



Agricultural Commission Staff Report

Date: October 8, 2025

To: El Dorado County Agricultural Commission

From: Corrie Larsen, Assistant Agricultural Commissioner

Subject: **Re: CCUP22-0002/ 2145 Hidden Ranch Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Numbers: 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 miles 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).

Parcel Description:

- Parcel Number and Acreage: 046-061-037, 35.22 acres
- Williamson Act Contract

- Agricultural District: Yes
- Land Use Designation: Agricultural Lands (AL)
- Zoning: Planned Agriculture (PA-20)
- Choice Soils:
 - SbD Shaver Coarse Sandy Loam 15 to 30% slopes
 - HgC Holland Coarse Sandy Loam 9 to 15% slopes
 - WaB Wet Alluvial Land

Discussion:

A site visit was conducted on September 25, 2025 to assess the placement of the proposed cultivation area in regard to surrounding agricultural operations. This 35-acre parcel is currently under a Williamson Act Contract and is planted with 12 acres of wine grapes.

Staff Findings:

Based on an analysis of Resolution 139-2022 findings cannot be made that the proposed project complies with the Williamson Act Contract regarding commercial cannabis cultivation as a compatible use. Williamson Act Contract requirements must be met including maintaining a marketable crop. The vineyard is not being maintained to produce a marketable product. The additional removal of two acres of grape vines would further diminish the ability of the parcel to comply with the Williamson Act Contract requirements.

Staff recommends the Agricultural Commission recommend denial of this permit due to the parcel failing to meet Williamson Act Contract Requirements.

Resolution 139-2022

Resolution Governing the Establishment of Agricultural Preserves and Compatible Uses for Williamson Act Contracted and Noncontracted Land

4. Compatible Uses

A. Uses approved on contracted lands shall be consistent with Government Code Section 51238.1 principles of compatibility, as it now reads or may thereafter be amended.

B. Commercial Cannabis Cultivation on a parcel that has a pre-existing Williamson Act contract is a compatible use if all the following requirements are met:

- a. Commercial cannabis cultivation shall not be used to qualify a parcel for a Williamson Act Contract.

The parcel entered a Williamson Act Contract in 2007 with 12 acres of high intensive farming (wine grapes). Two acres of grapes would be removed for the proposed project.

- b. The commercial cultivation of cannabis in compliance with all other laws, including Division 10 of the Business and Professions Code and EDC Ordinance Code Chapter 130.42.

Compliance with all State and local laws and regulations will be reviewed.

- c. The contracted parcel that is proposing to be used to cultivate commercial cannabis continues to meet the County of El Dorado's criteria for establishing an agricultural preserve in this Resolution and El Dorado County Zoning Ordinance Code Section 130.40.060.

The vineyard on this parcel is not being maintained and and therefore the contracted parcel does not currently meet the criteria for establishing an agricultural preserve.

- d. The Agricultural Commission reviews the application for a Commercial Cannabis Use Permit for outdoor or mixed-light cultivation to determine whether it qualifies for the above standards.

The applicant's permit is currently being reviewed.

Relevant General Plan Policies:

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.

Regarding Policy 8.1.3.5:

The existing wine grapes on the property are not being maintained. Two acres of the existing vineyard will be removed for the cultivation of commercial cannabis.

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.

Regarding Policy 8.1.4.1:

Due to the location of the proposed project new conflicts may arise between the production of commercial cannabis and the adjacent residence. The proposed project will require the removal of two acres of vineyard that is not being maintained. No zoning changes or parcel line adjustments are requested for this project.

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.

Regarding Policy 2.2.2.2:

The cultivation area will occur on choice soils that are currently planted with wine grapes. Two acres will be removed for the purpose of cannabis cultivation in plastic pots or fabric bags under the proposed plan further reducing agricultural production. Commercial Cannabis Cultivation permits are reviewed every two years.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for the project 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 **October 8, 2025**. This meeting is a public hearing that will begin at **4:00 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 10/8/25 and will be posted with the Agenda on October 3, 2025.

Planning Request to Review:

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

Planning Services is processing an 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).

The El Dorado County Zoning Ordinance states "Recommendation of the Agricultural Commission. An application for a Commercial Cannabis Use Permit for outdoor or mixed-light cultivation must be reviewed by the Agricultural Commission, including any suggested conditions or restrictions, shall be forwarded to and considered by the Planning Commission." (Please see attached sheet of additional reviews of this project after the Ag Commission hears this item at its next regularly scheduled meeting).

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.*

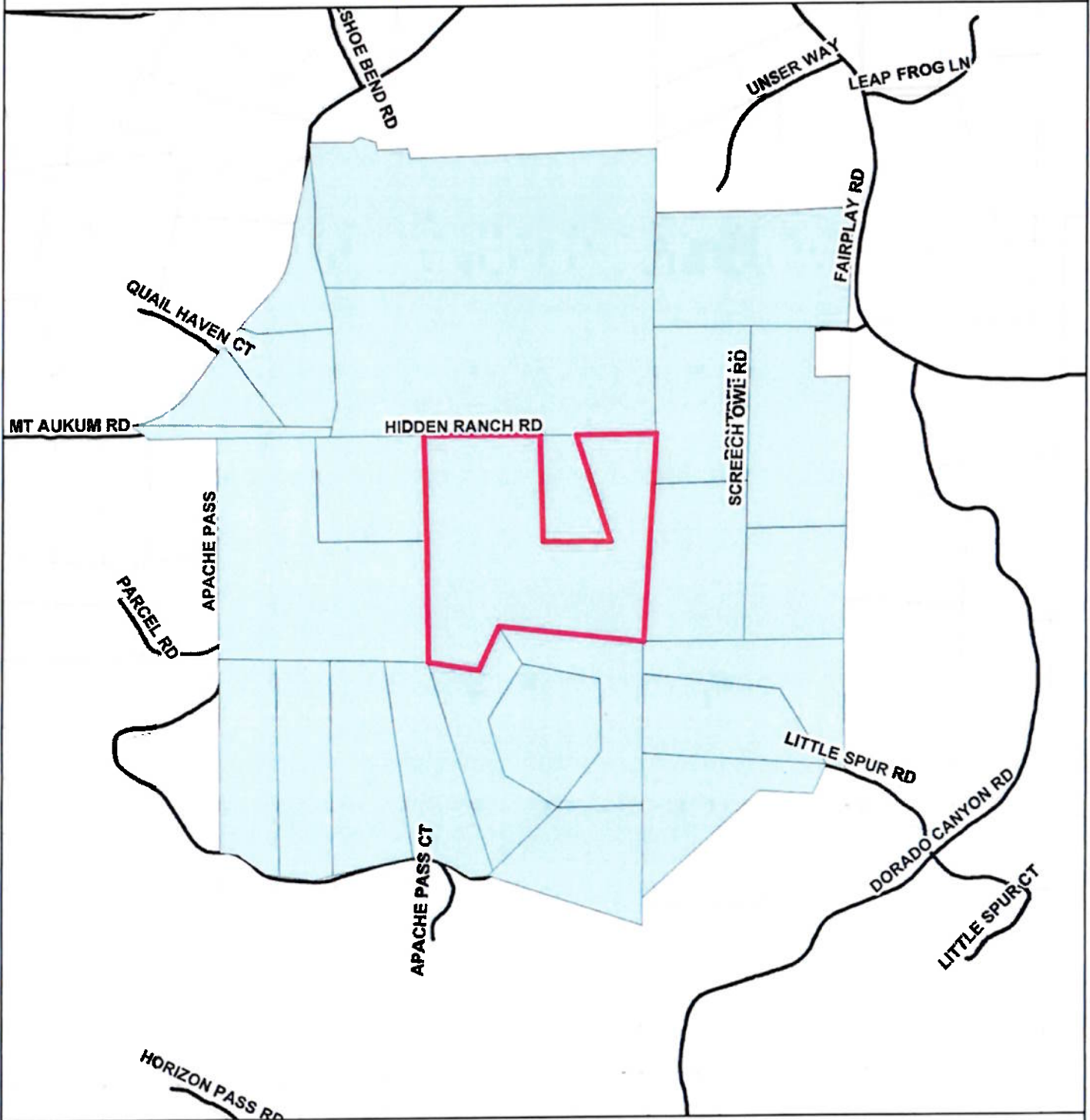
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Cameron Evan Mattes Planner, Senior Planning Services, (530) 621-5355. This notice was sent to you on 9/26/25.

Hidden Ranch

1000 Foot Notification



Notifications
 Hidden Ranch
 Parcel Base
 Roads

0 200 400 600 800 1,000 1,200 Feet

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

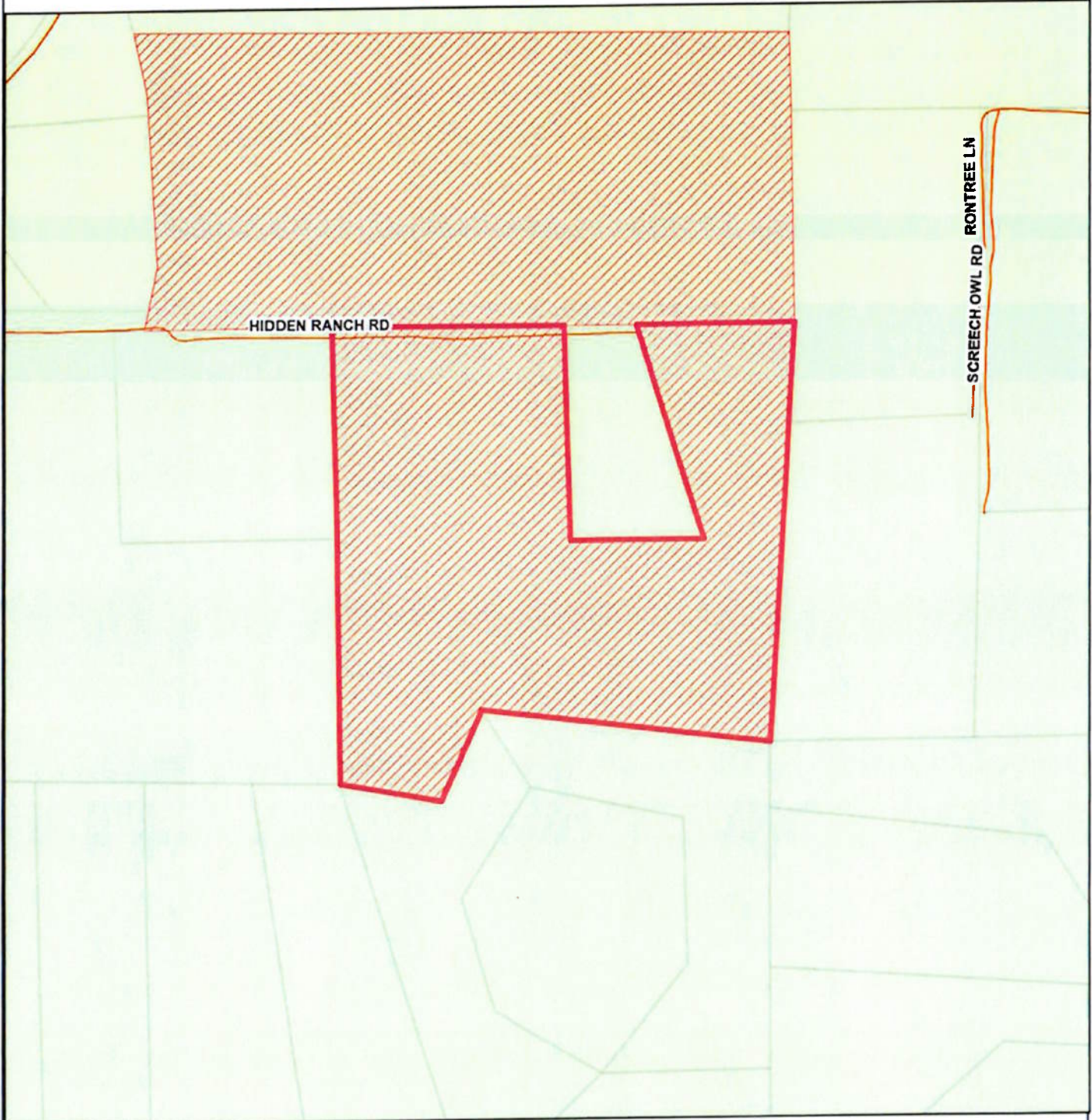


El Dorado County Agricultural Commission

25-1720 A 7 of 13

Hidden Ranch

Proximity to Agricultural District



-  Hidden Ranch
-  Ag District
-  Ag Preserves
-  Parcel Base
-  Major Roads

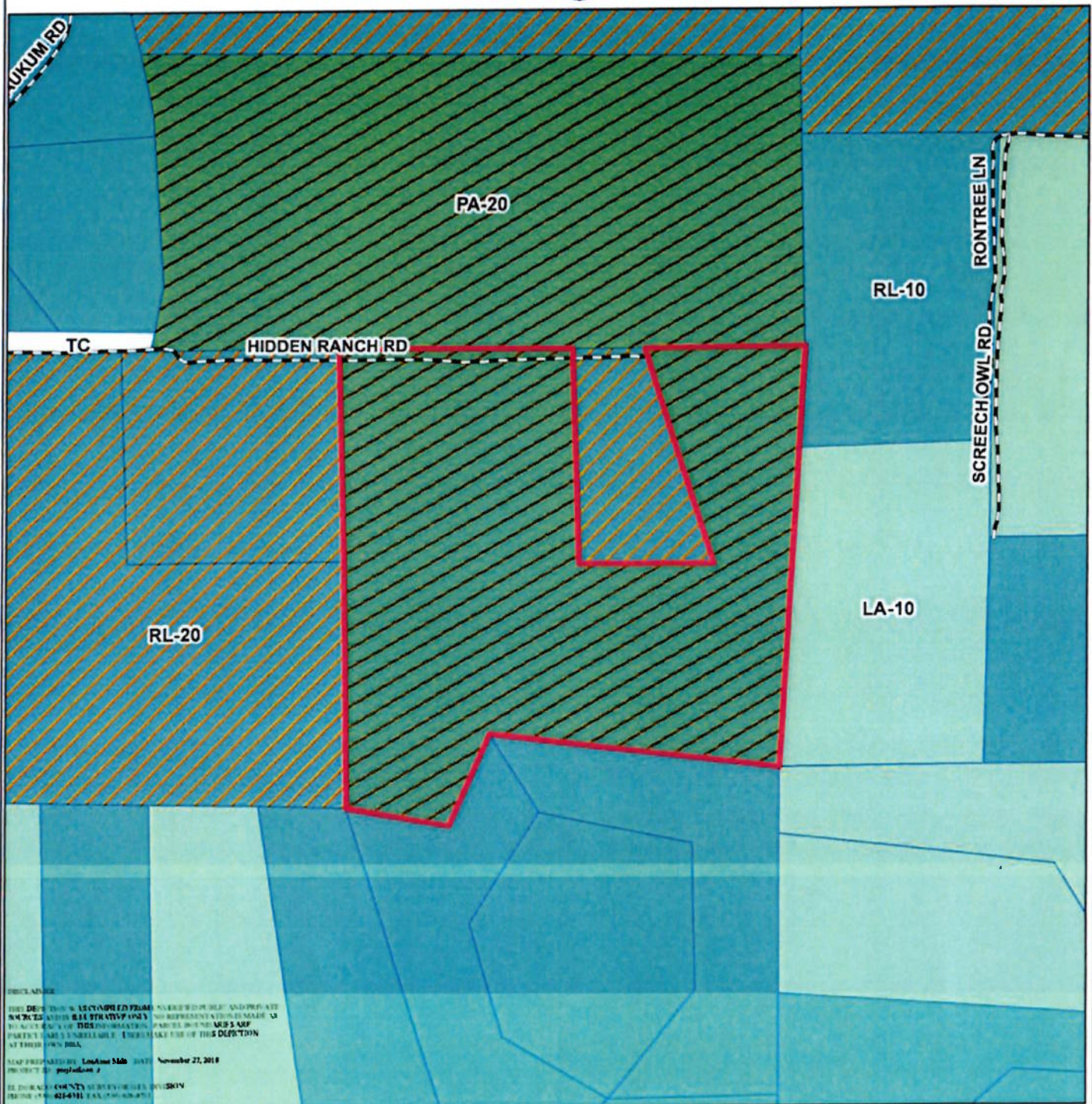
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2 feet)



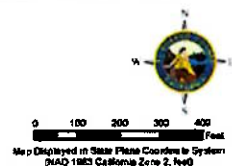
El Dorado County Agricultural Commission

Hidden Ranch

Zoning

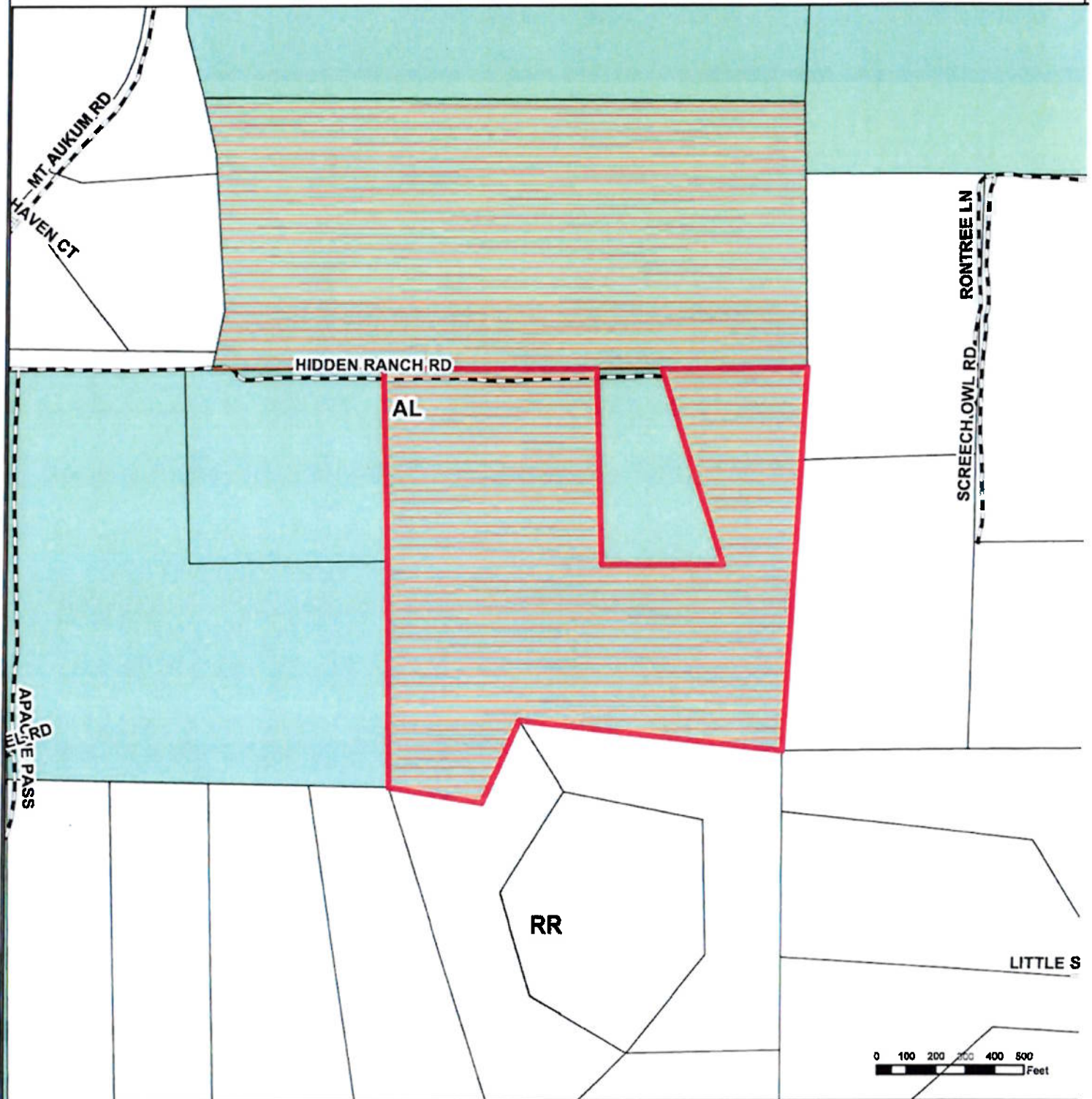


- Hidden Ranch
- RL-20 = Rural Land 20 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-10 = Rural Land 10 Acres
- LA-10 = Limited Agriculture 10 Acres
- Parcel Base
- TC = Transportation Corridor
- Roads



El Dorado County Agricultural Commission

Hidden Ranch Land Use



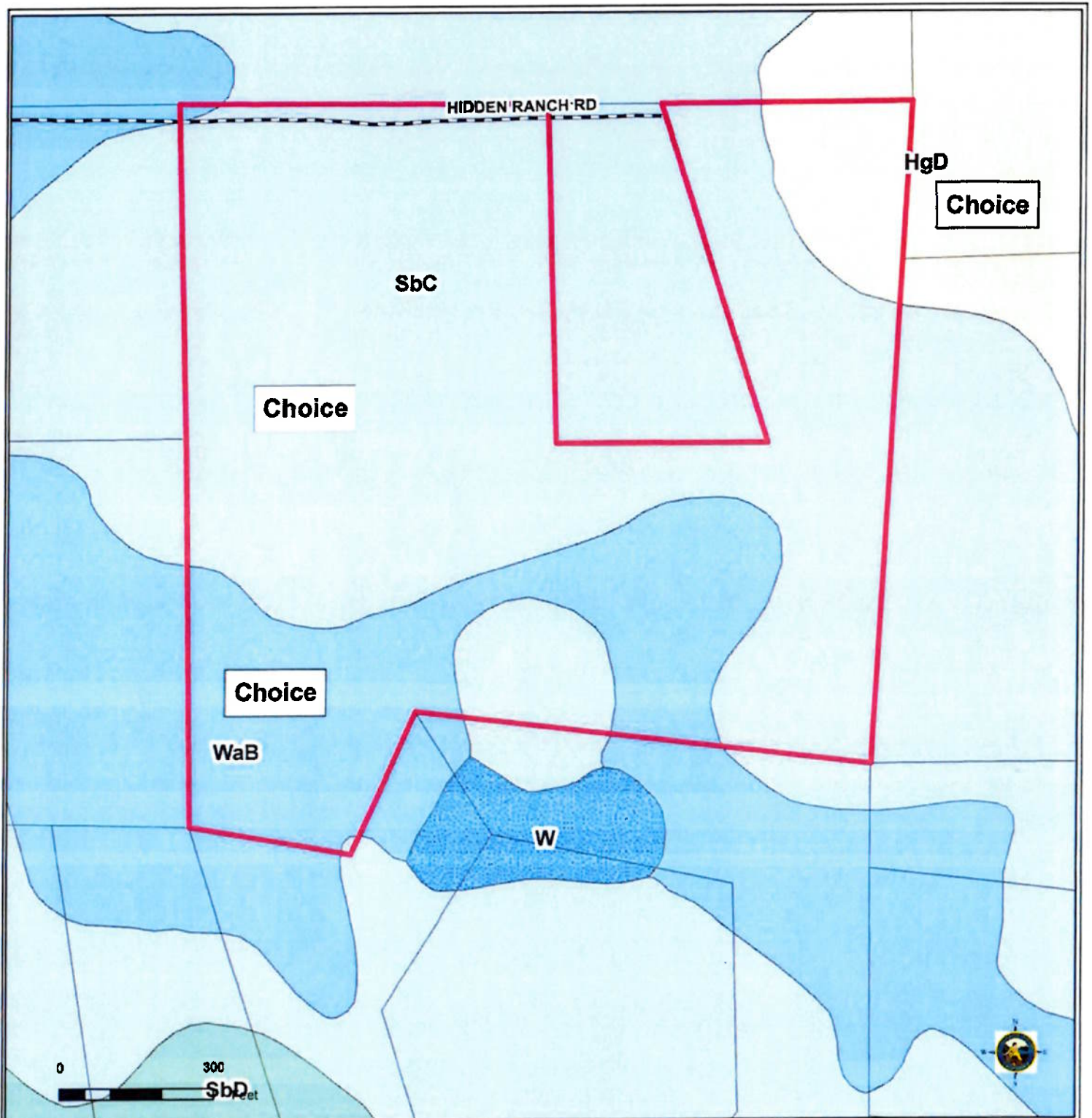
-  Hidden Ranch
-  Agricultural Lands
-  Rural Residential
-  WAC
-  Parcels
-  Roads

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



Hidden Ranch

Soils



- Hidden Ranch
- Holland coarse sandy loam, 15 to 30 percent slopes
- Shaver coarse sandy loam, 15 to 30 percent slopes
- Shaver coarse sandy loam, 9 to 15 percent slopes
- Water
- Wet alluvial land

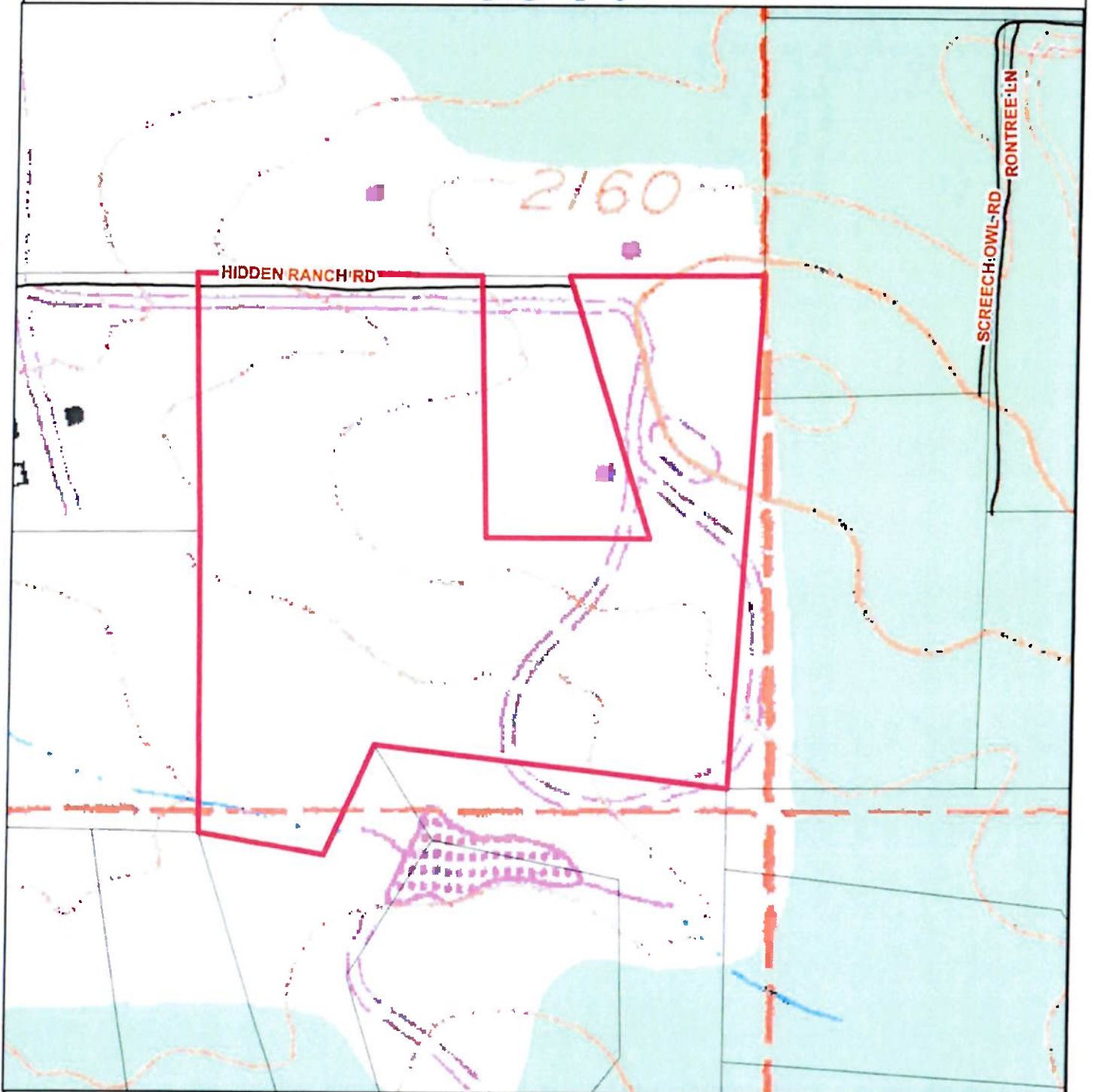
Map Displayed in State Plane Coordinate System
NAD 1983 California Zone 2 North

El Dorado County Agricultural Commission

25-1720 A 11 of 13

Hidden Ranch

Topography



Legend

 Hidden Ranch  curroads  Roads  Parcels

0 100 200 300 400 500 Feet

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

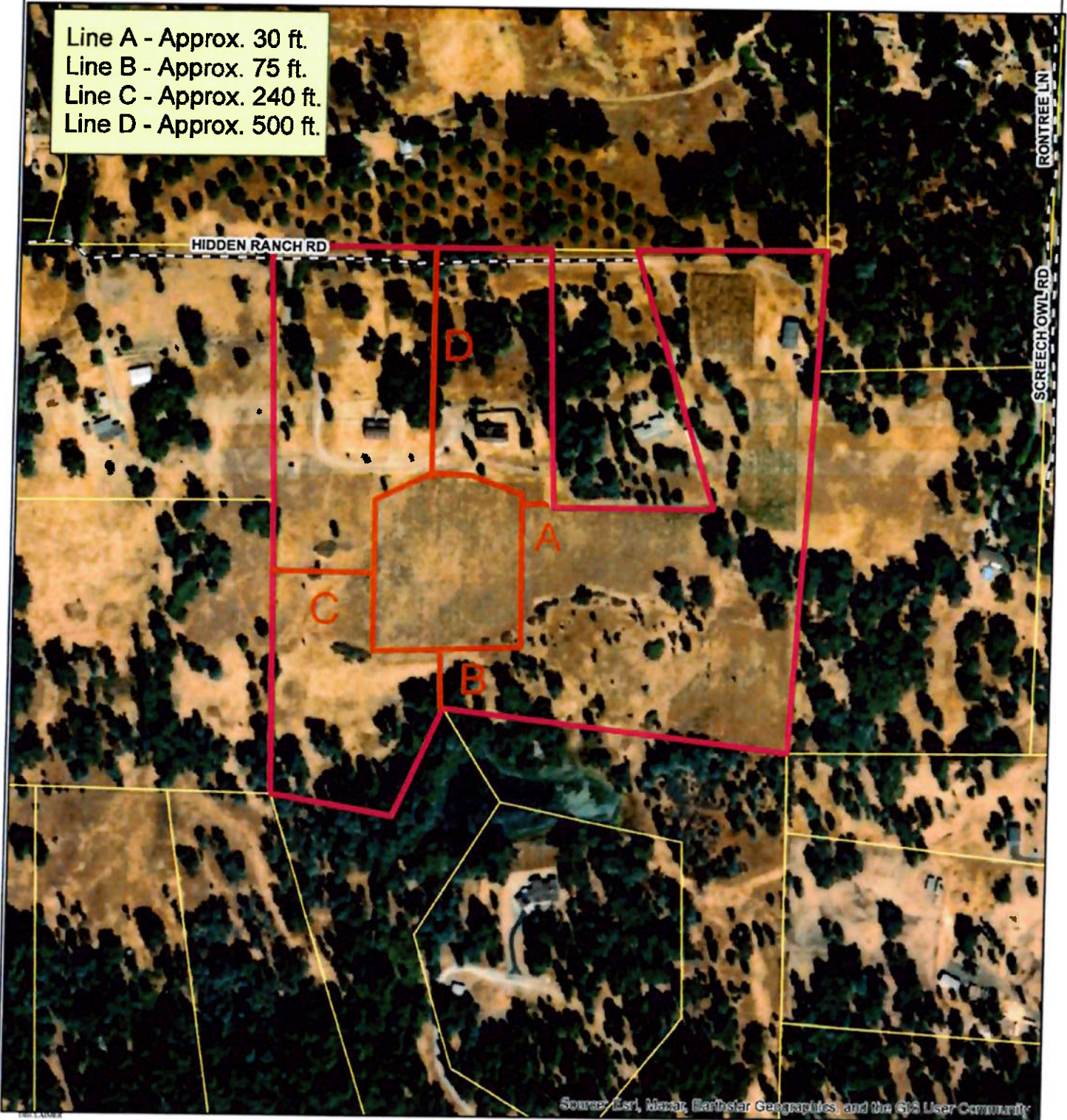


El Dorado County Agricultural Commission

25-1720 A 12 of 13

Hidden Ranch

Line A - Approx. 30 ft.
Line B - Approx. 75 ft.
Line C - Approx. 240 ft.
Line D - Approx. 500 ft.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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: LouAnn Jella DATE: November 27, 2015

PROJECT ID: Release 2

EL DORADO COUNTY SURVEYOR'S OFFICE
PHONE (951) 621-4511 FAX (951) 626-4791

Legend

2145 Hidden Ranch Parcel Base Roads

0 100 200 300 Feet

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



El Dorado County Agriculture

25-1720 A 13 of 13