

- County Clerk
- Interested Parties

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

Project Title: Bar X Ranch; Use Permit (UP 20-92) and Initial Study (IS 20-111)

Project Location: 18655, 19395, 20103, and 20333 S Hwy 29, Middletown, CA

APN No.: APN 014-250-05, 07, 10, and 14

Project Description: The applicant, Bar X Farms LLC, is requesting approval of a Major Use Permit for commercial cannabis cultivation in two phases. Phase 1 consists of sixty-three (63) A-Type 3 medium outdoor licenses and one A-Type 13 ‘self-distribution’ license. All cultivation would initially be outdoors; however, the applicant intends to phase over time into Phase 2 which would reduce the outdoor licenses to forty-three (43) A-Type 3 medium licenses (cultivation; outdoor, medium), add thirty-four (34) A-Type 3B licenses (cultivation; mixed-light; medium, and add one (1) cannabis processor license (processing for adult-use cannabis). This would involve installation of greenhouses (mixed-light canopy areas) and the construction of a new 60,000 square foot processing building. As some of the outdoor licenses are phased to mixed-light, portions of the outdoor cultivation areas would be removed. Each of the medium type 3B (mixed-light) licenses would fall within the same footprint previously approved for outdoor cannabis cultivation. The projected annual water usage is over 20,000,000 gallons during each phase. The project would generate up to 430 average daily trips during peak harvest time of phase II. As proposed, phase I would occur in 2021 via early activation (if issued), and additional phases completed in subsequent years once building permits have been issued by Lake County. Lake County Zoning Ordinance, Article 27, subsection (at) in part regulates cannabis cultivation in Lake County. The 1594.6 acre property is large enough to support these cannabis licenses; 20 acres per license is required. The site is not within an exclusion overlay district. The applicant is pre-enrolled with the Regional Water Board. The applicant must meet all applicable local, state and federal requirements for cannabis cultivation.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 20-111 will begin on June 4, 2021 and end on July 8, 2021. 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**. Written comments may be submitted to the Planning Division or via email to eric.porter@lakecountyca.gov.

