



PLANNING AND BUILDING DEPARTMENT

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TO:	Planning Commission	Agenda of:	January 25, 2024
FROM:	Evan Mattes, Senior Planner	Item No.:	4
DATE:	January 24, 2024	Legistar No.:	24-0114
RE:	CCUP21-0002/Harde		

The purpose of this memorandum is to address public comment concerns regarding odor mitigation by amending Condition of Approval 25 and adding Condition of Approval 56. Changes are made in the ~~strikeout~~/underline format.

AMMENDED CONDITIONs OF APPROVAL

25. Mitigation Measure AQ-01: Odor Control System

The project shall require odor mitigation along approximately 350 feet of the eastern portion of the property. Prior to construction of the cannabis cultivation facility, the applicant shall implement ~~one (1) of two (2) options for mitigating odors: using a misting system that sprays the odor neutralizer across the property lines or~~ and use a fan that flows the neutralizer across and towards the canopy. It is recommended the applicant shall use fan-based mitigation. The applicant shall install three (3) to six (6) fans along the eastern portion of the property, and the amount of neutralizer that shall be dispensed shall be adjusted to ensure the odors are neutralized. The effectiveness of the system shall be confirmed by measuring the odor intensity using the Nasal Ranger olfactometer. If cannabis-related odor levels are detected at a level above the county limit of 7 DT, Cannabis Cultivation activities on-site would be halted and project impacts and mitigation would be reassessed as necessary. The system shall be installed along the eastern boundary of the cannabis canopy.

Monitoring Requirement: The mitigation measure compliance shall be demonstrated prior to commencement of any commercial cannabis activities.

Monitoring Responsibility: El Dorado County Planning and Building Department

56. **Odor Monitoring:** The project applicant shall submit a report, conducted by a qualified professional, demonstrating compliance with the dilution threshold of 7 DT at the property line. The report shall include two field studies conducted during the blooming period of the first grow cycle and shall be submitted to Planning Services prior to CCOP renewal after the first grow cycle.