



COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone: (707) 263-2221 FAX: (707) 263-2225

County Clerk  
 Interested Parties

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

**Project Title:** Wellness Ranch 3 Cannabis Cultivation Project; Major Use Permit (UP 23-08); Initial Study (IS 23-19)

**Project Location:** 6751 Ridge Road, Lakeport  
**APN No.:** 007-045-16

**Project Description:**

The applicant is requesting discretionary approval from the County of Lake for a Major Use Permit, UP 23-08, for commercial cannabis cultivation at: 6751 Ridge Road, Lakeport (APN 007-045-16), as described below:

- Three (3) A-Type 3 “Medium Outdoor” licenses; Outdoor cultivation for medicinal cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises. The applicant proposes up to 130,680 sf. of outdoor canopy area for this license type.
- Two (2) A-Type 1 “Specialty Outdoor” Outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time of less than or equal to 5,000 square feet of total canopy size on one premises. The applicant proposes up to 10,000 sf. of outdoor canopy area for this license type.
- One (1) A Type 1A “Specialty Cottage” indoor licenses, Indoor cultivation for adult use cannabis within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate above twenty-five watts per square foot between 501 and 5,000 square feet of total canopy size on one premises. The applicant proposes up to 4,800 sf of indoor canopy area.
- One (1) A-Type 13 “Distribution” Self-Transport Only” License for transportation of the cannabis grown on site to another licensed facility.

The proposed cannabis cultivation operation includes:

- Existing Garden 1: 10,000 sf fenced outdoor garden
- Garden 2 expansion of existing 10,000 sf outdoor to three (3) acres outdoor cultivation
- Existing Garden 3: 2,400 sf indoor canopy within 2,500 sf barn
- Garden 4: 2,400 sf indoor cultivation within 2,500 sf barn

Two stages of development are proposed. Stage I includes the proposed expansion of a 10,000 sf garden to three-acres of outdoor cannabis canopy area, construction of a new 2,500 square

foot (sf) barn for 2,400 sf of indoor cannabis canopy, and the use of seven (7) temporary 10'x40' shipping containers for on-site grown cannabis processing.

Stage II includes the construction of a new 2,500 sf ADA compliant processing facility that will be an in-kind replacement of the temporary processing shipping containers.

There have been two Minor Use Permits previously approved by the County of Lake on the subject site. The original application Minor Use Permit (MUP 19-15) approved 10,000 sf of outdoor cannabis canopy within a 13,000 sf cultivation area. The second Minor Use Permit (MUP 22-11) added an additional 10,000 sf of outdoor canopy area and 2,400 sf of indoor cultivation inside the existing barn building. All water for the proposed cultivation operation would come from four existing onsite groundwater wells. Drip irrigation systems will be used to deliver irrigation water and to conserve water resources.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 21-07 will begin on December 30, 2024, and will end on January 28, 2025.**

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; telephone (707) 263-2221 and the State Clearinghouse, SCH #: 2020060431**. Written comments may be submitted to the Planning Division or via email at [Mary.Claybon@lakecountyca.gov](mailto:Mary.Claybon@lakecountyca.gov).

#### Vicinity and Zoning Map of Wellness Ranch

