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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: UP 20-23 Vann Ranch

Lead Agency: County of Lake

Contact Name: Mary Claybon, Assistant Planner II

Email: Mary.Claybon@lakecountyca.gov Phone Number: 707-263-2221

Project Location: 15095, 15187,15263, 15365 & 15525 Elk Mountain Road, Upper Lake, CA (Lake)
City *County*

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

The applicant, Omar Malfavon, is requesting discretionary approval from the County of Lake for a Major Use Permit, UP 20-23, for a proposed commercial cannabis cultivation operation inclusive of five (5) A-Type 3 “Medium Outdoor” licenses, one (1) A-Type 4 “Nursery” license, and one (1) A-Type 13 Self-Distribution license. Cultivation activities would only occur on Lake County APN’s 002-021-04, 15, 16, and 17 (Project Parcels). Water for the proposed cultivation operation would come from three (3) onsite groundwater wells. The proposed cultivation operation would be composed of the following:

- Up to 193,800 sq. ft. (4.45 acres) of cannabis canopy within seven fenced outdoor cultivation areas
- Thirty 5,000-gallon water storage tanks (proposed)
- Eight 120 sq. ft. wooden storage sheds (proposed)
- Three existing onsite permitted groundwater wells (existing)
- Two 2,100 sq. ft. immature plant greenhouses (proposed)

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

Less than Significant Impacts with Mitigation Measures BIO-1 through BIO-6, CUL-1 through CUL-2, GEO-1 through GEO-2, HAZ-1 through HAZ-8, HYD-1 through HYD-2, and WDF-1 through WDF-5 incorporated.
Aesthetics - 6' tall screening fence; downcast lighting
Air Quality - potential for dust and odors. Palliatives added during grading / ground disturbance for dust suppression; carbon filtration systems inside all greenhouses for odor control; limits to application of pesticides and fertilizers
Biological Resources - nesting survey required prior to tree / brush removal; avoidance required if positive results are discovered
Cultural / Tribal - some potential for inadvertent discovery during ground disturbance. Upper Lake Habematolel Tribe has had consultation and a signed Tribal Monitoring Agreement is in place. Employee training for sensitive objects and relics required prior to ground disturbance.
Geological and Soils - grading and erosion control measures in place. Best management practices required to prevent erosion during and after ground disturbance activities.
Noise - some potential for noise during and after site disturbance. Noise limits required during daytime and nighttime hours measured at property lines.
Wildfire - some potential for wildfire; project is in a mapped high fire area. One 5,000 gallon water tank reserved for fire suppression use. Interior driveways to meet Public Resource Code 4290 and 4291 standards. Defensible space required

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversy.

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

Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner
Lake County Sheriff Department
Northshore Fire Protection District
Central Valley Regional Water Quality Control Board
California Water Resources Control Board
California Department of Food and Agricultural
California Department of Pesticides Regulations
California Department of Public Health
California Department of Cannabis Control
California Department of Consumer Affairs
California Department of Fish & Wildlife (CDFW)
California Department of Forestry & Fire Protection (CALFIRE)
California Department of Transportation (CALTRANS)