

- ☒ County Clerk
- ☒ Interested Parties

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

Project Title: Monte Cristo Vineyards – Major Use Permit (UP 21-14) and Initial Study (IS 21-15)

Project Location: 11230 and 11250 Cerrito Drive; Clearlake Oaks, CA 95423

APN Nos.: 006-007-17, 23, and 30

Project Description: The applicant, Monte Cristo Vineyards, LLC, is requesting approval of a Major Use Permit for commercial cannabis cultivation, to allow up to twenty-two (22) A-Type 3 “Medium Outdoor” licenses, with a combined outdoor cultivation/canopy area of 958,320 ft². Proposed ancillary facilities include a 120 ft² Security Center/Shed, a 6,000 ft² Processing & Harvest Storage Facility, two 3,000 ft² Immature Plant Areas/Greenhouses, and two 120 ft² Pesticides & Agricultural Chemicals Storage Areas. The cultivation operation will be established within an existing vineyard in the western half of the Project Property. Cultivation areas will be secured with six (6) foot tall wire fences with privacy mesh where necessary to screen the cultivation/canopy area(s) from public view. All water for the cultivation operation will come from five existing onsite groundwater wells and an existing onsite 20-acrefoot off-stream water storage reservoir. Lake County Zoning Ordinance, Article 27, subsections (at) in part regulates cannabis cultivation in the County. The 452-acre property is large enough to support the proposed cannabis licenses; 20 acres per license is required. The property is pre-enrolled with the Regional Water Quality Control Board. The applicant must meet all applicable local, state, and federal requirements for cannabis cultivation.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 21-15 will begin on March 24, 2021 and end on April 23, 2021. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration by 5:00 p.m. on April 23, 2021. 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**. Written comments may be submitted to the Planning Division or via email at cannabisCEQA@lakecountyca.gov

