

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020060431

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

Lead Agency: County of Lake- Planning Division

Contact Name: Mary Claybon

Email: Mary.Claybon@lakecountyca.gov

Phone Number: 707-263-2221

Project Location: 6751 Ridge Road Lakeport, CA 95453 (Lake)

City

County

Project Description (Proposed actions, location, and/or consequences).

The Wellness Ranch cannabis cultivation operation is located on a 106.5-acre parcel (APN: 007-045-16) at 6751 Ridge Road, Lakeport. The County has previously issued two Minor Use Permits (MUP 19-15 and MUP 22-11) for cannabis cultivation operations. This application represents an amendment to use permit for Wellness Ranch for an expansion of cannabis canopy with facilities, and combination of the two previously issued permits. The site has been approved for the following (as of April of 2024):

Cultivation site 1 - existing 10,000 square foot fenced/gated outdoor garden

Cultivation site 2 - existing 10,000 square foot fenced/gated outdoor garden

Cultivation site 3 - existing 2,400 square foot indoor garden within barn

Various existing farm storage, processing, and service facilities, including four existing wells and water storage tanks, a hoop house for immature plants, three 40' drying containers, one 40' storage container, one 8' x12'

Pesticide/fertilizer storage shed, an ADA accessible toilet, security cameras/equipment, on site vehicle circulation and parking areas, trash storage bins, green waste composting/soil storage areas.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics- lighting downcast and shielded to prevent glare

Air quality during site preparation and operations - mitigation measures added for dust suppression during construction and indoor cultivation odors

Biological Resources- pre-construction special-status species survey

Cultural Resources due to inadvertent discovery during site preparation and operations. Protocols (mitigation measures) in place to mitigate inadvertent discovery in a manner that is respectful to Tribe and allows reinterment in the event of discovery of sensitive artifacts, relics or remains

Geology and Soils- Best Management Practices, erosion control measures, defined grading period

Hazards and Hazardous Materials- MSDS, minimize spillage or leakage and storage of hazardous materials. Hazardous Vegetation, waste disposal.

Hydrology/Water Quality- Water Monitoring and drought

Noise during construction. Noise levels are limited measured at property lines, and hours of construction are limited

Tribal Cultural Resources inadvertent discovery during site preparation and operations. Protocols (mitigation measures) in place to mitigate inadvertent discovery in a manner that is respectful to Tribe and allows reinterment in the event of discovery of sensitive artifacts, relics or remains

Wildfire - the site is in a mapped High Fire Risk area. Applicant is required to maintain 100' of defensible space around all buildings; to improve and maintain the on-site driveway to meet Public Resource Code 4290 standards,

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Please see above.

Provide a list of the responsible or trustee agencies for the project.

Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner
Lake County Sheriff's Office
Northshore Fire Protection District
Department of Motor Vehicles
Central Valley Regional Water Quality Control Board
California Water Resources Control Board
California Department of Food and Agricultural
California Department of Pesticides Regulations
California Department of Public Health
California Department of Cannabis Control
California Department of Consumer Affairs
California Department of Fish & Wildlife (CDFW)
California Department of Forestry & Fire Protection (CALFIRE)
California Department of Transportation (Caltrans)