

- County Clerk
- Interested Parties

**COUNTY OF LAKE  
NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**Project Title:** Adobe Creek Processing Facility; Major Use Permit (UP 21-29); Initial Study (IS 21-30)

**Project Location:** 4820 Loasa Road, Kelseyville, CA 95451

**APN No.:** 008-038-50

**Project Description:**

The applicant is seeking approval for a commercial cannabis processing operation with a Type 6 Non-Volatile Cannabis Manufacturing License, a Type 13 Cannabis Distributor Transport only, Self-distribution License, and a Cannabis Processor License. The project is located on 4820 Loasa Road, Kelseyville, CA on APN 008-038-50. The proposed operation would utilize the existing facilities of the Project Parcel, along with the addition of ten 320 ft<sup>2</sup> modular frozen harvest storage units.

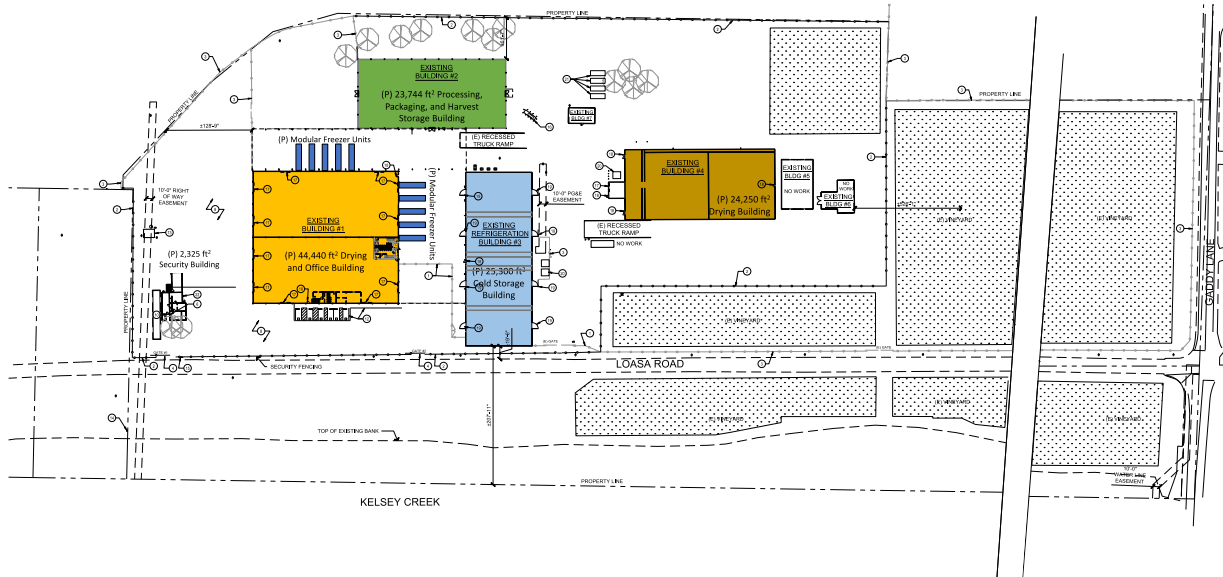
The proposed processing operation would be composed of:

- a 44,440 ft<sup>2</sup> Drying and Office Building (Existing Building #1)
- a 23,744 ft<sup>2</sup> Processing, Packaging, and Harvest Storage Building (Existing Building #2)
- a 25,300 ft<sup>2</sup> Cold Storage Building (Existing Building #3)
- a 24,250 ft<sup>2</sup> Drying Building (Existing Building #4)
- a 1,000 ft<sup>2</sup> Maintenance Building (Existing Building #7)
- a 2,325 ft<sup>2</sup> Security Building (Existing Building #8), and
- ten (10) 320 ft<sup>2</sup> Frozen Harvest Storage Areas (proposed modular freezer units).

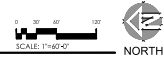
Existing vineyards in the south of the Project Parcel would be retained. New 6 ft chain link security fencing would be installed around the perimeter. Two new 24-foot wide gates will provide vehicular access. Metal tables, shelves, and racks will be installed within the existing buildings.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 21-30 will begin on October 19, 2022, and end on November 17, 2022.**

You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221 and the State Clearinghouse**. Written comments may be submitted to the Planning Division or via email at [CannabisCEQA@lakecountyca.gov](mailto:CannabisCEQA@lakecountyca.gov).

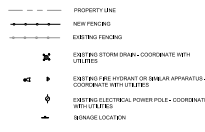


18 SITE PLAN  
1"=80'



- REMOVE EXISTING FENCE
- NEW COMMERCIAL GRADE SECURITY FENCE TO MATCH EXISTING
- EXISTING FENCE TO REMAIN
- NEW EXISTING GATE WITH ACCESSIBLE CHILING SYSTEMS
- EVALUATE AND REPAIR/REPLACE EXISTING AMBULANCE CHILING SYSTEMS
- VERIFY EXISTING ACCESSIBLE ENTRANCE RESTROOM
- EXISTING WOOD WALLS TO BE SPRAYED WITH WHITE BELUCONE COATING
- EXISTING GRAVEL PARKING AREA TO REMAIN
- EXISTING TRUCKS/STORAGE CONCRETE FLOORS
- EXISTING TRUCKS/STORAGE CONCRETE TO REMAIN, TOPH AS REQUIRED FOR FULL FUNCTION
- COOLING UNIT/STAIRWAY APPROX. 10' BY 10' TO BE OBTAINED, VERIFY LOCATION, PROVIDE NEW FENCING SPRING TO SERVICE DRIVING ROOM 1 AND FUTURE DRIVING ROOMS
- NEW CONCRETE PAVED ACCESSIBLE PARKING STALLS AND PATH OF TRAVEL TO FUTURE NEW PARKING STALLS TO EMPLOYEE ENTRY
- EXISTING PUMP HOUSE - NO WORK

- LOCATION OF EXISTING WATER WELL TO REMAIN
- PROVIDE TYPE X IRRIGAT ENTRANCE TO SITE
- EXISTING PROPANE TANK TO REMAIN
- EXISTING HULL OF DOOR TO REMAIN
- EXISTING MAIN DOOR TO REMAIN, VERIFY FUNCTION OF HARDWARE AND DOORING
- HULL DOOR REPAIR AS REQUIRED TO MAKE FUNCTIONAL WITH TREE EXCESS
- EXISTING SPECIALIZED REGULATED DOOR TO REMAIN, VERIFY FUNCTION OF HARDWARE AND DOORING AS REQUIRED TO MAKE FUNCTIONAL WITH TREE EXCESS
- EXISTING GROUND MOUNTED COOLING EQUIPMENT TO REMAIN
- LOCKER/STORAGE NEW 20' X 10' LOCKING WASTE BINS
- REPAIR EXISTING UTILITY AT EXISTING SECURITY OFFICE



- 1) THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER.
- 2) LOCATIONS OF ALL EXISTING UTILITIES, UTILITY EASEMENTS AND STRUCTURES ON SITE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 3) SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY DISCREPANCY TO SUCH FEATURES, THE CONTRACTOR SHALL PROCEED WITH THE MOST RESTRAINT TO ORIGINAL CONSTRUCTION OF START OF WORK.
- 4) GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING AND CONVEYERS ON THE SITE PRIOR TO BEGINNING OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
- 5) ALL EXISTING UTILITIES EXPOSED DURING THE DEMOLITION OPERATIONS THAT ARE DEEPER THAN THE SEE SHALL BE PROPERLY PROTECTED AND PROTECTED.
- 6) THE CONTRACTOR SHALL SUBMIT A REPORT TO THE OWNER AND ENGINEER ANY UNDERGROUND OR ADJACENT CONDUITS INCLUDING UNMARKED UTILITIES EXPOSED DURING DEMOLITION OPERATIONS.
- 7) ALL TRADES ARE RESPONSIBLE TO MAINTAIN A CLEAN ENVIRONMENT, FREE OF DEBRIS, DIRT AND OTHER MATERIALS AND EXTENSIVE.
- 8) THE CONTRACTOR SHALL PROPERLY DEPOSE OF ALL DEMOLITION DEBRIS OFF-SITE.

19 SITE KEYNOTES  
1"=80'

5 SITE LEGEND  
1"=80'

18 SITE PLAN NOTES  
1"=80'