

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 #: _____

Project Title: Rebecca Hebert's Raven Hill Gardens

Lead Agency: LAKE COUNTY Community Development Department – Planning Division

Contact Name: Sateur Ham

Email: Sateur.ham@lakecountyca.gov

Phone Number: (707) 263-2221

Project Location: Clearlake

City

Lake County

County

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

Raven Hill Gardens (RHG) proposes to develop commercial cannabis cultivation operation at 1020 Junction Plaza, Clearlake, California on Lake County APN 010-055-45. The applicant is seeking to allow a total of 66,960 sq. ft. of commercial cannabis canopy area with a total of 75,360 sq. ft. of cultivation area. The proposed cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The proposed cultivation area is surrounded by a 6-foot tall chain link fence with privacy mesh coverings. The total area to be occupied and/or disturbed by the proposed cannabis cultivatin operation, includes greenhouses, water tanks, processing facility, immature plant greenhouse and storage area is 75,360 sq. ft. The greenhouses will be composed of galvanized steel frame structures with six-mil polyethylene film coverings and polycarbonate covered end walls. The existing structure currently on the property include a permitted manufactured home to the west of the cultivation site.

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

Air Quality. The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation / construction of the greenhouses and cultivation area; and vehicular traffic, including small delivery vehicles would be contributors during and after site preparation / construction. Odors generated by cannabis plants, particularly during harvest season, will need to be mitigated either through passive means (separation distance), or active means (Odor Control Plan). While the project does propose the use of ventilation fans and carbon filters in the processing facility, the implementation of mitigation measures below would further reduce air quality impacts to less than significant.

Noise. Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Mitigation measures will decrease these noise levels to an acceptable level. All construction activities including engine warm up will be limited as well as increased noise level will not exceed levels of 55 dBA during business hours.

Wildfire. The subject site is accessed by an easement road connecting to Ogulin Canyon Road, which is a graveled county-maintained road. The property is located within the SRA (high fire) area and is in a moderate fire hazard severity zone. The applicant shall adhere to all Federal, State, and local agency requirements. The site is mostly sloped and has a fairly dense fuel load. However, SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that safety measures are in place to help prevent fire and the spread of fire should one occur.

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 refer to Initial Studies for all details

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

Lake County as Lead Agency for the proposed project has discretionary authority over the primary project proposal. To implement this project, the applicant may need to obtain, at a minimum, the following discretionary permits and approvals from other agencies:

- California Department of Fish & Wildlife
- Lake County Air Quality Management District
- Lake County Department of Health Services – Environmental Division
- Regional Water Quality Control Board – Central Valley
- State Water Resources Control Board
- California Department of Food and Agriculture- CalCannabis
- Lake County Community Development Department-Building Division

Please review the initial studies for details