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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: CCUP20-0001/Cybele Holdings Commercial Cannabis Cultivation and Nursery

Lead Agency: El Dorado County Planning and Building Department

Contact Name: Aaron Mount

Email: aaron.mount@edcgov.us Phone Number: 530-621-5345

Project Location: El Dorado/El Dorado County

City *County*

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

The project applicant is seeking a Commercial Cannabis Use Permit (CCUP) for the construction and operation of a cannabis cultivation facility on 5.5 acres. The first cannabis cultivation compound (Site 1) would contain approximately 45,000 square feet (sf) of cannabis cultivation while the second compound (Site 2) would contain approximately 30,000 sf of cultivation. Additionally, the project would include a 1-acre nursery operation, a 2,000-sf main building with an office and processing room, a 2,500-sf building with storage and drying rooms, and a solar array system to power the proposed structures. Up to twenty-four (24) greenhouses would be installed on Site 1 and up to fourteen (14) greenhouses would be installed on Site 2. The proposed greenhouses would each be approximately 2,700 sf (30’ x 90’) and combined would house a maximum of 2 acres of cannabis cultivation at any one time in addition to the proposed 1-acre of nursery.
The project site is located in southern El Dorado County at 3029 Freshwater Lane, El Dorado, CA. The project site is located near the El Dorado and Amador County line, and it is generally situated east of State Route (SR) 49 and south of Sand Ridge Road.

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

No nests or nesting activity were observed in the project area during the field survey, but the project area contains suitable nesting habitat for various bird species due to the presence of trees and poles. If construction activities are conducted during the nesting season, nesting birds could be directly impacted if additional tree removal is needed, and indirectly impacted by noise, vibration, and other construction-related disturbances. Therefore, project construction could cause a potentially significant adverse impact to nesting birds without mitigation. To reduce any potential impacts to special-status species or nesting birds, the project applicant would be required to implement Mitigation Measure BIO-1, Pre-construction Survey for Special-Status Species. With the implementation of Mitigation Measure BIO-1, the proposed project would have a less than significant impact with mitigation.
Mitigation Measure BIO-1: Pre-Construction Survey for Special-Status Species
A pre-construction survey for special-status species shall be performed by a qualified biologist prior to project construction to ensure that special-status species are not present. If any listed species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted and project impacts and mitigation reassessed.

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

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

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

1. El Dorado County – Grading permit, building permits, septic permit, Commercial Cannabis Operating Permit
2. El Dorado County Fire District – Building plan review
3. State of California – Commercial Cannabis Activity License
4. California Department of Food and Agriculture – CalCannabis Cultivation License
5. State Water Resources Control Board – Notice of Availability under the Cannabis General Order
6. California Department of Fish and Wildlife – General Permit