



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Planning • Building • Code Enforcement
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Item 6a
9:05 a.m.
March 26, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department

Mary Claybon, Senior Planner

DATE: March 26, 2026

SUBJECT: Consideration of proposed Major Use Permit PL-25-306 (Greenfield Farm / Sergey Yusupov) and Mitigated Negative Declaration for a maximum of 86,308 square feet of outdoor Commercial Cannabis Cultivation located at 20150 Black Bass Pass Road, Lower Lake (APN 012-052-02)

EXECUTIVE SUMMARY

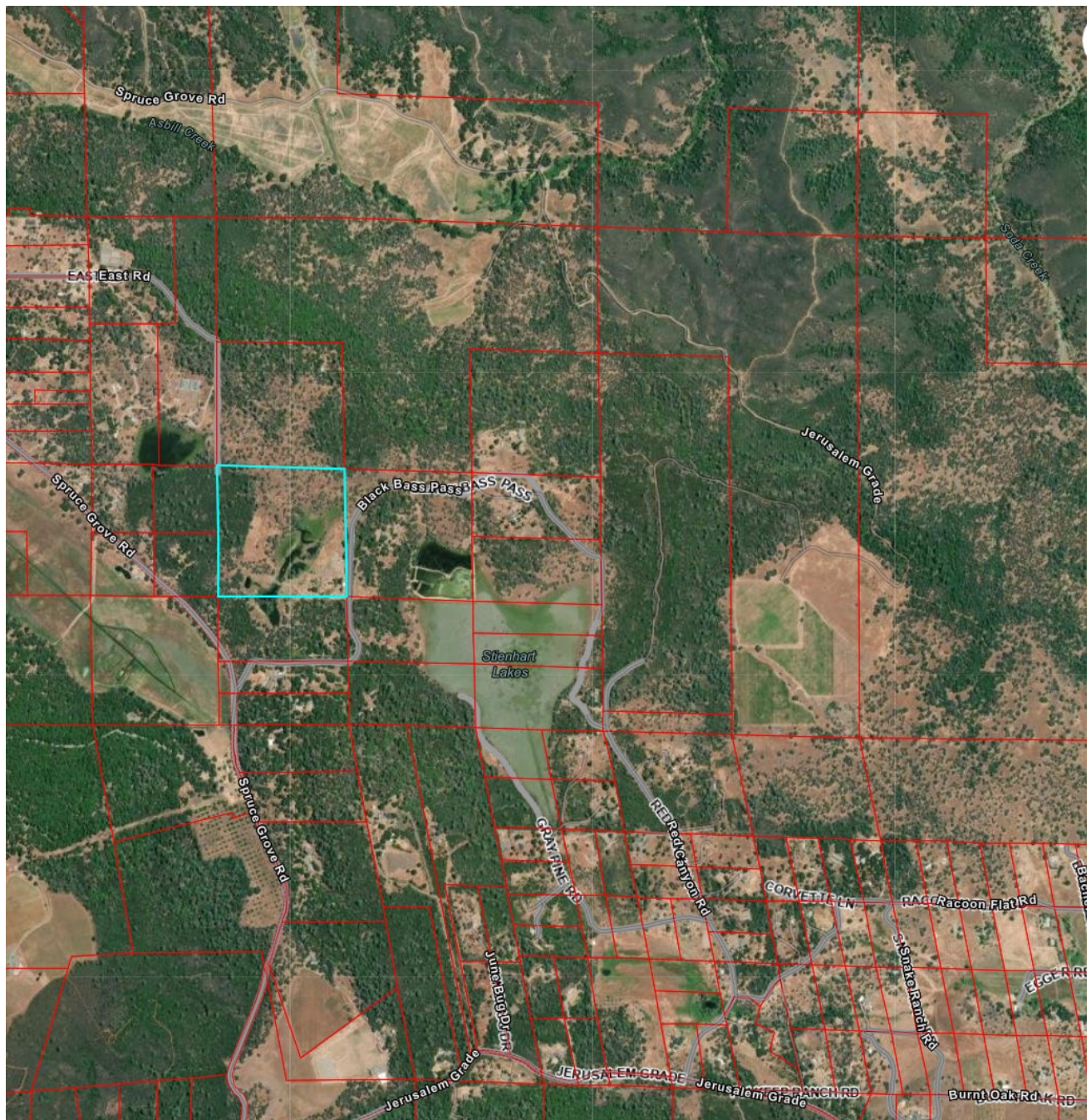
Action Requested:

Staff is recommending the Planning Commission adopt a Mitigated Negative Declaration (MND) and approve Major Use Permit PL-25-306 Greenfield Farm for a maximum of 86,308 square feet of outdoor commercial cannabis canopy and a Type 13 Distribution, self-transport license at 20150 Black Bass Pass Road, Lower Lake (APN 012-052-02) applicant: Sergey Yusupov.

Project Overview:

The applicant proposes up to 86,308 square feet of outdoor commercial cannabis cultivation on a 40.56-acre Rural Lands- Waterway Combining District "RL-WW" zoned parcel. Cultivation will occur in above-ground pots or raised planter beds within previously disturbed areas. The applicant is proposing two stages of development. Stage I includes cannabis cultivation at the existing facility. Stage II includes construction of a 1,440 sf processing facility and associated water tank reserves dedicated to fire suppression. No tree removal is proposed. Historic uses of the parcel include animal grazing and Early Activation (EA 20-36) of the Major Use Permit (UP 20-30) in 2020 for up to 90,000 sf of commercial cannabis canopy from June 1, 2020, to December 1, 2020.

FIGURE 1 – VICINITY MAP



Source: Lake County GIS Portal, 2026

PROJECT SUMMARY

- Canopy Area: 86,308 SF
 - Garden A: 66,503 SF
 - Garden B: 19,805 SF
- Corresponding State Licensing: Two “A Type 3” Outdoor licenses; Type 13 Distribution, Self-transport only

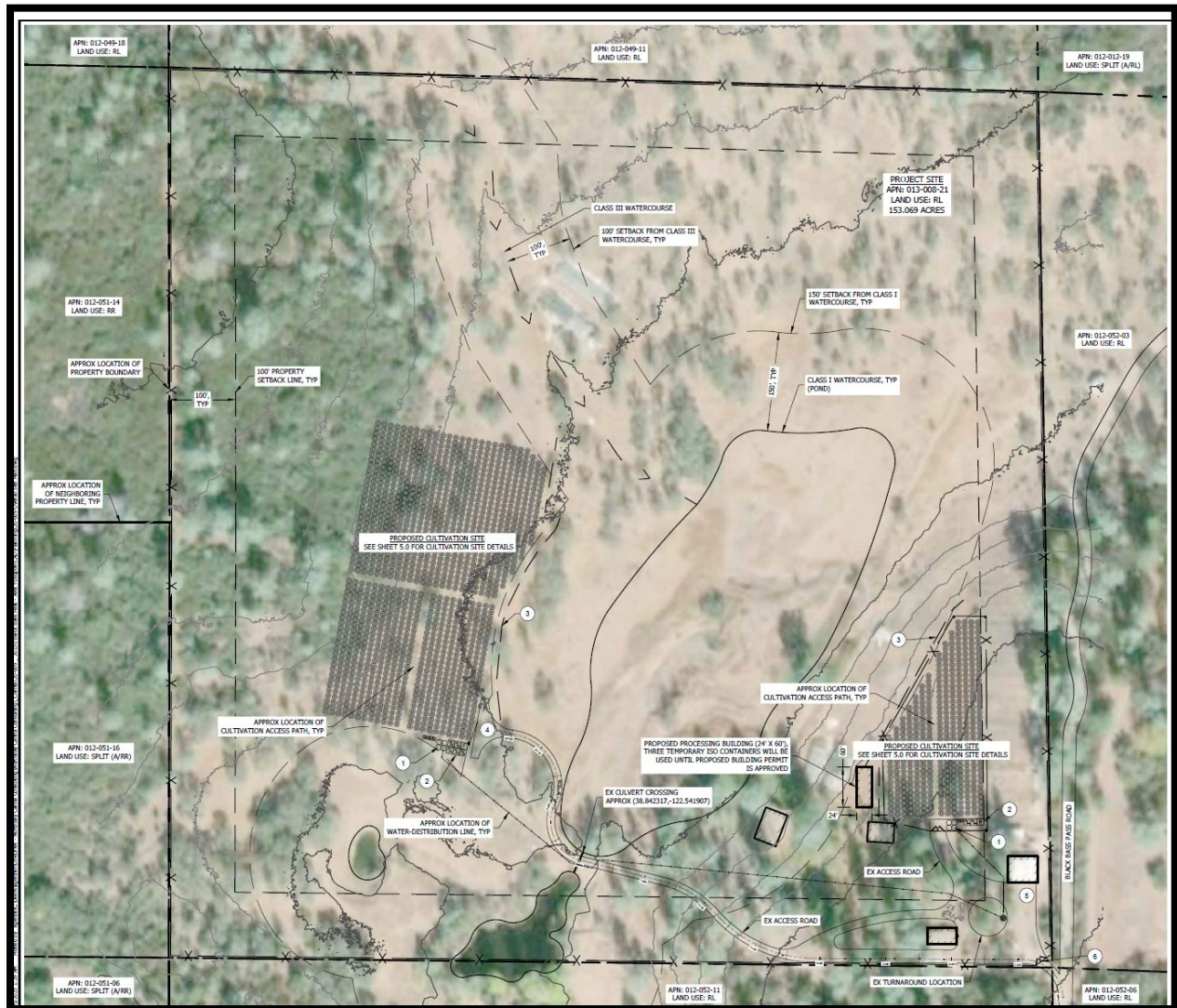
Stage I: Outdoor cultivation in pots or raised beds

- Eight (8) 2,500-gallon water tanks
- Temporary processing in shipping containers (up to 3 years)
- Security fencing, ADA restroom, parking, and storage areas

Stage II (Permanent Improvements):

- 1,440-SF processing building with ADA restroom
- Fire suppression water tank per CAL FIRE/NFPA standards
- Interior roadways will be designed to meet Public Resource Code (PRC) 4290 Road Standards
- Maintenance of defensible space for commercial structures in accordance with PRC 4291.
- Employees: Up to three permanent employees; no contracted seasonal laborers are proposed
- Hours: 7:00 a.m. – 7:00 p.m. Monday through Saturday with some flexibility during harvest
- Construction for each stage is anticipated to occur over approximately one month. Site Plans are included as Attachment 1.

FIGURE 2 – SITE PLAN



Source: North Bay Civil Engineering

SITE CONTEXT

Location: 20150 Black Bass Pass Road, Lower Lake (APN 012-052-02)

- General Plan: Rural Lands
- Zoning: "RL-WW" Rural Lands - Waterway Combining District
- Parcel Size: ±40.56 acres
- Access: Black Bass Pass Road via Spruce Grove Road

The parcel contains existing residential and agricultural structures and has been historically used for grazing and commercial cannabis cultivation under Early Activation approval (EA 20-36, 2020). Cultivation will occur within the same footprint as prior approved operations.

Surrounding parcels are large, rural properties. The nearest off-site residence is approximately 680 feet from cultivation areas, exceeding required setbacks.

FIGURE 3 – SITE PHOTO



Source: Realtor.com

WATER SUPPLY & USE (SUMMARY)

- Source: Existing on-site groundwater well (est. 40 gpm; drilled 1980)
 - Annual Demand: ~3.3 acre-feet/year
 - Hydrology Conclusion: According to the applicant's Hydrology Report, even during drought years, the onsite groundwater well has the capacity to handle the water needs of the proposed project without impacting surrounding neighbors' wells. The demand represents ~2.8% of estimated annual recharge.
 - Finding: Adequate groundwater supply exists to support operations. (See Hydrological Assessment, Attachment 5)
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ENVIRONMENTAL REVIEW (CEQA)

An Initial Study was circulated from January 6, 2026, to February 9, 2026, pursuant to CEQA Guidelines §15063.

The Initial Study determined that the project could result in potentially significant impacts in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural & Tribal Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Utilities
- Wildfire

Mitigation measures are incorporated by reference from the IS/MND (Attachment 4). Staff proposes all impacts would be reduced to a less-than-significant level through incorporation of mitigation measures and compliance with existing regulations.

No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guidelines §15070.

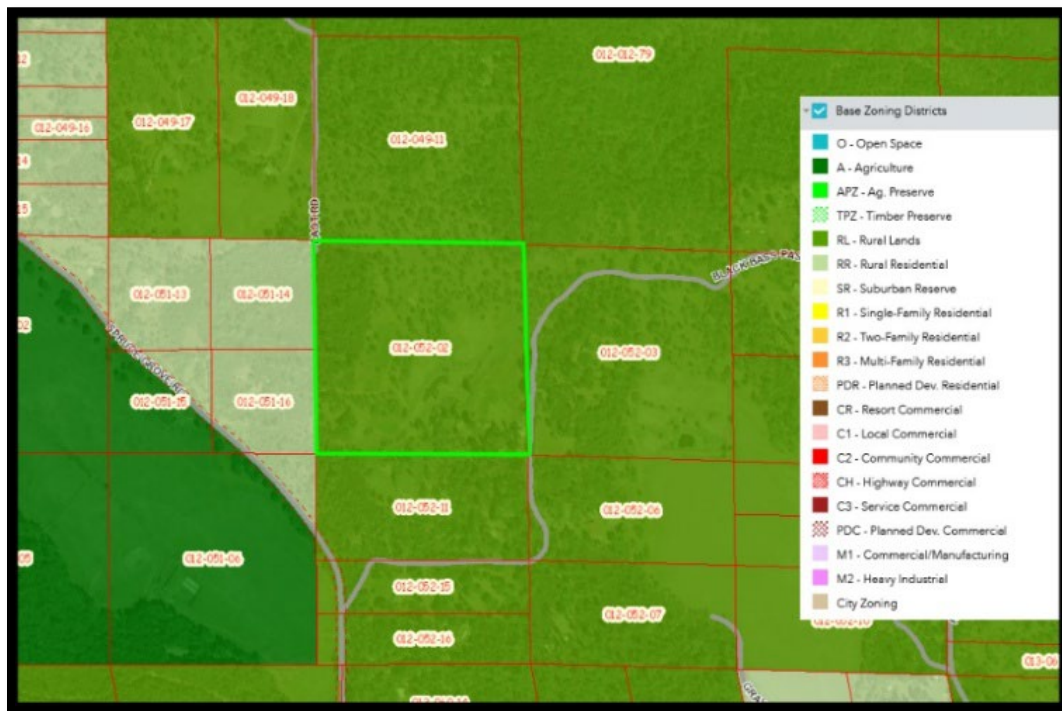
GENERAL PLAN, COUNTY CODE, and ZONING CONSISTENCY

The project is a discretionary agricultural use, maintains required setbacks, and incorporates fire safety, water management, and environmental protection measures. As demonstrated below, the project is consistent with the General Plan, Area Plan, Zoning Code, and all applicable requirements.

Policy Area	Conclusion
General Plan – Rural Lands	Consistent with Chapters 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; and Chapter 11 Water Resources
Lower Lake Area Plan	Consistent with Objective 5.1b– Ample land uses shall be designated to accommodate projected growth rates in the Lower Lake area for the next 20 years. The land use plan map shall designate sufficient lands to accommodate a balance between various land use categories, including residential, commercial and industrial uses, subject to constraints such as environmental suitability, resource protection and the availability of adequate public services. Policy 5.1b-1– A high priority should be given to providing service and employment opportunities locally in the Lower Lake area in order to boost economic development and reduce travel distance Objective 3.9– To protect and preserve the Lower Lake area’s wealth of archaeological and historical resources for long-term benefit of the area’s residents, tourism, scientific research and for future generations. Policy 3.91– The Lower Lake area contains one of the highest densities of prehistoric archaeological sites in northern California, and the highest density of sites in Lake County. Archaeological surveys shall be required in accordance with state law whenever new development could potentially impact unique or significant cultural resources.
Lake County Zoning Code Article 7 – “RL-WW”	Avoidance by design (150 ft setbacks); no wetlands impacted. A Wetland Delineation was conducted December 19, 2019 (Attachment 6)
LCZO Art. 27 (at) Setbacks & Canopy Limits	• The total acreage combined is ±40.56 acres. • The cultivation site is set back a minimum of 100 feet from the nearest property line. • The nearest off-site residence is approximately 680 feet southeast from the Project site.

Policy Area	Conclusion
	The total combined proposed canopy areas would be approximately 86,308 square feet of outdoor commercial cannabis canopy area.
Municode Consistency	No violations of chapters 5, 17, 21, 23, or 26 exist on site
Qualified Applicant	Notification received from Lake County Sherriff's Office that the applicant is qualified to engage commercial cannabis activities

FIGURE 4 – ZONING MAP



Source: Lake County Parcel Viewer

AGENCY REVIEW and TRIBAL CONSULTATION

Agency comments (Attachment 7) were received and addressed through Conditions of Approval (Attachment 2).

Notification of the project under AB-52 was sent to twelve Tribes on March 23, 2020. Of the notified Tribes, Middletown Rancheria responded to the notice stating the project falls

within the Tribe's Area of Concern. Correspondence occurred with no request for consultation. Tribal Comment is available in attachment 8.

REQUIRED FINDINGS (Ch. 21, Art. 51.4 of the Lake County Zoning Code)

Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. Is consistent with the General Plan, Area Plan, and Zoning Ordinance
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan. Meets all cannabis development standards
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.
7. Applicant is qualified to apply for the Use Permit.
8. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level.

Please see preceding sections of this Staff Report establishing these findings.

SAMPLE MOTIONS

Staff recommends the Planning Commission:

- A. I move that the Planning Commission find that potential impacts associated with this project applied for by Sergey Yusupov can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 20150 Black Bass Pass Road, Lower Lake (APN 012-052-02) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-306 with the findings listed in the Staff Report dated March 26, 2026.

- B. *I move that the Planning Commission find that the Major Use Permit PL-25-306 applied for by Sergey Yusupov for the property located at 20150 Black Bass Pass Road, Lower Lake (APN 012-052-02) does meet the requirements of Section 51.4 and Article 27 of the Lake County Zoning Ordinance and that the Major Use Permit be granted based on the findings and subject to the conditions included in the Staff Report dated March 26, 2026.*

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Site Plans by North Bay Civil Consulting, 2025
2. Draft Conditions of Approval
3. Property Management Plan
4. Draft Initial Study / Mitigated Negative Declaration
5. Hydrological Assessment and Drought Management Plan by North Bay Civil Consulting, 2021
6. Biological Assessments (compiled) Graening & Associates, LLC, 2025, et al.
 - Biological Resources Assessment, Graening and Associates, LLC, August 20, 2025
 - Biological Resources Assessment, Wetland Delineation Lucy Macmillan, M.S. January 16, 2020
 - Botanical Report, Michael Weldon and Naiad Biological Consulting, June 12, 2021
7. Agency Comments
8. Tribal Comments
9. Public Comments