



Agricultural Commission Staff Report

Date: May 7, 2020

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **CCUP20-0001/Lee Tannenbaum Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: 046-071-011, 046-071-010**

Planning Request and Project Description:

Planning Services is processing the attached application for a Commercial Cannabis Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

CCUP20-0001 - Cybele Holdings, Inc is proposing a cannabis cultivation operation on a 180-acre property at 3029 Freshwater Lane, El Dorado, California. The property consists of 2 parcels: APN 046-071-011 (139.5 acres) and APN 046-071-010 (40.0 acres). The property is accessed by a private graveled road off of Freshwater Lane (see site plan).

The project consists of two phases, although only Phase I will be implemented immediately. Phase I is an outdoor Cannabis cultivation facility encompassing about 2.5 acres of land. This phase consists of:

- a cultivation compound of approximately 84,791 square feet .
- solar array area (1,500 square feet; dimensions of 20 feet by 75 feet)
- greenhouse (5,000 square feet; dimensions of 100 feet by 50 feet)
- main building with office, storage, and drying/processing rooms (5,000 square feet; dimensions of 100 feet by 50 feet)
- septic tank and leach field

- a new well
- parking area with ~15 spaces at end of existing driveway / material storage area (50 feet by 150 feet)

To implement Phase I, some trees will need to be removed and some ground clearing and minor grading will need to occur (see site plan, oak plan and grading plan).

Phase II will be located near site 1 on the same property as described above and will consist of a second cultivation area of approximately 2 acres of land. This phase may expand the Cannabis canopy and have mixed-light cultivation capabilities on both sites 1 and 2. This phase will be constructed sometime in the future.

- a cultivation compound of approximately 80,000 square feet.
- Mixed light greenhouses on site 1, with additional mixed light greenhouses on site 2
- The goal of Phase II is to have all canopy under mixed light to provide year-round growing.
- Phase 2 will take place in years 2-4 of the project, with immediate outdoor grow in year 2.

For this assessment, the Project Area was defined as the 2.5-acre Phase I area and the 2-acre Phase II

area, and this 4.5-acre area is the subject of this project. The entire 180-acre parcel was defined as the

grow site.

Phase 1 and 2 cultivation areas combined will **not** exceed two acres of cultivation area at any one time. The maximum cultivation of two acres may be a mix of outdoor and mixed light as the project transitions.

For reference below is the Cannabis Ordinance section that defines canopy coverage:

Canopy means the designated area(s) at a licensed premises, calculated in square feet, that will contain

mature plants at any point in time, as follows:

(1) For indoor and mixed-light cultivation and nurseries, canopy shall be calculated in square feet and measured using the room boundaries, walls, or ceiling-to-floor partitions of each enclosed area that will contain mature plants at any point in time, including all of the space(s) within the boundaries. If mature plants are being cultivated using a

shelving system, the surface area of each level shall be included in the total canopy calculation.

(2) For outdoor cultivation and nurseries, canopy shall be calculated in square feet and measured using physical boundaries of all area(s) that will contain mature plants at any point in time, including the space within the boundaries. Canopy may be noncontiguous, but each unique area included in the total canopy calculation shall be separated by a physical boundary, such as a fence, hedgerow, garden plot, or other stable, semi-permanent structure that clearly demarcates the canopy edge. This project is in District III Shiva Frentzen.

Parcel Description:

Parcel Number and Acreage: APN 046-071-011 (139.5 acres) and APN 046-071-010 (40.0 acres)

- Agricultural District: No
- Land Use Designation: NR = Natural Resource
- Zoning: LA-40, Limited Agriculture 40 Acres
- Soil Type: No Choice Soils

Discussion:

A site visit was conducted on April 30, 2020 to review the location for the proposed phase I grow site and the future phase II grow site.



Site 1:

View from the edge of the property towards the vineyard to the south. The Consumnes River is in between the vineyard and the site. Site 1 is approximately 3,000 feet away from the closest production vineyard.

Staff Recommendation:

Staff recommends support of the applicants proposal for a cannabis cultivation operation on a 180-acre property at 3029 Freshwater Lane, El Dorado, California. The property consists of 2 parcels: APN 046-071-011 and 046-071-010. Based on the following analysis of compliance with General Plan policies:

Relevant Policies:

2.2.2.2

The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

- A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage expansion of agricultural activities and production.

This policy is not applicable as the parcels are not in an Agricultural District

8.1.4.1

The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-

agricultural lands will be negatively affected; and

- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

- This policy is not applicable

8.1.3.5

On any parcel 10 acres or larger identified as having an existing or potential agricultural Use, the Agricultural Commission must consider and provide a recommendation on the Agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

General Plan policy 8.1.3.5: this proposal will not diminish or impair the existing or potential use of this agriculturally zoned parcel. The proposed area does not contain any choice soils. The location is not currently being used for agriculture, nor has it historically been a site for crop production or grazing.

Setbacks:

Commercial cannabis shall be setback a minimum of 800 feet from the property line of the site or public right-of-way.

If waiver is requested from the setback; review the applicant's mitigating measures to reduce conflicts and provide a recommendation which may include suggested conditions or restrictions.

This policy is not applicable as no setbacks has been requested.

Tannenbaum Notification

The map displays a grid of agricultural parcels. Two parcels, 046071011 and 046071010, are highlighted in pink, indicating Tannenbaum Notification areas. Other parcels are shown in light blue/grey. Roads are depicted as black lines with labels: HYR LN, VINTAGE TR, MONTEREY LN, E CANYON RD, FRESHWATER LN, MICHAELS MTN RD, DI ARIE RD, BAILEY W, D AGOSTINI DR, BIG HORN RD, and UPTON RD. Parcel numbers are printed on each parcel. A legend at the bottom identifies the pink areas as 'Tannenbaum', light blue/grey as 'Tannenbaum_Notification', and white as 'Parcel Base'. A scale bar shows 0, 1,000, and 2,000 feet. A north arrow and the El Dorado County seal are also present.

DISCLAIMER
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018
PROJECT ID: Cwddellon a
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

PEREIRA TR & MICHELLE RENE TR
4901 NORTH PT
DISCOVERY BAY CA 94505-9526

FULTON JOHN R TR & LAURA K TR
PO BOX 865
DIABLO CA 94528

Lee & Cynthina Tannenbaum
4241 Vega Loop
Shingle Springs CA 95682

MUELLER JARED S SUC TR & JOSEPH M
101 GOLD ROCK CT
FOLSOM CA 95630-1841

FISHBEIN STEVEN C
1621 EXECUTIVE CT
SACRAMENTO CA 95864-2607

MICHAELS BILL L & DIANE
4949 MICHAELS MTN RD
EL DORADO CA 95623-5011

COYNE EDMUND J TR & E J SURV
65 TREEHAVEN DR
SAN RAFAEL CA 94901-1703

MAHONEY & PRINCE MAHONEY CO TR
PO BOX 243
MOUNT AUKUM CA 95656

FURROW MARK ALAN TR
DBA FURROW VINEYARD
67 AUTUMNWIND CT

WEAVER HOWARD & HODGIN B
1220 RIDGEWAY DR
SACRAMENTO CA 95822-1626

FULTON JOHN R TR & LAURA K TR
PO BOX 865
DIABLO CA 94528

OUNGOULIAN SEMIK TR & LAURA L TR
13 CASCADE LN
ORINDA CA 94563-2331

SGRO JAMES TR & VERONICA TR
3241 DAHL DR
HACIENDA HEIGHTS CA 91745-6410



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **May 13, 2020 via a zoom meeting at 4:00 pm.** To comply with social distancing requirements and the stay at home order from the Governor, the Board Chambers will be closed to members of the public and all public participation will be handled remotely.

To Join the Zoom meeting go to:

<https://zoom.us/j/98191820173?pwd=RSStEZ2prRUNkVURpOGINd2lNYkIQQT09> Meeting ID: 981 9182 0173 Password: 827687 One tap mobile +16699006833,,98191820173#,,1#,827687# US (San Jose)

The Meeting Agenda will be posted on 5/8/20 in Legistar

<https://eldorado.legistar.com/Calendar.aspx>. If you wish to make a comment in writing on this item you can submit it to El Dorado County Agriculture Department, 311 Fair Lane, Placerville, CA 95667 or email to myrna.tow@edcgov.us by 5/12/2020.

**RE: CCUP20-0001/Lee Tannenbaum Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: 046-071-010 and 046-071-011
Senior Planner: Aaron Mount**

Planning Request and Project Description:

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CCUP20-0001 - Cybele Holdings, Inc is proposing a cannabis cultivation operation on a 180-acre property at 3029 Freshwater Lane, El Dorado, California. The property consists of 2 parcels: APN 046-071-011 (139.5 acres) and APN 046-071-010 (40.0 acres). The property is accessed by a private graveled road off of Freshwater Lane (see site plan).

The project consists of two phases, although only Phase I will be implemented immediately. Phase I is an outdoor Cannabis cultivation facility encompassing about 2.5 acres of land. This phase consists of:

- a cultivation compound of approximately 84,791 square feet .
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Agricultural Commission Meeting Notice
Meeting Date: May 13, 2020
Page 2

implement Phase I, some trees will need to be removed and some ground clearing and minor grading will need to occur (see site plan, oak plan and grading plan).

Phase II will be located near site 1 on the same property as described above and will consist of a second cultivation area of approximately 2 acres of land. This phase may expand the Cannabis canopy and have mixed-light cultivation capabilities on both sites 1 and 2. This phase will be constructed sometime in the future.

- a cultivation compound of approximately 80,000 square feet.
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The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to follow above directions to call in to this meeting due to the COVID-19. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
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The project listed below will be heard by the El Dorado County Agricultural Commission on **May 13, 2020** via a zoom meeting at **4:00 pm**. To observe the live stream of the Ag Commission Meeting please email myrna.tow@edcgov.us prior to **May 12, 2020** for directions/meeting # to join the meeting via zoom. You may also call into the meeting at **(530) 621-7610 or (530) 621-7603 AT 4:00 PM ON 5/13/2020**. Speakers will be limited to **3 minutes**. If you wish to make a comment in writing on this item you can submit it to El Dorado County Agriculture Department, 311 Fair Lane, Placerville, CA 95667 or email to myrna.tow@edcgov.us

RE: CCUP20-0001/Lee Tannenbaum Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: **046-071-010 and 046-071-011**
Senior Planner: Aaron Mount

Planning Request and Project Description:

Planning Services is processing the attached application for a Commercial Cannabis Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

CCUP20-0001 - CYBELE HOLDINGS COMMERCIAL CANNABIS CULTIVATION (Lee Tannenbaum/Dexie Holdings, LLC): Cybele Holdings, Inc. is proposing a cannabis cultivation operation on a 180-acre property at 3029 Freshwater Lane, El Dorado, California. The property consists of 2 parcels: APN 046-071-011 (139.5 acres) and APN 046-071-010 (40.0 acres). The property is accessed by a private graveled road off of Freshwater Lane. The project consists of two phases, although only Phase I will be implemented immediately. Phase I is an outdoor Cannabis cultivation facility encompassing about 2.5 acres of land. This phase consists of: • a cultivation compound of approximately 84,791 square feet with approximately 1157 planting stations with a mature Cannabis canopy of approximately 30,000 square feet. • solar array area (1,500 square feet; dimensions of 20 feet by 75 feet) • greenhouse (5,000 square feet; dimensions of 100 feet by 50 feet) • main building with office, storage, and drying/processing rooms (5,000 square feet; dimensions of 100 feet by 50 feet) • septic tank and leachfield • a new well • parking area with ~15 spaces at end of existing driveway / material storage area (50 feet by 150 feet) To implement Phase I, some trees will need to be removed and some ground clearing and minor grading will need to occur



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The project listed below will be heard by the El Dorado County Agricultural Commission on **May 13, 2020 via a zoom meeting at 6:30 pm. To observe the live stream of the Agricultural Commission Meeting please email myrna.tow@edcgov.us prior to May 12, 2020 for directions/meeting # to join the meeting via zoom. If you wish to make a comment in writing on this item you can submit it to El Dorado County Agriculture Department, 311 Fair Lane, Placerville, CA 95667 or email to myrna.tow@edcgov.us Speakers will be limited to 3 minutes.**

RE: CCUP20-0001/Lee Tannenbaum Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: 321-160-003
Senior Planner: Aaron Mount

Planning Request and Project Description:

Planning Services is processing the attached application for a Commercial Cannabis Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

CCUP20-0001 - CYBELE HOLDINGS COMMERCIAL CANNABIS CULTIVATION (Lee Tannenbaum/Dexie Holdings, LLC/): Cybele Holdings, Inc. is proposing a cannabis cultivation operation on a 180-acre property at 3029 Freshwater Lane, El Dorado, California. The property consists of 2 parcels: APN 046-071-011 (139.5 acres) and APN 046-071-010 (40.0 acres). The property is accessed by a private graveled road off of Freshwater Lane. The project consists of two phases, although only Phase I will be implemented immediately. Phase I is an outdoor Cannabis cultivation facility encompassing about 2.5 acres of land. This phase consists of: • a cultivation compound of approximately 84,791 square feet with approximately 1157 planting stations with a mature Cannabis canopy of approximately 30,000 square feet. • solar array area (1,500 square feet; dimensions of 20 feet by 75 feet) • greenhouse (5,000 square feet; dimensions of 100 feet by 50 feet) • main building with office, storage, and drying/processing rooms (5,000 square feet; dimensions of 100 feet by 50 feet) • septic tank and leachfield • a new well • parking area with ~15 spaces at end of existing driveway / material storage area (50 feet by 150 feet) To implement Phase I, some trees will need to be removed and some ground clearing and minor grading will need to occur (see site plan, oak plan and grading plan). Phase II will be located near site 1 on the

same property as described above and will consist of a second cultivation area of approximately 2 acres of land. This phase may expand the Cannabis canopy and have mixed-light cultivation capabilities on both sites 1 and 2. This phase will be constructed sometime in the future. • a cultivation compound of approximately 80,000 square feet with approximately 1000 planting stations with a mature Cannabis canopy of approximately 30,000 square feet. • Mixed light greenhouses on site 1, with additional mixed light greenhouses on site 2 • The goal of Phase II is to have all canopy under mixed light to provide year round growing. • Phase 2 will take place in years 2-4 of the project, with immediate outdoor grow in year 2. For this assessment, the Project Area was defined as the 2.5-acre Phase I area and the 2-acre Phase II area, and this 4.5-acre area is the subject of this project. The entire 180-acre parcel was defined as the grow site. The property, identified by Assessor's Parcel Numbers 046-071-010 and 046-071-011. Parcel 046-071- 010 consists of 40 acres and parcel 046-071-011 consists of 139.5 acres. The property is located on the south side of Fresh Water Lane, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Southern El Dorado County area. District II Shiva Frentzen

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the **agricultural element** of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

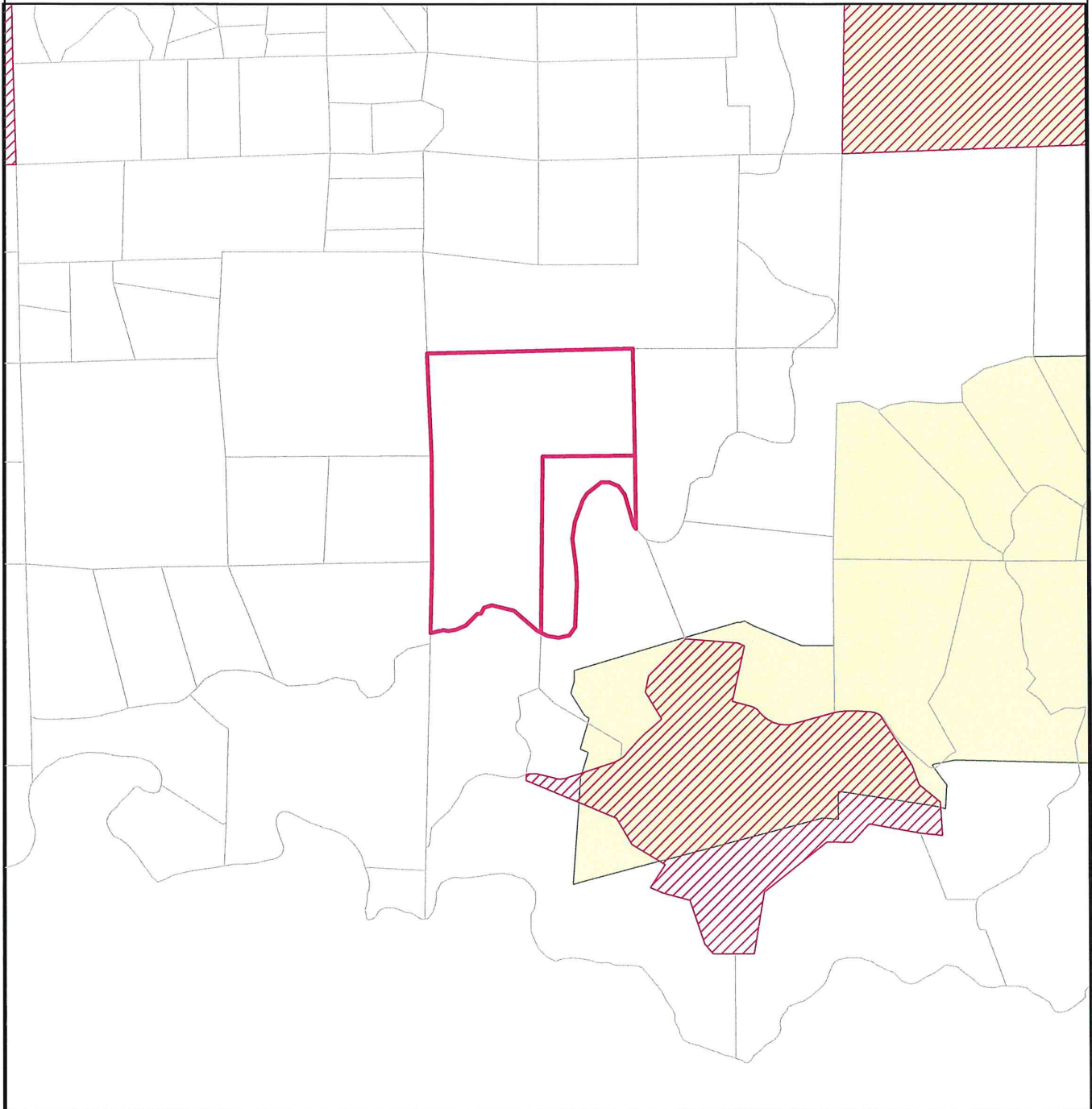
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Tannenbaum

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mda DATE: December 21, 2018
PROJECT ID: Cordiller_p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE: (951) 621-6511 FAX: (951) 626-8731

Tannenbaum
 Ag Preserves
 Ag District
 Parcel Base

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



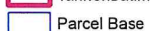
El Dorado County Agricultural Commission

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EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



☐ Tannenbaum



 LA-20 = Limited Agriculture 20 Acres

 LA-40 = Limited Agriculture 40 Acres

PA-20 = Planned Agriculture 20 Acres

PA-40 = Planned Agriculture 40 Acres

RE-5 = Residential Estate 5 Acres

RE-10 = Residential Estate 10 Acres

RI -10 = Rural Land 10 Acres

RL-20 = Rural Land 20 Acres

RL-40 = Rural Land 40 Acres

RL-80 = Rural Land 80 Acres

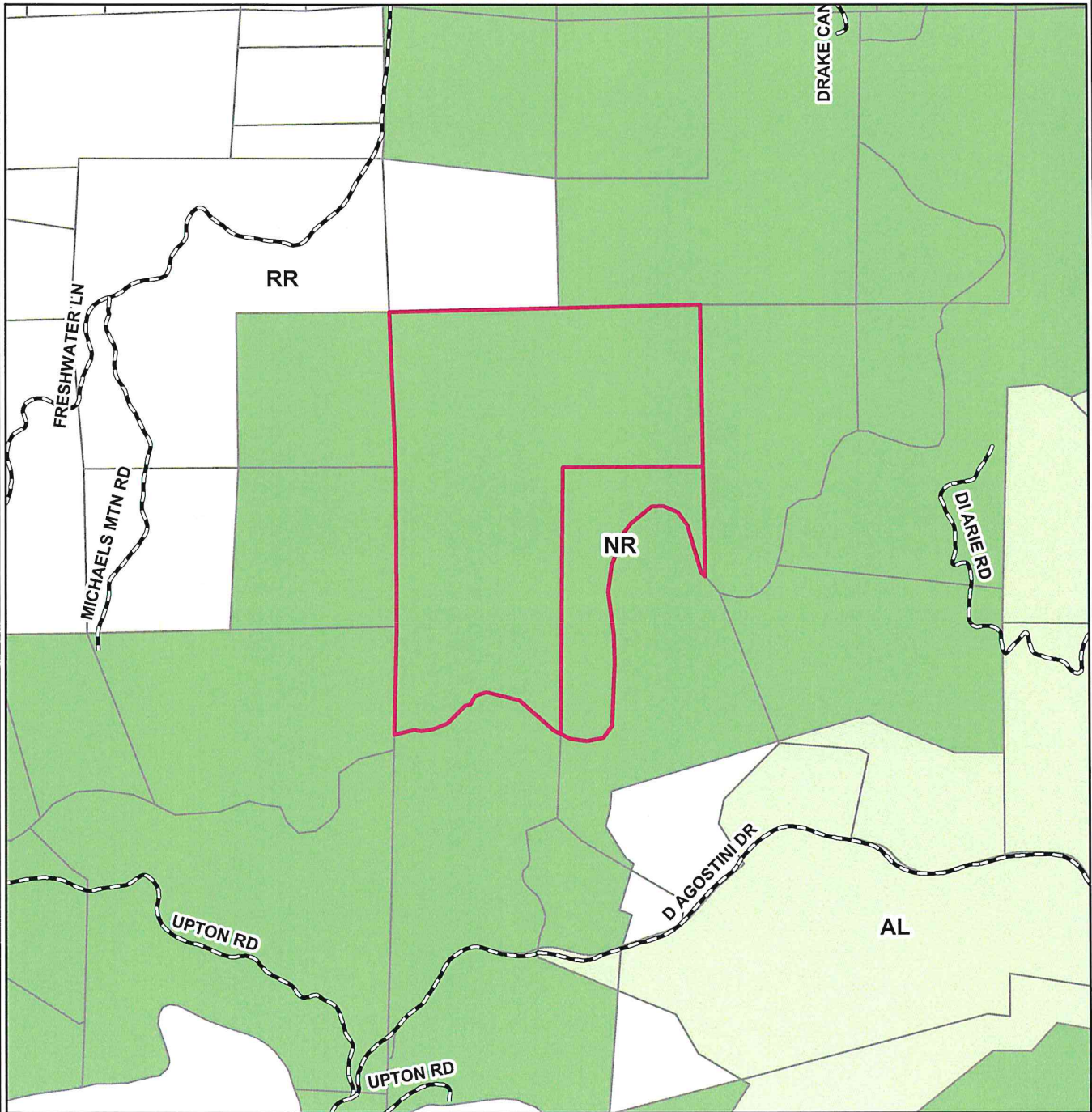


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Map Displayed in State Plane Coordinate System

El Dorado County Agricultural Commission

Tannenbaum Land Use



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MAP PREPARED BY: J. et Anne Mils DATE: December 21, 2018

PROJECT ID: Cordellito_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

- Parcel Base
- Tannenbaum
- Agricultural Lands
- Natural Resources
- Roads

0 1,000 Feet

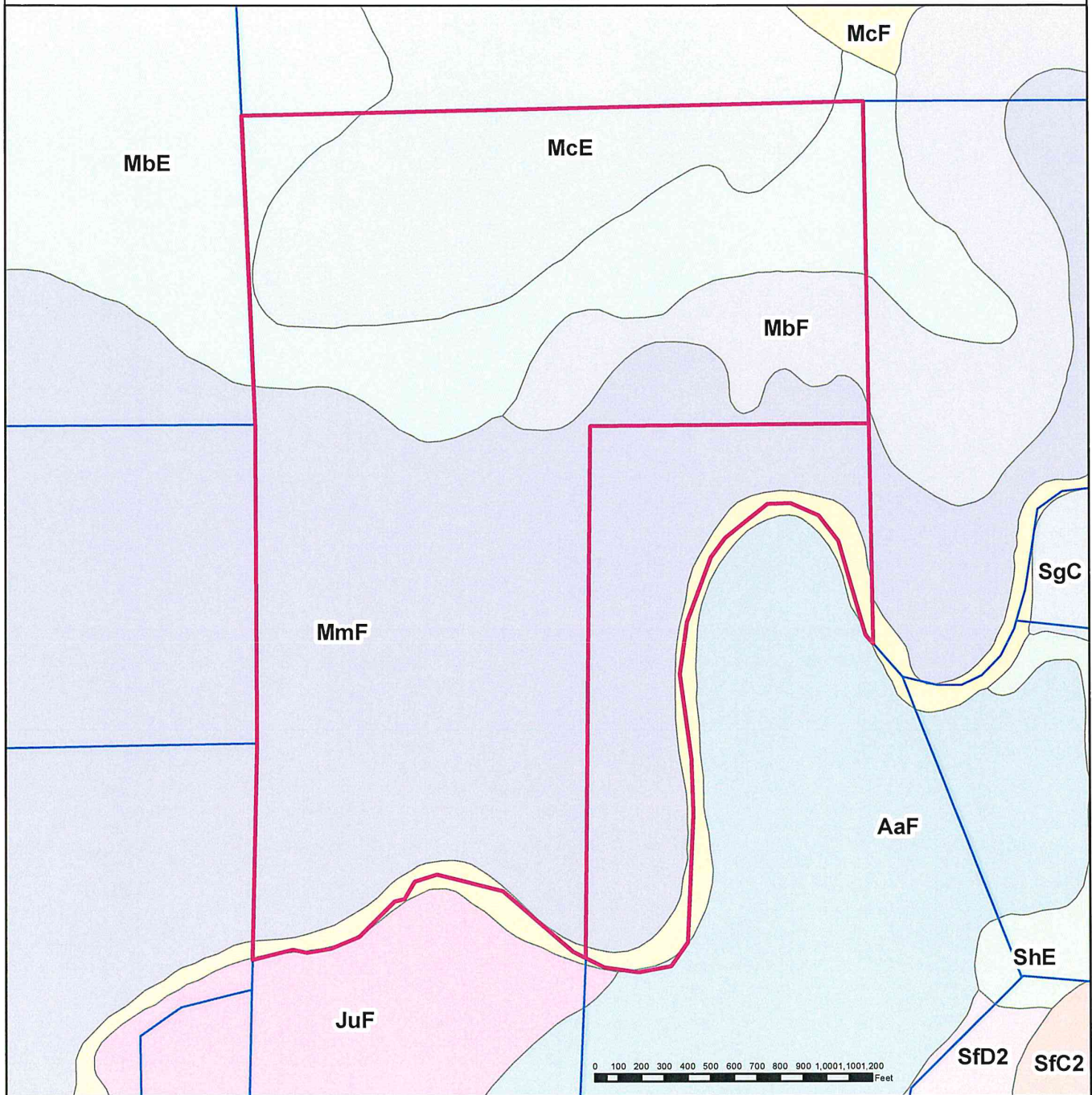
Rural Residential

Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



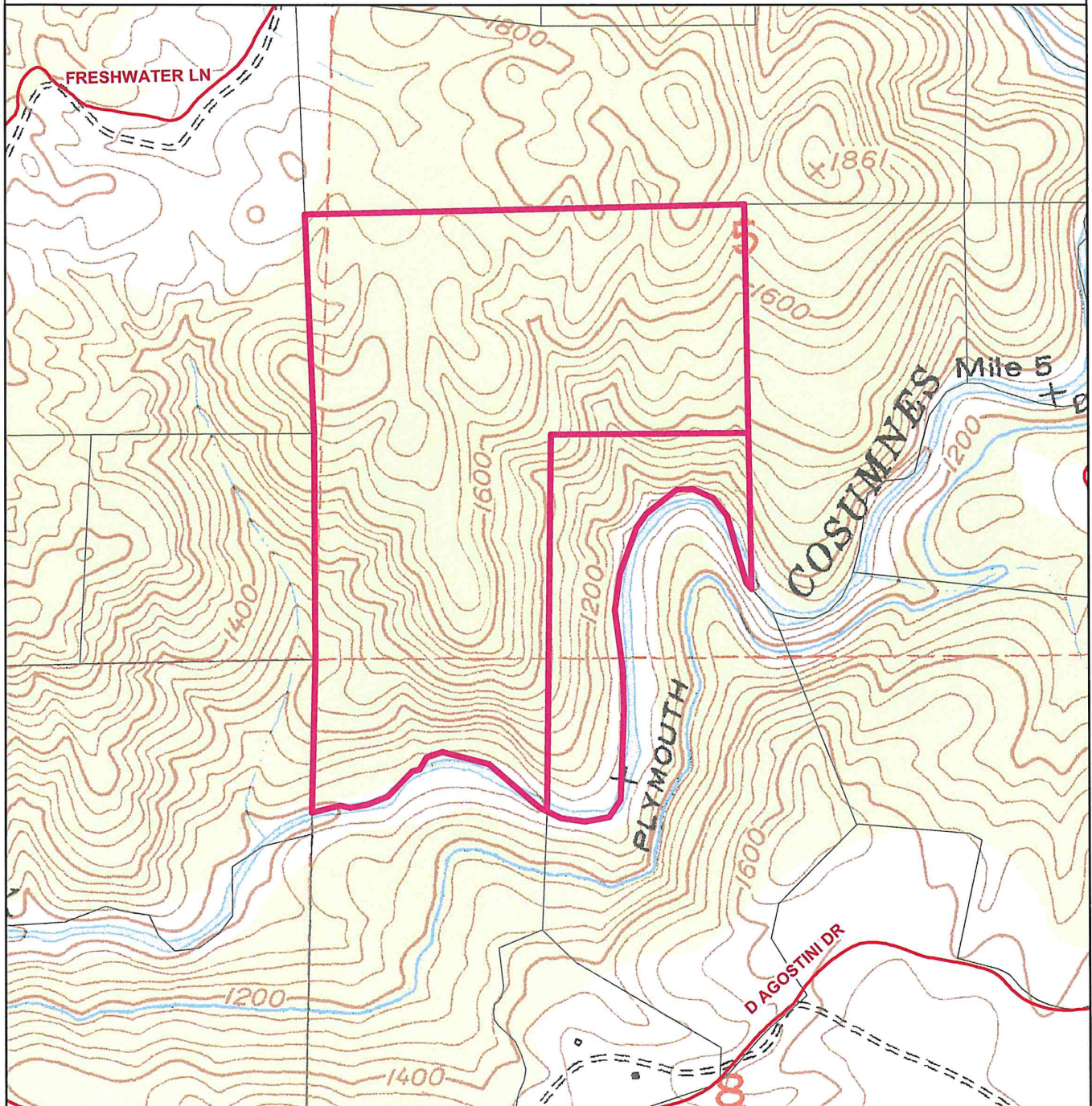
El Dorado County Agricultural Commission

Tannenbaum Soils



El Dorado County Agricultural Commission

Tannenbaum Topography



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MAP PREPARED BY: LeeAnne Mills

Legend

Parcels Tannenbaum Roads

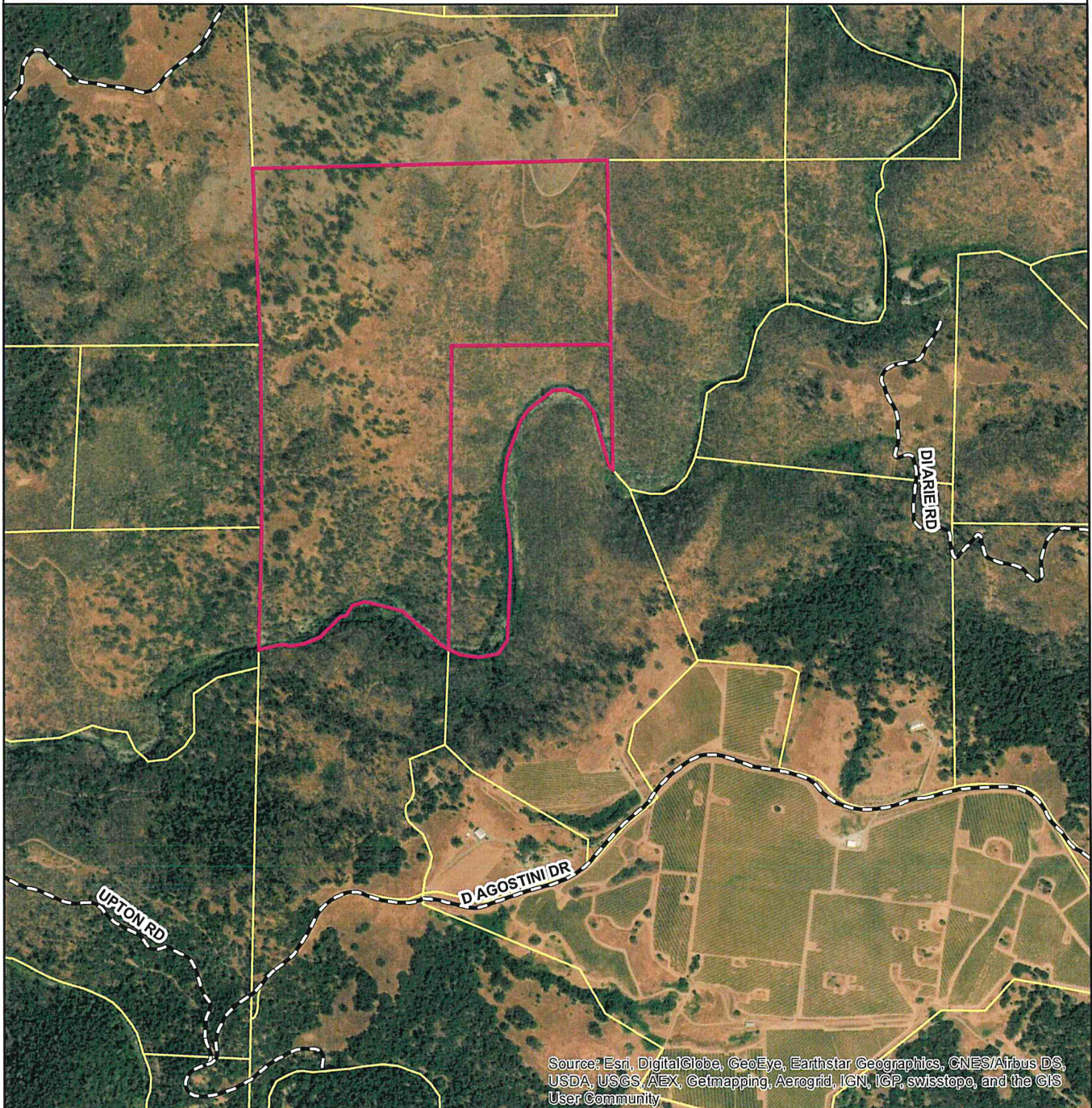
0 100200300400500600700800900,000100200,300 Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



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Tannenbaum



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MAP PREPARED BY: LeeAnne Mha DATE: December 21, 2018

PROJECT ID: Jackson_a

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PHONE (530) 621-6511 FAX (530) 626-8731

Legend

Parcel Base Tannenbaum Roads

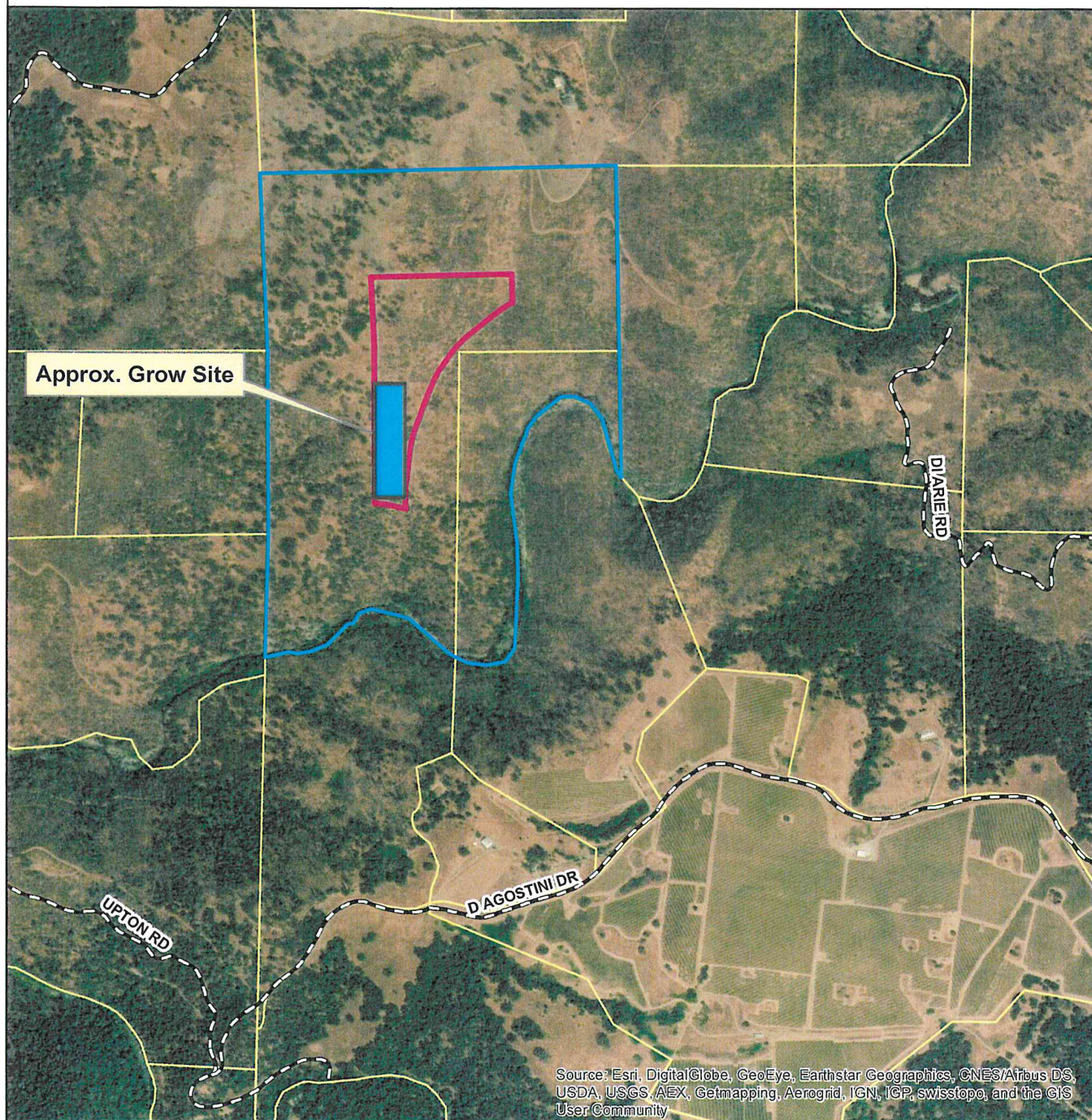
0 1,000 2,000 Feet



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Tannenbaum Aerial



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Jackson_2

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4721

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

Legend

Parcel Base 800 ft. Setback Grow Site 1 Roads

0 1,000 2,000 Feet



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