



## PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

---

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[biddept@edcgov.us](mailto:biddept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Evan Mattes, Senior Planner

DATE: September 2, 2025

RE: **CCUP22-0002/ Hidden Ranch Commercial Cannabis Cultivation  
Commercial Cannabis Use Permit  
Assessor's Parcel Number: 046-061-037**

---

### **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 of October 8, 2025. Planning Services is requesting Agricultural Commission review and recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

The applicant is requesting the following:

Cannabis Conditional Use Permit requesting for 80,000 square feet of outdoor cannabis cultivation, a new 5,000 square foot processing building for Type N manufacturing, the conversion of an existing barn to a dry/cure building and seven 5,000-gallon water tanks.

The applicant's parcel, APN 046-061-037, is located on the south side of Hidden Ranch Road approximately 0.3 mile from the intersection with Mt Aukum Road in the Grays Corner area, Supervisorial District 2. The subject parcel is approximately 35.22 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General Plan Land Use Designation of Agricultural Lands-Agricultural District (AL-A). The parcel to the north is also zoned PA-20, with parcels to the east zoned Limited Agriculture 10-Acres (LA-10).