

EXHIBIT D

From: Sone_Kim@CALFIRE
To: Mary_Claybon
Cc: Duncan_Paul@CALFIRE
Subject: [EXTERNAL] RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project
Date: Thursday, June 18, 2026 5:37:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi,

That works, thank you so much.

Much appreciated,
Kim

----- Original message -----

From: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Date: 6/18/26 4:15 PM (GMT-08:00)
To: "Sone, Kim@CALFIRE" <Kim.Sone@fire.ca.gov>
Cc: "Duncan, Paul@CALFIRE" <Paul.Duncan@fire.ca.gov>
Subject: RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hello Kim,

Thank you for your suggestion. Your letter is added to the project record for Agency Comments. Additionally, the following condition of approval is proposed:

If timberland is within the project area and is proposed for conversion (timberland converted to a non-timberland use), then a timber harvesting plan is required to be accepted or approved by California Department of Fire and Forestry prior to the start of timber operations.

Thanks,
Mary Claybon

From: Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>
Sent: Thursday, June 18, 2026 4:08 PM
To: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Subject: [EXTERNAL] RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hi Mary,

My suggestion is to provide my letter I sent you yesterday or feel free to use the language in my letter. Thank you,



Kimberley Sone
Forester II – Unit Forester
Sonoma-Lake-Napa Unit
2210 West College Ave
Santa Rosa, CA 95401
(707) 576-2344
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From: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Sent: Thursday, June 18, 2026 3:51 PM
To: Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Subject: RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hello,

I would like to propose a Condition of Approval for the project requiring a Timberland Conversion permit from California Department of Fire and Forestry following approval of the major use permit. Is there specific language you would suggest?

Thank you,
Mary Claybon

From: Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>
Sent: Thursday, June 18, 2026 2:22 PM
To: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Subject: [EXTERNAL] RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hi Mary,

The definition of "timberland" is pursuant to the Public Resources Code (PRC 4526) and does not factor in county/city zoning designation or number of trees present or proposed for removal.
Thank you,



Kimberley Sone
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From: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Sent: Wednesday, June 17, 2026 4:04 PM
To: Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Subject: RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hello,

Thank you for providing comment. The site is zoned Rural Lands and Agriculture, not Timberland Preserve. Is this land considered private timberland by CAL FIRE standards regardless of zoning designation and therefore a Timberland Conversion is required? Is there a minimum number of trees to be removed that would trigger this permit from CAL FIRE? The applicant proposes tree removal within the Oak Mitigation Plan area, and plans to disturb approximately 1.8 acres, as identified by the polygon with the yellow star area below.



Thanks,
Mary Claybon

From: Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>
Sent: Wednesday, June 17, 2026 3:14 PM
To: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Subject: [EXTERNAL] RE: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hi Mary,
I've reviewed the request. Please see attached letter and feel free to reach out to me with questions. Thank you,



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From: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Sent: Tuesday, June 16, 2026 1:31 PM
To: Sone, Kim@CALFIRE <Kim.Sone@fire.ca.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Subject: Request for Agency Review (PL-25-71) Commercial Cannabis Expansion Project

Hello Chief Sone,

I am following up on a referral from Paul Duncan for a project that is currently under appeal. Available for download are the project documents. Please see below for an excerpt from the 6/11/26 Planning Commission hearing staff report pertaining to tree removal.

Oak Tree Mitigation Plan

The applicant proposes to develop approximately 1.8 acres of their property for the construction of a cannabis nursery building and processing facility. Preparing the proposed site for development will require the conversion of an established oak woodland. The project site was evaluated and surveyed by Jacobszoon and Associates on September 11, 2024. A census survey of the site produced a total of three hundred sixty-two (362) black oaks and six (6) ponderosa pines. It is anticipated that all 362 oaks will be removed during the conversion operation to prepare the site for development of the appurtenant facilities.

The Oak Woodlands Protection Act and the County of Lake identify mitigation standards for projects that convert oak woodland to another use. Under the Oak Woodlands Protection Act, Lake County shall

require one or more oak woodland alternatives "to mitigate the significant effect of the conversion of oak woodlands." Alternatives to mitigate the significant effect of the conversion of oak woodlands include replacing removed trees at a rate of 3:1 and maintaining these trees pursuant to Section 4526 of Senate Bill No. 1334, terminating seven years after the trees are planted.

To comply with the California Oak Woodlands Conservation Act, oaks removed from the site will be replaced at a 3:1 ratio. Suitable planting sites exist surrounding the conversion area primarily to the south and west. One thousand eighty-six (1,086) black oaks will be planted, protected and irrigated for seven years to mitigate tree removal within the woodland. The removal of this amount of trees requires a Complex Grading Permit to be obtained, and all grading and earthwork would be in compliance with Chapter 30, Grading Ordinance, of the Lake County Municipal Code.

Thank you,

Mary Claybon, MSML
Senior Planner
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 263-2225
Email: Mary.Claybon@lakecountycal.gov

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Files attached to this message

Filename	Size
Staff Report.pdf	3.1 MB
10 - Agency Comments.pdf	1.13 MB
11 - Tribal Comments.pdf	449 KB
12 - Public Comment.pdf	555 KB
01 - Site Plans.pdf	4.21 MB
02 - Conditions of Approval.pdf	282 KB
03 - Property Management Plan.pdf	238 KB
04 - Draft Initial Study.pdf	1.11 MB
05 - Hydrology Report-Water Availability Analysis.pdf	199 MB
06 - Drought Management Plan.pdf	11.5 MB
07 - Biological Resources Assessment.pdf	5.12 MB
08 - Plant and Wildlife Species Report.pdf	250 KB
09 - Oak Mitigation Plan.pdf	4.49 MB

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**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

2210 West College Avenue

SANTA ROSA, CA 95401

(707) 576-2344

Website: www.fire.ca.gov

June 17, 2026

Mary Claybon, MSML
Senior Planner
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

Dear Ms. Claybon,

This letter is regarding the request for agency review for a commercial cannabis expansion project near Kelseyville, CA (PL-25-71) located at 10750 Siegler Springs Road. I have reviewed the documents you sent me via email on June 16, 2026. In reviewing Appendix C (Plant and Wildlife Species observed in the study area) and Appendix D (Biological Resources Assessment), it has been documented that conifer and hardwood species exist within the project area, specifically: incense cedar, knobcone pine, ponderosa pine, Douglas-fir, and black oak.

There are four conditions that require a permit from CAL FIRE resource management. On private timberland when a landowner sells, barter, trades, or converts timberland to a non-timberland use, a permit from CAL FIRE is required. As such, the land must be considered "timberland" pursuant to the Public Resources Code (PRC). PRC 4526 states: "timberland means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees."

"Commercial Species" pursuant to 14CCR 895.1 "means those species found in group A and those in group B that are found on lands where the species in group A are now growing naturally or have grown naturally in the recorded past."

For the district of Lake County where the project is proposed, commercial species exist within the project area. These species are identified below:

Group A:

Ponderosa pine, Douglas-fir, incense cedar

Group B:

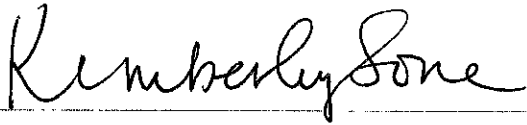
Knobcone pine, California Black Oak

Therefore, timberland may be present in the project area. According to Appendix D, montane hardwood-conifer forest is present within 9.72 acres of the project area (those areas identified as Area H, portions of A, C, E, F, G, and within buffers surrounding all other areas). If timberland is within the project area and is proposed for conversion

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(timberland converted to a non-timberland use), then a timber harvesting plan is required to be accepted or approved prior to the start of timber operations. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Kimberley Sone". The signature is written in a cursive, flowing style. The first name "Kimberley" is written in a larger, more prominent script, and the last name "Sone" is written in a slightly smaller, more compact script. The signature is positioned above a horizontal line.

Kimberley Sone
Division Chief, Resource Management
CAL FIRE Sonoma-Lake-Napa Unit