

- County Clerk
- Interested Parties

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

Project Title: Suarez Farm; Major Use Permit (UP 20-54); Initial Study (IS 20-65)

Project Location: 26200 Morgan Valley Rd, Lower Lake, CA 95457

APN No.: 012-016-41

Project Description: Suarez Farms proposes to develop a commercial cannabis cultivation operation at 26200 Morgan Valley Rd., Lower Lake, CA 95457, on Lake County APN's 012-016-41 (Project Property), composed of four A – Type 3A “Outdoor” cultivation areas for 3.5 acres and one A – Type 3B “Mixed-light” cultivation areas for 22,000 square feet. Suarez Farm seeks to obtain a Major Use Permit for Commercial Cannabis Cultivation for total cannabis canopy of 153,260 square feet. The total cultivation area is 244,000 square feet and has a perimeter fence that encompasses each cultivation area.

Adrian Suarez is the property owner and site manager for this project. The site has one (1) main residence. The ±118.4 acres of Rural Land at the Project Property is in Lower Lake, CA, off of Morgan Valley Road. The property is within the Hunting Creek Watershed. Current and past land use for the area of the proposed commercial cannabis cultivation operation was cattle grazing land.

The proposed cannabis cultivation area and associated facilities are accessed via an existing paved/gravel road off of Morgan Valley Road. The project proposes 8 greenhouses that are 30 feet wide and 100 feet long. The proposed Mixed-light cultivation method is in above ground 50-gallon planters in full sunlight. The proposed cultivation area will be surrounded by natural vegetation and existing terrain to screen the cultivation areas from any view. Proposed ancillary facilities include four 320 square foot prefab storage containers, fifteen prefab 100 square foot sheds, and six 2,500-gallon plastic water storage tanks.

Pesticides, fertilizers, and hazardous materials including gasoline, diesel, and oil will be stored in the proposed Agricultural storage shed. Pesticides and fertilizers will be held within their manufacturer's original containers, which are within secondary containment structures. The flammable/petroleum products will be in state of California approved containers and within secondary containment that is separate from the pesticides and fertilizers. The storage sheds will be located within the cultivation area.

Excess plant matter (plant stems) will be composted on site in a designated composting area in compliance with Title 14. It is estimated approximately 2,500 pounds of organics

vegetative waste will be produced annually. The growing medium (soil) will be reused from the composted areas.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-65 will begin on November 16, 2023, and end on December 15, 2023. 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 and the State Clearinghouse. Written comments may be submitted to the Planning Division or via email at eric.porter@lakecountyca.gov.

Site Plan of Suarez Farms Project

