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

2025-088

FILED

November 4, 2025
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY
By KG
Deputy clerk

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

Project Title: Lake Coco Farms; Major Use Permit (PL-25-155/ UP 20-58); Initial Study (IS 20-72)

Project Location: 3417 and 3547 Hendricks Road, Lakeport CA 95453

APN No.: 005-006-07 and 005-013-01

Project Description:

The applicant is requesting discretionary approval from the County of Lake for a Major Use Permit, (PL-25-155/ UP 20-58) Lake Coco Farms, for commercial cannabis cultivation at 3417 and 3547 Hendricks Rd, Lakeport CA 95453 (APN: 005-006-07 and 005-013–01), as described below:

Five (5) A-Type 3 "Medium Outdoor" licenses; Outdoor cultivation for adult-use cannabis under direct sunlight. The applicant proposes 4.72 acres [205,800 square feet (sq. ft.)] of commercial cannabis canopy within two fenced outdoor cultivation areas totaling approximately 12 acres.

One (1) A-Type 13 Self-distribution License.

The propose cannabis cultivation operation includes two (2) 120 sq. ft. wooden storage sheds, one (1) existing on site permitted groundwater wells, nine (9) employee parking spaces, including one (1) ADA space, a total of 25,000-gallon water storage tank made of steel or fiberglass dedicated to fire suppression, and four (4) 5,000-gallon water storage tanks, three (3) 30' by 100' greenhouses, 80' by 120' metal building, 68' by 76' metal barn (existing) , on-site septic system. The proposed outdoor cultivation area would be enclosed with an existing chain link fencing, covered with privacy screen/mesh where necessary to screen the cultivation area from public view. All water for the proposed cultivation operation would come from the existing onsite groundwater well, and drip irrigation systems will be used to deliver irrigation water and to conserve water resources.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS (20-72) will begin on November 04, 2025, and end on December 09, 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, Written comments may be submitted to the Planning Division or via email at Trish.Turner@lakecountyca.gov.

Vicinity Map of Lake Coco Farms