



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

13 County Clerk  
 Interested  
 Parties 2 025-062

**FILED**

**July 23, 2025**

JENAVIVI HERRINGTON

COUNTY CLERK  
 LAKE COUNTY

By tk  
 Deputy clerk

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

**Project Title:** Wellness Ranch 3 Cannabis Cultivation Project; Major Use Permit PL-25-59 (UP 23-08); Initial Study (IS 23-19)

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

**Project Description:**

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.

A Major Use Permit application PL-25-59 (UP 23-08) for the purpose of expanding the cannabis cultivation area/facilities and combining the existing, approved sites under one major use permit was submitted in October of 2023 (updated in April and October of 2024 and March of 2025). Since the last circulation of this project in January 2025, the applicant has modified the project to reduce the proposed outdoor canopy by an acre and increase the request for proposed indoor canopy from 2,400 square feet (sf) to 8,820 sf. requiring recirculation Below is the summary of existing cultivation sites and newly proposed cultivation activities;

1) Total Outdoor Canopy, upon approval of PL-25-59 (UP 23-08):

- a. 10,000 sf at Site 1 (approved); no changes proposed
- b. 97,120 sf at Site 2 (10,000 sf approved); 87,120 sf expansion proposed

2) Total Indoor Canopy, upon approval of PL-25-59 (UP 23-08):

- a. Within the existing 2,400 sf barn, the canopy is proposed in two tiers consisting of 4,320 sf canopy within a 4,800 sf cultivation area; with 2,400 sf indoor canopy previously approved
- b. Within the proposed 2,500 sf barn, the canopy is proposed in two tiers consisting of 4,500 sf

**TABLE 1, TOTAL APPROVED AND PROPOSED CULTIVATION**

Garden	Approved	Proposed	Total
Cultivation Site 1, outdoor	10,000 sf	0 sf	10,000 sf
Cultivation Site 2, outdoor	10,000 sf	87,120 sf	97,120 sf
Cultivation Site 3, existing barn indoor	2,400 sf	1,920 sf	4,320 sf
Cultivation Site 4, proposed barn indoor	0 sf	4,500 sf	4,500 sf

At buildout, the Wellness Ranch 3 project includes 107,120 sf outdoor canopy (20,000 sf approved and 87,120 sf proposed) and 8,820 sf of indoor canopy (2,400 sf approved and 6,420 sf proposed). All outdoor cultivation will be conducted in fabric bags and/or in tilled/amended native soil and the indoor cultivation will be on two tier racks, in containers, utilizing only artificial lighting.

**The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 21-07 will begin on July 23, 2025, and will end on August 25, 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@lakecountvca.gov](mailto:MarY.ClaYbon@lakecountvca.gov).

Vicinity and Zoning Map of Wellness Ranch

