



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: Artemis Farms; Major Use Permit (UP 20-95); Initial Study (IS 20-115)

Project Location: Bartlett Springs Road, Nice/Lucerne, CA

APN No.: 004-018-33, 004-018-34, 004-028-21, 004-018-36, 004-018-07, 004-018-35, 004-028-22

Project Description:

The proposed Artemis Farms Cannabis Cultivation Project (Proposed Project) consists of the cultivation of commercial cannabis, and the construction of associated ancillary facilities on ten contiguous parcels (APNs 004-018-33, 004-028-21, 004-018-36, 004-018-07, 004-018-34, 004-018-35, 004-018-19, 004-028-22, 004-028-22, and 004-018-20) located in Nice and Lucerne, CA in the County of Lake (County). However, cannabis cultivation and associated facilities would only take place on APN's 004-018-07, 004-018-34, 004-018-33, 004-028-21, and 004-028-22 (**Figure 1**). The Project is being proposed with the additional contiguous parcels in order to allow for the collocation/clustering of permits at one acre of canopy per 20 acres. Development related to the Proposed Project, such as grading and construction, would occur on the ten parcels listed above. Additionally, a portion of the access road (2,572 linear feet) that connects Bartlett Springs Rd. to the Property entrance (located across APNs 004-028-26 and 004-028-27 (also owned by the applicant) would be graded and improved in accordance with Public Resource Code 4290 to provide adequate site access once the structures are implemented. Furthermore, Pacific Gas and Electric (PG&E) would install power lines from Bartlett Springs Rd. to the Project Site, which would span across APNs 004-028-21 and 004-032-17 (see **Attachment 1** for detailed site plans, including the proposed location of electrical lines). For clarification within this Initial Study, the Property refers to all twelve project parcels owned by the Applicant including APNs 004-028-26 and 004-028-27, which are non-contiguous with the project area and are used for road improvement only. The Project Site refers to areas that would house cannabis cultivation activities and experience development/disturbance.

Artemis Farms LLC (Applicant) is seeking fifteen (15) A - Type 3 Outdoor Cultivation Licenses (1) of each Type 13 (B & C) Transportation and Distribution. In addition, VPD 2, LLC (Applicant) is seeking (1) M Type 4 Nursery License, One (1) A Type 4 Nursery License from the County of Lake Community Development Department. Artemis Farms, LLC. and VPD 2, LLC. is applying for a Major Use Permit (UP 20-95)

During the first stage, cultivation would only occur in Cultivation Area C. Cultivation Area C would contain 123,197 sf of canopy area. Assuming three feet of overgrowth from the troughs and a five-foot

wide aisle, the total area of canopy and aisles would be approximately 343,987 sf and the entire fenced in area of Area C would be 436,976 sf. During this Stage, eighteen (18) 5,000-gallon water holding tanks would be used for irrigation and fire suppression.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 21-56 will begin on March 1, 2023, and end on March 31, 2023. 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 #:** _____ . Written comments may be submitted to the Planning Division or via email at CannabisCEQA@lakecountycal.gov.

Vicinity Map of Artemis Farmz

