



Green Gables Growers, Inc.

Application for Commercial Cannabis Cultivation Conditional Use Permit

October 10, 2023

El Dorado County Board of Supervisors

Agenda

- Introductions
- Overview
- Variance
- Other Issues



“the ideal
project for
commercial
cannabis
cultivation”

PARCEL: 105 ACRES
Zoned AG-40

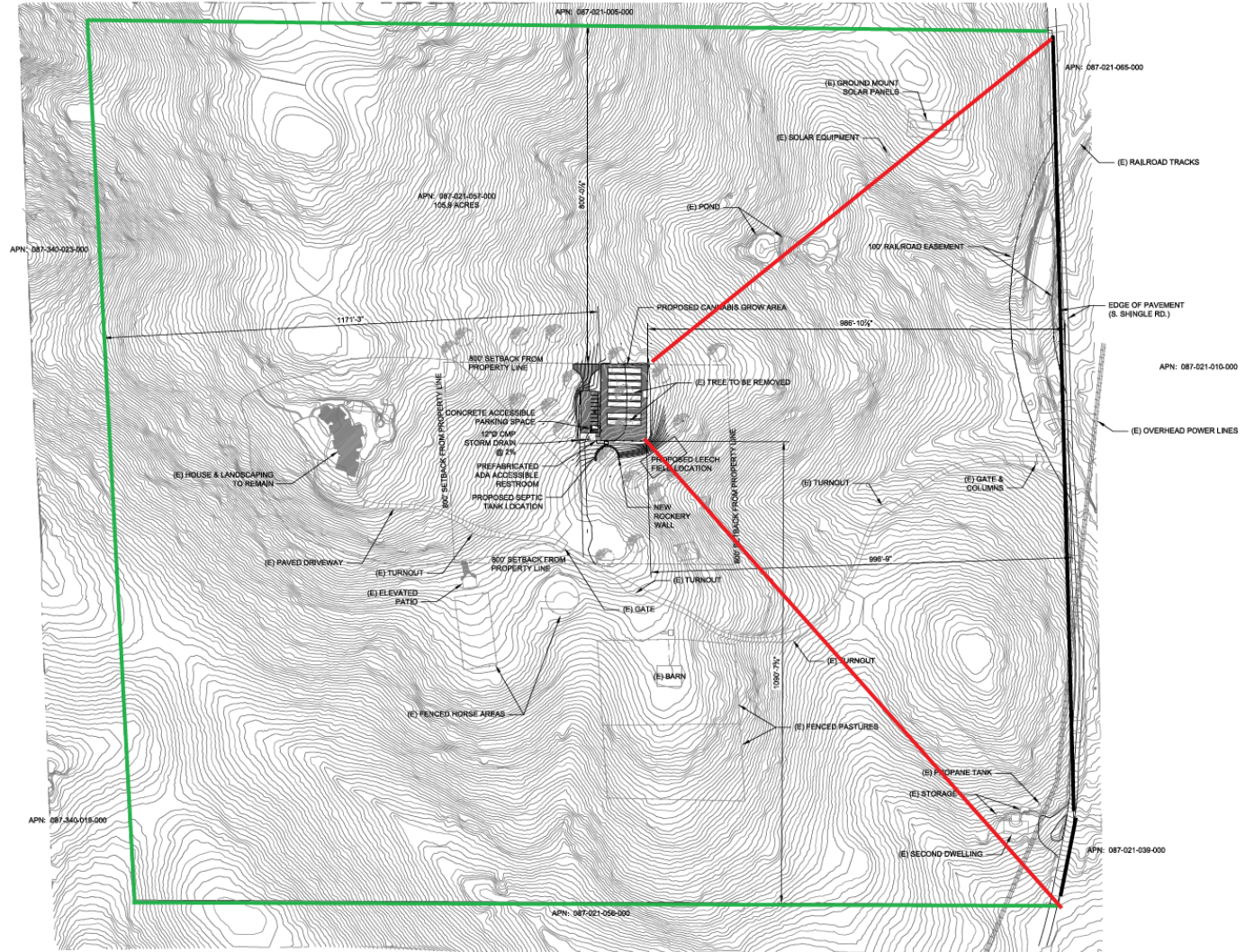
CULTIVATION AREA: .45
ACRES

COMPLETELY ORGANIC

TOTALLY SECURE

Variance

- “[A] variance or exception sanctions a deviation from the standard under the dispensing power vested in the administrative body.” *Rubin v. Bd. of Directors of City of Pasadena*, 16 Cal. 2d 119, 124 (1940)
- Government Code section 65906 requires variances to be granted “because of special circumstances applicable to the property.”
- Leading Case - *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 520: interprets the concept as emphasizing only undefined “disparities between properties” (emphasis added).
- A “physical” disparity is not a precondition for a variance. *Craik v. Cnty. of Santa Cruz*, 81 Cal. App. 4th 880, 890 (2000).
- *Craik v. Cnty. of Santa Cruz*, 81 Cal. App. 4th 880 (2000): there was a disparity between the property for which variances were sought and other properties in the area, even if in the abstract, regulations generally prohibiting livable space on ground level in a wave-runup hazard zone, and related county regulations, applied to all properties in the area and suggested the need for a rezoning
 - Government regulations can be grounds for a variance



Overall Site Plan - 1"=100'



D&Z
Engineering, Inc.
3369 Mira Loma Dr. Ste. 3
Cameron Park, CA 95922
Tel: (830) 877-2800
www.dz-engineering.com

Green Gables
6914 S. Shingle Rd.
Shingle Springs, CA 95682

Owner
Robert Sandie

No.	Description	Status	
		DATE	BY

Designed MB
Drawn MB
Date 06/20
Overall Site Plan
Sheet **C1**

View from Heffren Road Bus Stop



View from Heffren Road Bus Stop



Looking South on S. Shingle Road



View from Memory Lane Bus Stop



Looking North on S. Shingle Road



Entrance to Premises



View Toward Cultivation Area



Other Issues

- DOT Easement
- EV requirement
- Tree Protection
- Name Modification/Change

The background features a light gray base with several organic, abstract shapes. On the left, there is a large, solid reddish-brown shape. On the right, there is a large, solid olive-green shape. A thin white outline of a leafy branch is visible in the upper left corner. The text "THANK YOU" is centered in a dark brown, serif font.

THANK YOU