Print From

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: Higher Ground Farms, UP 20-40, Commercial Cannabis Project

Lead Agency: Lake County Planning Dept

Contact Name: Eric Porter

Email: eric.porter@lakecountyca.gov Phone Number: 707-263-2221

Project Location: 3545 Finley East Road, Kelseyville (*City*) Lake (*County*)

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

Major Use Permit for A-Type 3B Medium Mixed Light Cultivation License for a total canopy area of 22,000 sq. ft. inside eight 30 ’ x 96 ’ greenhouses within a total cultivation area of 47,040 sq. ft. (1.07 acres). The applicant is also applying for an A-Type 6 Processing License, and an A-Type 13 Self-Distribution License to allow transportation of cannabis to and from the site. Processing to occur in an existing 48 ’ x 100 ’ two-story building. The applicant is proposing two greenhouses, each being 30 ’ x 96 ’ for immature plants. The applicant is proposing to have two 5,000 gallon water tanks on site for irrigation. Water will be provided from an existing permitted on-site groundwater well. The applicant indicates that there will be four full-time employees, and up to 16 seasonal employees during peak harvest season.

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

Aesthetics - light from greenhouses; high visibility site; required is a 6' tall screening fence and blackout screening inside all greenhouses. Lighting to be downcast and comply with recommendations in darksky.org.
Air Quality - dust during site disturbance; required to wet down earth prior to disturbing. Grading plans submitted must be adhered to during site disturbance including stormwater mitigation
Biological Resources - some potential for impact; preliminary survey needed prior to ground disturbance
Cultural / Geological / Tribal Resources - mapped historic Tribal site on property; archaeologist required to stake out area which will be a 'do not disturb' area including a 50' buffer. Employees to be trained in observing potentially historic items, particularly during site disturbance. Protocols required in the event of discovery.
Noise - limits to noise during construction and operation as measured at property lines.
Misc - entire property is in an AO flood zone. Engineered footings and anchoring buildings to ground are required during building permit review

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 see above

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

Lake County Planning Dept
Lake County Building Dept
Lake County Public Works
Lake County Air Quality Management Dept
Lake County Department of Water Resources
Lake County Sheriff's Dept
Kelseyville Fire Protection District
CalCannabis
CALFIRE
Caltrans
North Coast Regional Water Board
CA Department of Fish and Wildlife