acre feet per year (AFY) or approximately 880,017 gallons per year. Projected water demand was based off a 120-day outdoor cultivation season, assuming 65% of the season involves irrigation of vegetative plants and 35% of the season involves irrigation of flowering plants, and water use during the flowering period is about 1.7 times the water used during the vegetative state. The projected average water demand during the cultivation season is 7,333 gallons per day (gpd), and the maximum water demand during the flowering season is approximately 10,071 gpd. See **Error! Not a valid bookmark self-reference.** for the estimated monthly water demand.

Table 1. Estimated monthly water demand for the proposed project

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Irrigation (1,000 gal)	0	0	0	0	0	88	182	182	298	131	0	0	880

Water Source and Supply: The irrigation water source is an existing, permitted groundwater well. There are four (4) permitted wells on the project property Well #4, an agricultural well, will be the primary well to supply water for cannabis irrigation. Wells #2 and #3 will be used as a backup water supply in the case of emergency. There is an existing domestic well (Well #5) and a backup domestic well (Well #1), both to be used for domestic purposes only.

Irrigation water will be pumped from Well #4 via PVC plumbing to the water storage tanks adjacent to the proposed cultivation area and dedicated to cannabis irrigation water storage. There will be 20,500 gallons of storage total or approximately 1.5 – 2 days' worth of storage. Water from the storage tanks will be plumbed to drip irrigation systems. Drip lines will be sized to irrigate the cultivation areas at a slow rate to maximize absorption and prevent runoff.

Hours/Days of Operation and Number of Employees: Operations would occur up to seven days per week with cultivation operations occurring approximately from March through November for outdoor cultivation. Hours of operation for the proposed activities would typically be between approximately 6 am and 8 pm daily. The Lake County Zoning Ordinance restricts deliveries and pickups for cannabis cultivation operations from 9 am to 7pm Monday through Saturday and Sunday from 12 pm to 5 pm.

The approximate number of employees for the proposed project are summarized in Table 2.

Table 2. Employee counts for the proposed project

Employees	Employees
Full-time Cultivation	1-3
Seasonal Cultivation	1-6

Access, Parking, and Traffic: The project property is accessed by a private driveway off Boggs Lane. An existing private driveway will be used to access the cultivation area. A total of 12 parking spaces are proposed located adjacent to the cultivation area, carport, and proposed processing building.

Construction traffic would occur over approximately 1 to 2 months. Larger equipment would be mobilized once at the beginning of the construction season, and out and the end of the construction season. During construction, it is expected that there would be approximately one (1) to two (2) construction employees, with up to approximately two (2) round trips per day. Assuming an average of one (1) delivery per week, the maximum daily trips during construction would be approximately 5 trips per day.

During operations, there would be approximately up to two (2) round trips for full-time and seasonal employees. Delivery vehicles would be expected to occur about once monthly. Typical daily trips during non-peak operations would be approximately two (2) to six (6) trips per day. Peak operations during planting and harvesting be approximately two (2) to eighteen (18) trips per day.

Operation Details: Fertilizers, pesticides, and petroleum products would be stored with compatible chemicals and outside of riparian setbacks in the proposed buildings or stormproof sheds (or similar). All waste would be kept in the secured cultivation area, and regularly hauled off-site to be disposed of properly at an appropriate waste disposal facility. Any plant waste would be chipped/mulched and spread around the cultivation area. A trash enclosure, soil stockpile, and compost pile would be located within the fenced cultivation area.

The cultivation area would be fully secured with 6 to 8-foot wire deer fencing and a minimum 14-foot-wide locked gate that is wide enough to allow access for emergency vehicles.

The following erosion control measures would be followed:

- Preserve existing vegetation where required and when feasible;
- Apply temporary erosion control to exposed areas. Reapply as necessary to maintain effectiveness;
- Implement temporary erosion control measures at regular intervals throughout the defined rainy season to achieve and maintain stability. Implement erosion control prior to the defined rainy season; and
- Control erosion in concentrated flow paths by applying erosion control devices.

The property is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements with the purpose of ensuring that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, or springs. The site was assigned WDID No. 5S17CC429428. The Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP), a Nitrogen Management Plan (NMP), and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials.