

# 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: CCUP20-0004/Green Gables

Lead Agency: El Dorado County

Contact Name: Evan Mattes

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Project Location: Latrobe El Dorado County  
*City County*

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

Commercial Cannabis Use Permit for the construction and operation of a mixed light commercial cannabis cultivation facility. The proposed project involves the construction of a 7,825-sf mixed light cannabis cultivation operation in eight (8) greenhouses, which would be planted immediately upon project approval and issuance of necessary permits. Additional infrastructure includes a 238-sf solid surface parking lot, 3,825-sf gravel parking area, a septic tank and leach field, and rockery wall contained within a 19,855-sf fenced area on the property. The septic tank and adjoining leach field would service the proposed prefabricated Americans with Disabilities Act (ADA) accessible restroom, while an existing on-site well south of the project site would supply water for cannabis irrigation. The project does not include the storage or processing of cannabis on-site. An existing solar panel system, located northeast of the proposed fenced cannabis cultivation premises, would provide energy for the cannabis operation. Construction activities would yield a total cut of 560.20 cubic yards and total fill of 2,208.10 cubic yards which would require the import of 1,647.9 cubic yards of clean fill. The total area of land to be disturbed would be approximately 0.6 acre. The property, identified by Assessor's Parcel Number(s) 087-021-057, consisting of 105 acres, is located on the west side of South Shingle Road, approximately 1.5 miles north of the intersection with Latrobe Road, in the Latrobe area.

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

The project would have the following potentially significant effects:

1. Potential significant impacts to potential special-status animal species.  
Proposed Mitigation: BIO-1 - Pre-construction bird survey required.
2. Potential significant impacts to oak resources.  
Proposed Mitigation: BIO-2 - Establishment and protection of oak tree root protection zone (RPZ).
3. Potential significant impacts to oak resources.  
Proposed Mitigation: BIO-3 - Establishes brush clearing practices within RPZ.
4. Potential significant impacts to oak resources.  
Proposed Mitigation: BIO-4 - Establishes grading practices within RPZ.
5. Potential significant impacts to oak resources.  
Proposed Mitigation: BIO-5 - Project shall pay oak woodland in-lieu fee.

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 areas of controversy known to the Lead Agency.

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

California Department of Fish and Wildlife  
California Regional Water Quality Control Board  
California Department of Forestry and Fire Protection  
California Department of Cannabis Control