

# 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

<b>SCH#</b>
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**Project Title:** East Side Farms Expansion (PL-25-243) \_\_\_\_\_  
Lead Agency: County of Lake, Community Development Department, Planning Division Contact Person: Pablo Guerrero \_\_\_\_\_  
Mailing Address: 255 N. Forbes Street \_\_\_\_\_ Phone: 707-263-2221 ext 371 17 \_\_\_\_\_  
City: Lakeport \_\_\_\_\_ Zip: 95453 \_\_\_\_\_ County: Lake \_\_\_\_\_

**Project Location:** County: Lake \_\_\_\_\_ City/Nearest Community: Middletown \_\_\_\_\_  
Cross Streets: Jerusalem Grade and West Jerusalem Grade \_\_\_\_\_ Zip Code: 95461 \_\_\_\_\_  
Longitude/Latitude (degrees, minutes and seconds): 38 ° 81 ' 06.89 " N/ 122 ° 48 ' 75.74 " w Total Acres: ~35 acres \_\_\_\_\_  
Assessor's Parcel No.: 013-015-36, 38, 39, 40, 43 & 57 \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: None \_\_\_\_\_ Waterways: Soda Creek, Gunther Creek, Putah Creek, and unnamed waterways \_\_\_\_\_  
Aiiports: None \_\_\_\_\_ 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: \_\_\_\_\_  
X 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 \_\_\_\_\_ X Use Permit \_\_\_\_\_ Coastal Permit \_\_\_\_\_  
Community Plan \_\_\_\_\_ Site Plan \_\_\_\_\_ Land Division (Subdivision, etc.) \_\_\_\_\_ X Other: GradingPermit \_\_\_\_\_

**Development Type:**  
Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_  
X Commercial Sq.ft. 8,320 Acres 35 Employees 4 \_\_\_\_\_ Mining: Mineral \_\_\_\_\_  
Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_  
Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ X Other: Cannabis: totaling 50,560 square feet of outdoor cultivation.

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

**Present Land Use/Zoning/General Plan Designation:**  
**Commercial Cannabis, Rural Lands, and Rural Lands**

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

The Applicant, East Side Farms, Inc., is requesting discretionary approval from the County of Lake for a Major Use Permit, PL-25-243 / UP 24-20, for a proposed commercial cannabis cultivation operation with up to 50,560 sq. ft. of outdoor canopy and transport only self-distribution (Project). The Project site is located at 23071, 23083, 23119, 23131, 23143 and 23179 Jerusalem Grade, on Lake County Assessor's Parcel Numbers 013-015-36, 38, 39, 40, 43 & 57, approximately 7.5 miles northeast of Middletown, CA (Section 14, Township 11N, Range 6W, Mount Diablo Base and Meridian, in the Jericho Valley USGS 7.5-minute quadrangle). The Project property is accessed via a shared private gravel access road from Jerusalem Grade. Locking metal gates control access to the Project site from the shared private gravel access road.  
The Applicant currently operates an A-Type 3 "Medium Outdoor" cultivation operation on the Project property under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The existing cultivation operation includes a 34,346 sq. ft. fenced outdoor cultivation area and a 34,800 sq. ft. fenced outdoor cultivation area. In addition to the two existing outdoor cultivation areas, the Project property has been improved with interior access roads / driveways, four groundwater wells, three residences, a wooden barn, a metal building, a 30,000-gallon metal fire water storage tank and hydrant, multiple small outbuildings, along with ground and roof-mounted solar arrays. The proposed cultivation operation includes the two existing outdoor cultivation areas, along with a proposed 50,000 sq. ft. fenced outdoor cultivation area, the existing 2,100 sq. ft. metal building for cannabis drying, the existing 1,120 sq. ft. wooden barn for harvest storage, a proposed 2,100 sq. ft. greenhouse for immature plant cultivation, and a 3,000 sq. ft. metal building for cannabis processing.

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 checked="" type="checkbox"/>	Caltrans District # 1	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB #5
<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 checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # 2	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input checked="" type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		
<input type="checkbox"/>	Health Services, Department of		Other:
<input type="checkbox"/>	Housing & Community Development		Other:
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date May 11, 2026 Ending Date June 15, 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:  Date: 05/11/2026

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