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: CCUP22-0001/BH&2K

Lead Agency: El Dorado County Planning and Building Department, Planning Division

Contact Name: Evan Mattes, Senior Planner

Email: cannabisinfo@edcgov.us Phone Number: 530-621-5994

Project Location: _____
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/nursery, harvest, processing, storage, and distribution facility on a 67.53-acre parcel. The project would consist of approximately 50,000 square feet (sf) of mature outdoor cannabis canopy grown in 5 license areas of 10,000 sf each, 9,990 sf of mature mixed-light cannabis canopy grown in six 3,136-sf hoop houses, and 4,200 sf of immature canopy grown in two 2,880-sf greenhouses. Phase II of the project would add four 2,880-sf greenhouses for an additional 8,400 sf of mature mixed-light canopy, resulting in a total of 68,390 sf of mature canopy and 4,200 sf of immature canopy at full buildout. Additional support structures include an 800-sf processing building, a 1,000-sf dry/cure building, a 640-sf equipment and storage building, five 5,000-gallon water storage tanks, a 504-sf cannabis waste area, and a 504-sf compost area. The applicant would access power from an existing connection to the El Dorado County grid and water from an existing on-site well.

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

While the project site does not contain suitable habitat for special-status plant or wildlife species, there is a low to moderate potential for nesting raptors and other nesting migratory bird species to occur within and directly adjacent to the project site. The project site contains suitable nesting habitat for bird species, such as tree nesting species (Cooper's hawk and other common raptors) and ground nesting species like the spotted towhee (Pipilo maculatus) and darkeyed junco (Junco hyemalis).

Pre-Construction Survey for Nesting Raptors and other Protected Bird Species

Construction or disturbance activities during the breeding season (March 1st to August 31st) could disturb or remove occupied nests of raptors and/or protected bird species and would require the implementation of a pre-construction survey within 250 feet of any proposed disturbance area for nesting raptors and other protected bird species within 14 days prior to disturbance. The nesting survey radius around the proposed disturbance would be identified prior to the implementation of the protected bird nesting surveys by a CDFW qualified biologist and would be based on the habitat type, habitat quality, and type of disturbance proposed within or adjacent to nesting habitat.

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 Planning and Building Department - Grading permits, Building permits, Commercial Cannabis Operating Permit
2. Pioneer Fire Protection District - Building plan review
3. Department of Cannabis Control (DCC) - Cultivation License, Type 11 and 13 transport-only Distribution License
4. State Water Resources Control Board (SWRCB) - Notice of Applicability under the Cannabis General Order
5. California Department of Fish and Wildlife (CDFW) - General Permit, Lake or Streambed Alteration Agreement