

MITIGATED NEGATIVE DECLARATION

FILE: CCUP20-0001

PROJECT NAME: Cybele Holdings Commercial Cannabis Cultivation and Nursery

NAME OF APPLICANT: Cybele Holdings/Lee Tannenbaum

ASSESSOR'S PARCEL NO.: 046-071-011 and 046-071-010 SECTION: 5-8 T: 8N R: 11E

LOCATION: 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.

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: Open Space TO: Residential Estate Five-Acres
- TENTATIVE PARCEL MAP
SUBDIVISION (NAME):

- SPECIAL USE PERMIT TO ALLOW: The project applicant is seeking a Cannabis Conditional 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.


- OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.
- OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Planning Commission on May 12, 2022.

KAREN L. GARNER / 
Executive Secretary