

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: LAKE

Address: 255 N. Forbes Street

Lakeport, CA 95453

From:

Public Agency: County of Lake- Planning Div

Address: 255 North Forbes Street

Lakeport, CA 95453

Contact: Mary Claybon, Senior Planner

Phone: 707-263-2221

Lead Agency (if different from above):

2025-092

Address:

FILED

Contact:

November 17, 2025

Phone:

JENAVIVE HERRINGTON

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.COUNTY CLERK
LAKE COUNTY

State Clearinghouse Number (if submitted to State Clearinghouse): 2020060431

Project Title: Wellness Ranch 3

By

Deputy clerk

Project Applicant: Wellness Ranch, LLC / Luis Martinez

Project Location (include county): (APN: 007-045-16) 6751 Ridge Road, Lakeport, CA 95453 (LAKE)

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. At buildout, the Wellness Ranch 3 project includes 107,120 sf outdoor

This is to advise that the Lake County Planning Commission has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 11/13/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Lake County CDD, Planning Division 255 N. Forbest St. Lakeport, CA 95453

Signature (Public Agency): Mary Claybon Title: Senior Planner

Date: 11/17/2025Date Received for filing at OPR: 11/17/2025