

### 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

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|--------------|
| <b>SCH #</b> |
|--------------|

**Project Title:** Nitro Farms, UP 20-08 Commercial Cannabis project

|  |                                    |
|--|------------------------------------|
| Lead Agency: <u>Lake County</u>              | Contact Person: <u>Eric Porter</u> |
| Mailing Address: <u>255 N. Forbes Street</u> | Phone: <u>707-263-2221</u>         |
| City: <u>Lakeport</u> Zip: <u>95453</u>      | County: <u>Lake</u>                |

**Project Location:** County: Lake City/Nearest Community: Kelseyville  
 Cross Streets: 5490 Konocli Street Zip Code: 95451  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 29.3  
 Assessor's Parcel No.: 008-053-04 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 29 Waterways: Kelsey Creek  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Kelseyville Schools

**Document Type:**

|   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

|   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

|   |   |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____<br><input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____<br><input checked="" type="checkbox"/> Commercial: Sq.ft. <u>22000</u> Acres <u>29.3</u> Employees <u>3</u><br><input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____<br><input type="checkbox"/> Educational: _____<br><input type="checkbox"/> Recreational: _____<br><input type="checkbox"/> Water Facilities: Type _____ MGD _____ | <input type="checkbox"/> Transportation: Type _____<br><input type="checkbox"/> Mining: Mineral _____<br><input type="checkbox"/> Power: Type _____ MW _____<br><input type="checkbox"/> Waste Treatment: Type _____ MGD _____<br><input type="checkbox"/> Hazardous Waste: Type _____<br><input type="checkbox"/> Other: _____ |
|---|---|

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Residence, some prior ag uses. Zoning: RL-B5 (Rural Lands - Special Lot Density). General Plan: Rural Lands

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

One A-Type 3 medium outdoor commercial cannabis cultivation permit for 20,000 square feet (sf) of outdoor cannabis canopy within 21,900 sf of cultivation area. Applicant has also applied for a Type 13 "Self Distribution" license.

*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 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 type="checkbox"/> Regional WQCB # _____                               |
| <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 type="checkbox"/> Fish & Game Region # _____                             | <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                        | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                         | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                        |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date June 15, 2023 Ending Date July 14, 2023

### Lead Agency (Complete if applicable):

|  |  |
|--|--|
| Consulting Firm: <u>Lake County Planning (lead agency)</u> | Applicant: <u>Nitro Farms / Michael Doss</u> |
| Address: <u>255 N. Forbes Street</u>                       | Address: <u>9171 Upper Lake Drive</u>        |
| City/State/Zip: <u>Lakeport, CA 95453</u>                  | City/State/Zip: <u>Lucerne, CA 95485</u>     |
| Contact: <u>Eric Porter</u>                                | Phone: _____                                 |
| Phone: <u>707-263-2221</u>                                 |  |

Signature of Lead Agency Representative:  Date: 6-13-23

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