

# 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: CCUP20-0002/Green Valley Farm Commercial Cannabis Cultivation

Lead Agency: El Dorado County Planning and Building Department

Contact Name: Aaron Mount

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Phone Number: 530-621-5345

Project Location: Pilot Hill/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 an approximately 178-acre parcel. The project would consist of 10,000 square feet (sf) of outdoor cannabis cultivation for the first two years and transition to mixed-light cultivation of the same square footage from the third year onward. The cannabis cultivation facility would include five 2,000-sf hoop houses for the first two years of operation, and greenhouses of the same dimensions to replace the hoop houses for the third year and beyond, for a total of 10,000 sf of flowering canopy. Additionally, the project includes the construction of 6,120 sf of support area. This would include: two 2,000-sf hoop houses totaling 4,000 square feet; one 160-sf metal container as a chemical storage area; one 160-sf metal container as an agricultural materials storage area; one 600-sf compost area; and one 1,200-sf building for harvest storage, administrative hold, curing, packaging, and processing. Processing of the product would be completed on-site. The applicant would also install a 5-kilowatt (kW) solar panel system to provide primary power for the greenhouse operations, acquiring the remaining power from a connection with existing PG&E infrastructure.

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. If construction activities are conducted during the nesting season, nesting birds could be directly impacted if 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 plant and animal 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 agency (CDFW and/or USFWS) shall be consulted and project impacts and mitigation reassessed.

If construction or tree removal would occur during the nesting season (March 1 through August 31), then a pre-construction survey for the presence of nesting birds shall be conducted within 500 feet of proposed construction.

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

[Empty box for describing areas of controversy]

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 Cultivation License
4. State Water Resources Control Board – Notice of Availability under the Cannabis General Order
5. California Department of Fish and Wildlife – General Permit