



Legislation Text

File #: 20-0684, Version: 1

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