

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

scH# 2020060431

Project Title: PL-25-59 (UP 23-08) Wellness Ranch 3

Lead Agency: County of Lake- Planning Division Contact Person: Mary Claybon
Mailing Address: 255 N. Forbes St. Phone: 707-263-2221
City: Lakeport Zip: CA County: Lake

Project Location: County: 6751 Ridge Road Lakeport, CA 95453 (Lake) City/Nearest Community: Kelseyville
Cross Streets: Vernal Drive Zip Code: 95453

Longitude/Latitude (degrees, minutes and seconds): 38° 57' 37" N / 111° 11' W Total Acres: 106.7
Assessor's Parcel No.: 007-045-16 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 175 Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other; [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
B Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
B Commercial: Sq.ft. 115940 Acres 2.66 Employees 4
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Subject Issues Discussed in Document:

B Aesthetic/Visual [] Fiscal [] Recreation/Parks Vegetation
Agricultural Land [] Flood Plain/Flooding [] Schools/Universities B Water Quality
B Air Quality B Forest Land/Fire Hazard [] Septic Systems B Water Supply/Groundwater
[] Archeological/Historical H Geologic/Seismic Sewer Capacity [] Wetland/Riparian
H Biological Resources [] Minerals B Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone H Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Rural Lands, Special Lot Size/Density (min. 5 acres), Waterway Combining District

Project Description: (please use a separate page if necessary)

The Wirths Ranch Open Space Development is located on a 106.7-acre parcel (APN 007-045-16) at 9751 Ridge Road, Lakeport. The County has previously issued two MUPs (MUP 18-1S and MUP 22-11) for an annotated cultivation open space. This application represents an amendment to use the property for an existing 10,000 square foot fenced outdoor garden.
? Cultivation Me 1 - existing 10,000 square foot fenced outdoor garden
? Cultivation Me 2 - existing 10,000 square foot fenced outdoor garden
? Cultivation Me 3 - existing 10,000 square foot fenced outdoor garden
? Cultivation Me 4 - existing 10,000 square foot fenced outdoor garden
? Cultivation Me 5 - existing 10,000 square foot fenced outdoor garden
? Cultivation Me 6 - existing 10,000 square foot fenced outdoor garden
? Cultivation Me 7 - existing 10,000 square foot fenced outdoor garden
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? Cultivation Me 100 - existing 10,000 square foot fenced outdoor garden

1) Total Outdoor Cultivation, upon approval of PL-25-59 (UP 23-06):
a 10,000 sf at Site 1 (approved), no changes proposed
b 97,120 sf at Site 2 (10,000 sf approved); 67,120 if expansion proposed

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #_1_____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>Cannabis</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Dept, of Cannabis control</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 23, 2025 Ending Date August 25, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Richard Knoll Consulting</u>	Applicant: <u>Wellness Ranch, LLC</u>
Address: <u>825 South Main St.</u>	Address: <u>10522 Poinsettia Lane</u>
City/State/Zip: <u>Lakeport, CA 95453</u>	City/State/Zip: <u>Santa Fe Springs, CA 90670</u>
Contact: <u>richardk2255@hotmail.com</u>	Phone: _____
Phone: <u>707-349-0639</u>	

Signature of Lead Agency Representative: M3Fy ClaybOfI Digitally signed by M3Fy ClaybOfI, DN: cn=M3Fy ClaybOfI, o=State of California, ou=State Planning Division, email=M3Fy.ClaybOfI@state.ca.gov **Date:** 7/23/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.