



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Item 6b
9:20 AM
May 14, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department
Trish Turner, Associate Planner

DATE: May 14, 2026

SUBJECT: Consideration of proposed Major Use Permit PL-25-120 (UP 24-15), Global Interactive Solutions/ Heidi Jamra, and Mitigated Negative Declaration PL-25-120 (IS 24-11), for the approval of a multi-staged development for commercial cannabis cultivation consisting of no more than 130,680 square feet (sf) of outdoor cultivation, which will then convert to Stage II of development, consisting of no more than 87,120 sf of outdoor and 20,736 sf of mixed-light cultivation. and a Type 13 Distribution, Self-transport only license located at 1780 CA State Highway 53, Clearlake (APN 010-055-24).

EXECUTIVE SUMMARY

Action Requested:

Staff recommends the Planning Commission adopt a Mitigated Negative Declaration (MND) and approve Major Use Permit PL-25-120 (UP 24-15). This approval is for a multi-staged development for commercial cannabis cultivation consisting of no more than 130,680 square feet (sf) of outdoor cultivation, which will then convert to Stage II of development, consisting of no more than 87,120 sf of outdoor and 20,736 sf of mixed-light canopy areas and a Type 13, Distribution, Self-transport license 1780 CA State Highway 53, Clearlake (APN 010-055-24).

Project Overview:

Stage I of development includes the establishment of three acres of outdoor cultivation area along with the initial irrigation storage and distribution infrastructure. Stage II of development consist of a reduction of the outdoor cultivation area to two acres of canopy and the development of 20,736 square feet of mixed-light cultivation greenhouses. The site will utilize a drip irrigation system supplied by an existing groundwater well, consisting of water storage tanks, PVC piping, and black polyvinyl flexible tubes with drip emitters to distribute water and organic nutrients.

Facilities and Infrastructure

The facilities will include a 6-foot tall heavy-gauge wire security fence with steel gates and padlocks, a security camera and lighting system, and a nutrient storage shed. Site utilities consist of a drip irrigation system supplied by an existing groundwater well—utilizing storage tanks, PVC piping, and drip emitters—as well as a septic tank and leach field. Fire suppression is provided by a 28,000-gallon dedicated storage tank. Additional site features include six parking spaces (including one accessible space), trash enclosures, a compost area, and a soil storage area.

Stage I Development:

- Development of three (3) acres of outdoor cultivation area and irrigation water storage and distribution system.
- Construction of a 50' x 120' (6,000 square feet) building for on-site cannabis processing activities.
- Construction of two ancillary greenhouses for immature plant propagation stock (clones) for on-site outdoor cultivation.
- Construction of parking facilities and improvement of the existing driveway access.
- Septic tank and leach field

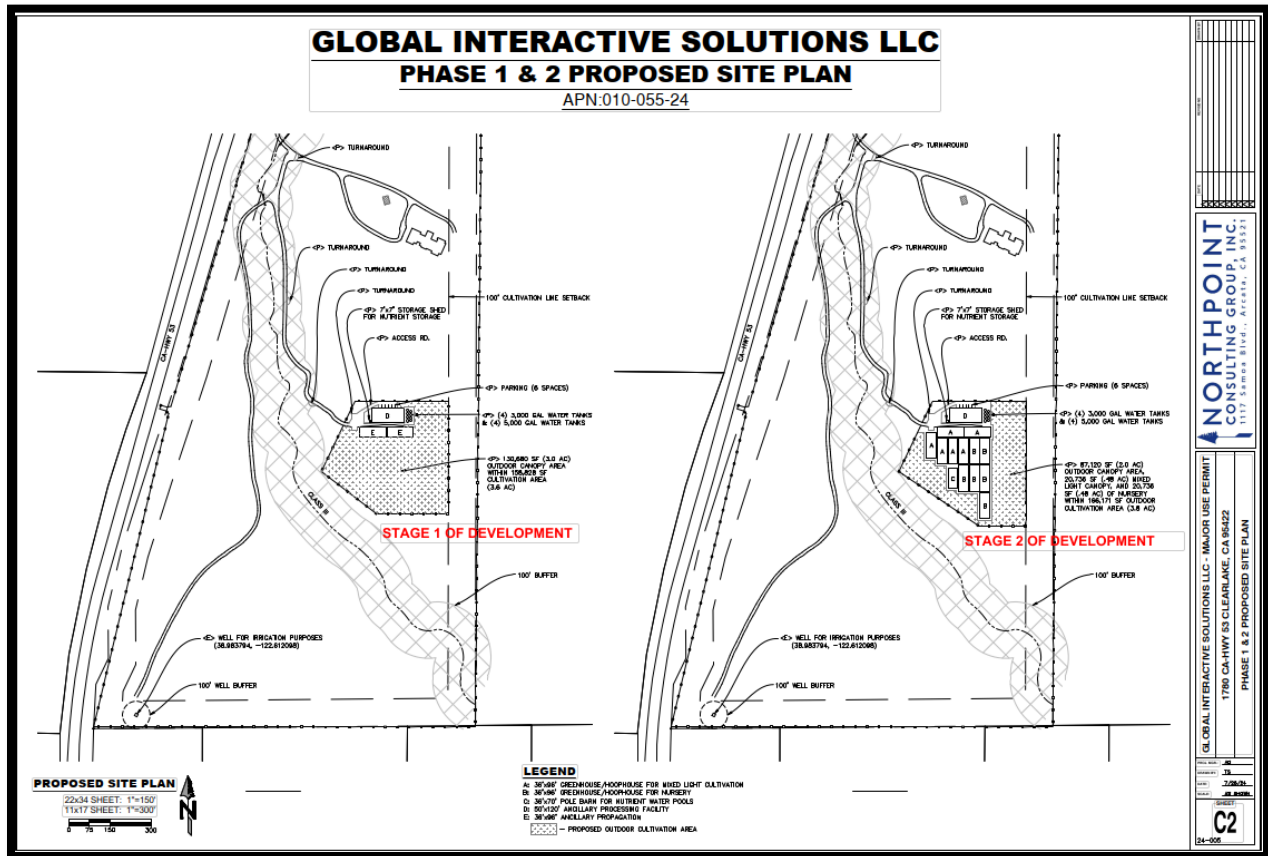
Stage II Development:

- Reduction of the outdoor cultivation area from three (3) to two (2) acres.
- Development of 20,736 square feet of mixed light cultivation in greenhouses.
- Development of 20,736 square feet of immature plant propagation in greenhouses.
- Construction of a 36' x 70' (2,520 square feet) pole barn over three 12,000 gallon above ground nutrient pools for Koi fish - to be used for water storage and for the production of organic fertilizer.

Construction Details:

Project construction and site preparation will take place over approximately one to two months, primarily within an existing vineyard operation that has been previously tilled and developed with agricultural infrastructure. Because the site is already improved with access roads, fencing, and irrigation facilities, no new grading is proposed for the cultivation areas; instead, typical site preparation will occur in conjunction with the construction of the proposed buildings. Large equipment will be mobilized at the beginning of the construction season and demobilized upon completion, utilizing the existing private driveway off Highway 53 for all access. To manage potential environmental impacts during this phase, an erosion and sediment control plan will be implemented, and all construction activities will be confined to previously disturbed areas.

Figure 2 – Site Plans (Attachment 1)



Source: Realm Engineering Site Plans, 2024

SITE CONTEXT

Location	1780 CA Highway 53, Clearlake (APN: 010-055-24)
General Plan	Agriculture, Commercial Resort
Project Parcel Zoning	“A-WW-SC/ CR-DR” Agriculture - Waterway Combining District – Scenic Combining District/ Commercial Resort – Design Review (Split Zoned)
Parcel Size	+64.20-acres
Flood Zone	“D” – Areas in which flood hazards are undetermined, but possible
Fire District	Lake County Fire Protection District
Hazard Zone	The project parcel is within the Moderate Fire Severity Zones
Flood Zone	“D” Areas in which flood hazards are undetermined, but possible
Access	CA State Highway 53

Supervisory District District 2

Existing improvements include a 9,000 square foot single-family residence on the north end of the property which will not be used as part of the proposed cultivation project; however, it will be used for residential purposes by the property owner and operational staff. The property has existing vineyards that have been actively farmed for several years; the vineyard operations will be continued and enhanced.

The property is fairly flat and there is a well vegetated buffer – oak woodland between CA State Highway 53 and the proposed cultivation areas. This buffer will be maintained between all project areas and the highway. There are no trees that are proposed to be removed. Due to the parcel topography and location of the seasonal creek, straw wattles will be placed along the western outdoor canopy area boundary to reduce the potential of any storm water/sediment runoff into the stream. The project includes avoidance by design features. All setbacks from waterways are observed within the project's Site Plans (Attachment 1).

Surrounding parcel consists of lands zoned for Rural Residential, and Industrial (City of Clearlake). Existing development in the area is comprised of a blend of single-family residences, commercial cannabis cultivation, commercial buildings (City of Clearlake), and established vineyards. The nearest off-site residence is $\pm 1,502.96$ ft to the south of the proposed cannabis canopy.

The applicant proposes commercial cannabis cultivation within a pre-disturbed vineyard area. No tree removal is proposed.

The property:

- Contains no wetlands and observes setbacks from watercourses
- Is enrolled under the State Water Resources Control Board Cannabis General Order (WDID No. 5S17CC406556)

Figure 3 – Site Photo



Source: Site Visit, May 2026

Figure 4 – Site Access Photo



Source: Site Visit, May 2026

WATER SUPPLY & USE (SUMMARY)

- Source: Existing on-site groundwater well (est. 300 gallons per minute (gpm); drilled 2001)
- A well production test was conducted by Cal-Tech in December 2019, the yield during that test was recorded at 217 gpm.
- Annual Demand Stage I: 5.9 acre-feet annually for the cultivation operations
- Annual Demand Stage II: 6.8 acre-feet annually for the cultivation operations
- Hydrology Conclusion: According to the applicant's Hydrology Report (Attachment 5), 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.
- Finding: Adequate groundwater supply exists to support operations. (See Hydrological Assessment, Attachment 5).

Figure 4 – Water Use

Source	Stage 1 (AF)	Stage 2 (AF)
Residential	0.33	0.33
Vineyard	6.5	6.5
Employee	0.05	0.05
Cannabis	5.9	6.8
Total	12.8	13.7

Source: Northpoint Hydrology Report, 2025

ENVIRONMENTAL REVIEW (CEQA)

A draft Initial Study/Mitigated Negative Declaration was circulated from December 18, 2025, to January 21, 2026.

Staff proposes that the all potentially impacts can be mitigated to less than significant with incorporation of mitigation measures and Conditions of Approval.

Potential impact areas with mitigation:

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

Mitigation measures are incorporated by reference from the IS/MND (Attachment 4) into the Conditions of Approval (Attachment 2). 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 Guideline §15070.

GENERAL PLAN & ZONING CONSISTENCY

The project is an allowable 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, Shorelines Community Area Plan, and the Lake County Zoning Ordinance.

Policy Area	Demonstrated Compliance
General Plan – Agriculture – Commercial Resort	Staff finds the project consistent with the split General Plan designation. The proposal limits the agricultural to the appropriate land-use area and excludes the existing residence and the Commercial Resort-designated acreage from the cultivation plan, thereby satisfying the policy requirements of Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; Chapter 11 Water Resources

Policy Area	Demonstrated Compliance
Shoreline Communities Area Plan	<p>Policy 3.2.1b – Design new development to conserve water using drought-resistant vegetation, low-flow plumbing fixtures, grey water systems, and other conservation measures.</p> <p>Policy 5.1.1b – Priority should be given to providing service and employment opportunities locally.</p> <p>Objective 5.5.3 – To promote development of agricultural uses and support continued viability of Lake County’s agricultural economy.</p>
Zoning: Article 4 – “A-WW-SC” Article 27.11(at) – Cannabis Uses	<p>Permitted under Article 5.5 with a Major Use Permit</p> <p>The applicant demonstrates that the cultivation activities will be conducted in a manner that respects the additional protections afforded by the Waterway and Scenic Combining Districts</p>
Setbacks	<ul style="list-style-type: none"> • The cultivation site is set back 100 ft from property lines • 100 ft setback from the ephemeral Class III watercourse • At least 1,502.96 ft from the nearest off-site residence
Waterways Combining District	<p>Avoidance by design; meets all necessary setbacks</p>
Lake County Code	<p>There are no violations of Chapter 5, 17, 21, 23, or 26</p>
Background Checks	<p>Lake County Sheriff’s Office affirmed qualification of the applicant.</p>

CANNABIS PROJECTS PROXIMITY TO SITES:

There are one pending and four approved commercial cannabis projects within a one-mile radius.

Four Approved Projects Canopy Sizes:

UP 19-49: 213,936 sf (5-acres)

UP 19-48: 89,620 sf (2-acres)

UP 19-39: 75,360 (1.75-acres)

PL-25-492: 653,400 (15-acres)

There are three pending and three approved commercial cannabis projects within a three-mile radius.

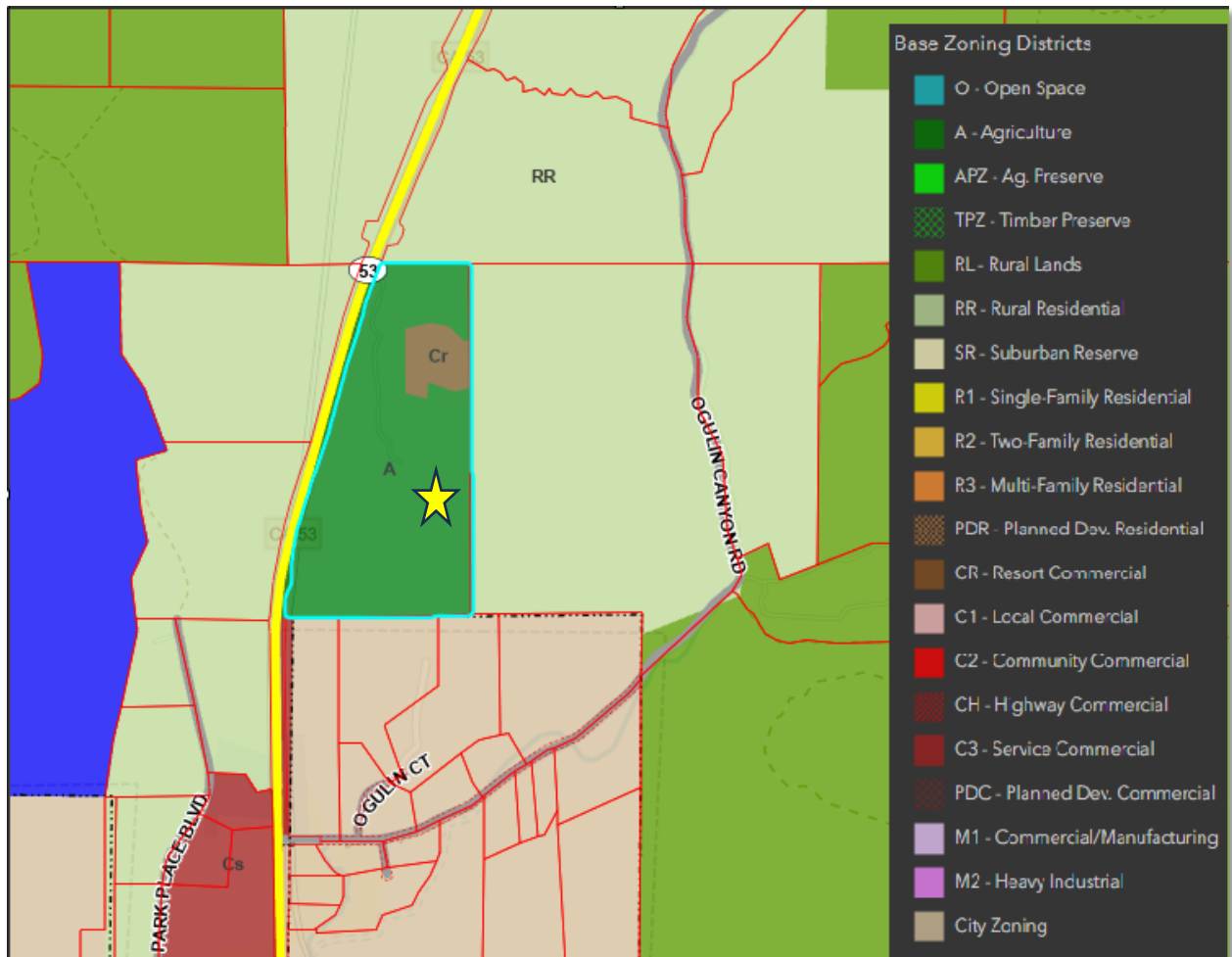
Three Approved Project Canopy Sizes:

UP 22-07: 388,416 sf (9-acres)

UP 20-47: 68,562 (1.5-acres)

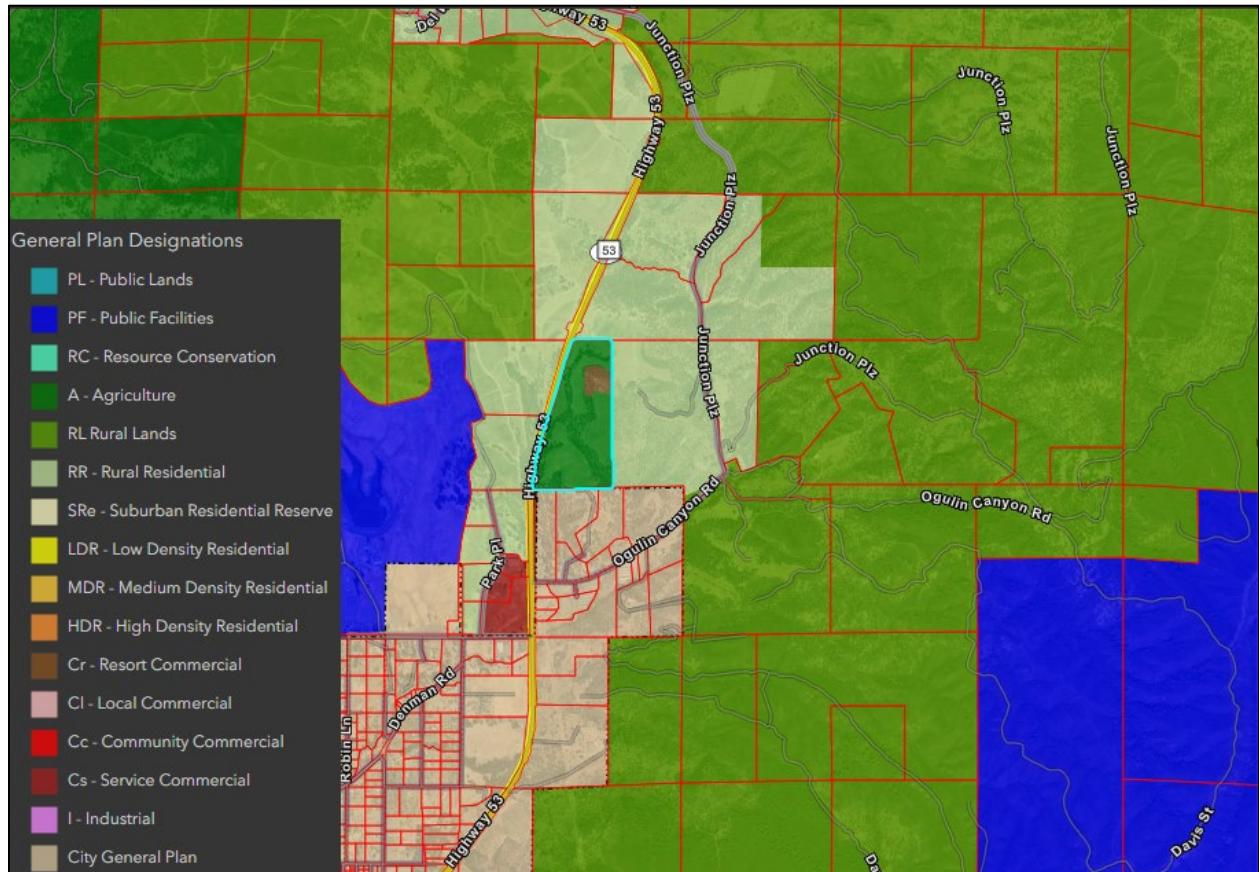
UP 20-51: 474,650 sf (11-acres)

Figure 5 - Zoning Map



Source: Lake County ArcGIS, 2026

Figure 6 - General Plan Designation



Source: Lake County ArcGIS, 2026

AGENCY REVIEW & TRIBAL CONSULTATION

Agency comments were received including CAL FIRE requirements for PRC 4290/4291 compliance. The applicant has submitted a letter from the City of Clearlake (Attachment 7) in support of the project.

AB 52 Tribal Consultation Summary

The County of Lake Community Development Department initiated the AB 52 Tribal notification process on April 21, 2025, contacting eleven Lake County-based Tribes.

- Koi Nation: Requested consultation on April 29, 2025. During a meeting held on May 20, 2025, representatives determined the project was outside their aboriginal territory and deferred to the Elem Indian Colony and Yocha Dehe Wintun Nation.
- Elem Indian Colony: Responded and requested consultation. While a formal consultation meeting was scheduled for July 7, 2025, the Tribe was unable to

attend. Following this, County notified Elem Colony of the conclusion of the AB 52 consultation process on August 11, 2025.

Conclusion: The AB 52 consultation process with the Elem Indian Colony was successfully concluded via email on August 11, 2025. The resulting mitigation measures have been incorporated into the IS/MND (Attachment 3) and the Conditions of Approval (Attachment 4).

REQUIRED FINDINGS (Article 51.4 – Major Use Permit and Article 27.11(at) Uses Generally Permitted under the Lake County Zoning Ordinance)

Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project: 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. 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 the preceding sections of this Staff Report establishing these findings.

RECOMMENDATION

Staff recommends the Planning Commission:

A. I move that the Planning Commission find that potential impacts associated with this project applied for by Global Interactive Solutions LLC/ Heidi Jamra can be mitigated to 'less than significant' through the implementation of the Mitigated Negative Declaration for the property located at 1780 CA State Hwy 53, Clearlake (APN: 010-055-24) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-1 (IS 24-11) with the findings listed in the Staff Report dated May 14, 2026.

B. I move that the Planning Commission find that the Major Use Permit PL-25-120 (UP 24-15) applied for by Global Interactive Solutions LLC/ Heidi Jamra for the property located at 1780 CA State Hwy 53, Clearlake (APN: 010-055-24) does meet the requirements of the Lake County Zoning Ordinance Article 27 and Article 51.4 and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated May 14, 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
2. Draft Conditions of Approval
3. Property Management Plan
4. Draft Initial Study / Mitigated Negative Declaration
5. Hydrological Assessment and Drought Management Plan
6. Biological Addendum and Biological Report (combined)

7. Agency Comments
8. Tribal Comments
9. Public Comments