

CCUP22-0001/ BH&2K
Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number:
094-090-010

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

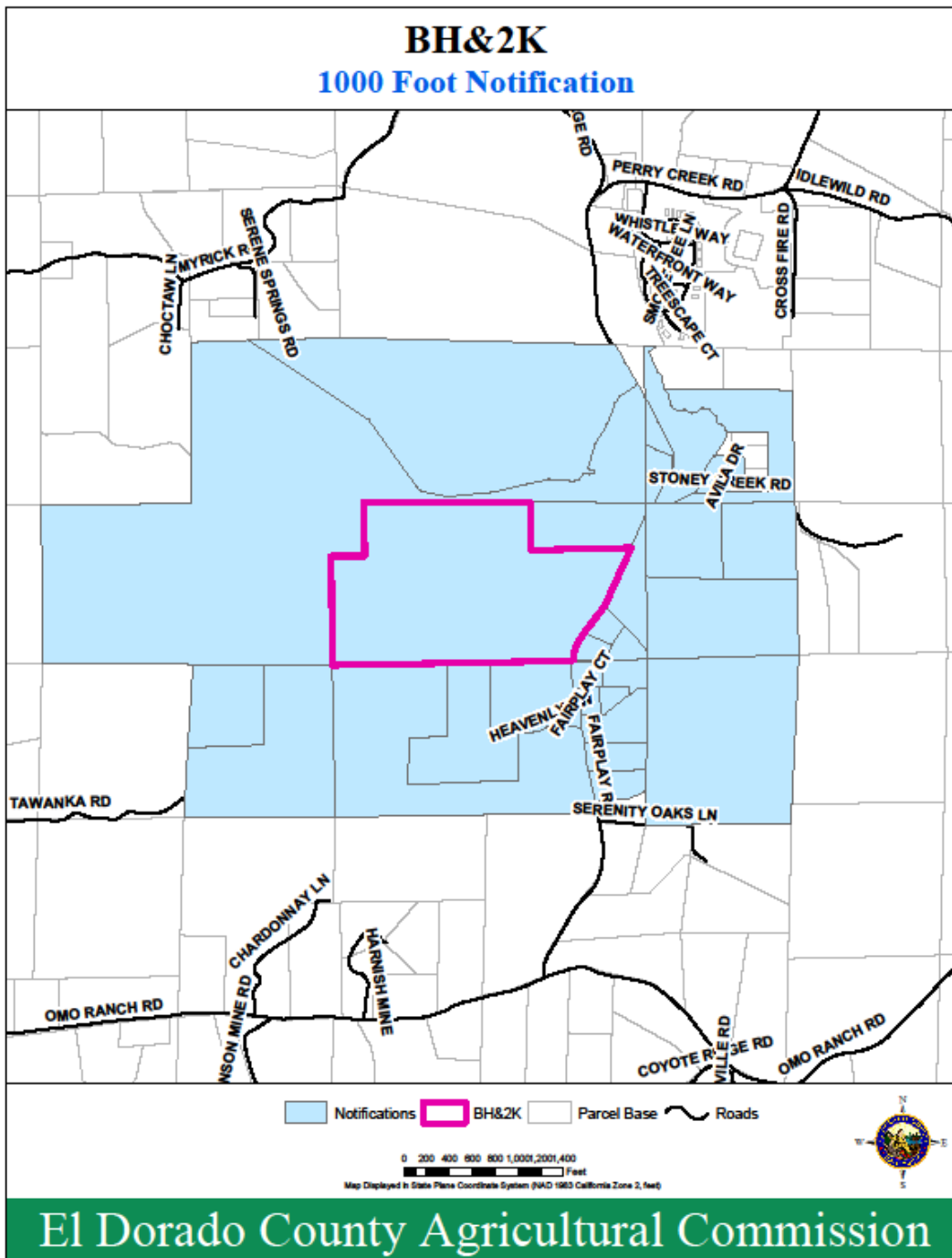
The applicants are requesting the following:

Commercial Cannabis Use Permit for the cultivation of commercial cannabis located at 8260 Fairplay Road, Somerset, CA -APN: 094-090-010. This application is for 50,000 square feet of outdoor and 9,990 square feet of mixed light cannabis cultivation, ancillary activities to cultivation (processing, harvest storage, product packaging), and transportation-only distribution. The operation will have up to 10 employees.

The applicant's parcel, APN 094-090-010, is located on the west side of Fairplay Road approximately 0.3 miles from the intersection with Omo Ranch Road in the Fairplay area, Supervisorial District 2. The subject parcel is approximately 60.57 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 and west is also zoned PA-20, with parcels to the east and south being zoned Rural Lands (RL).

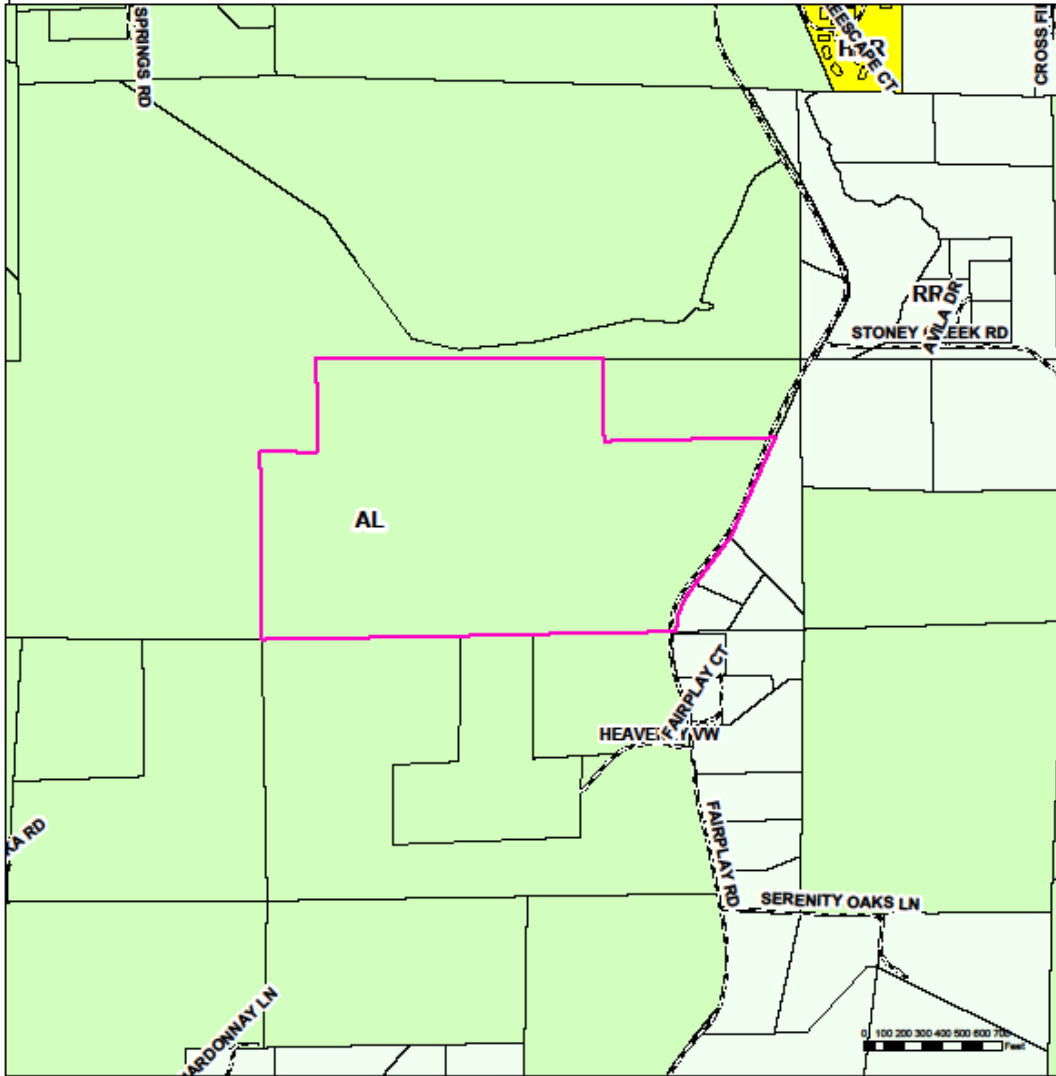
Parcel Description:

- Parcel Number and Acreage: 094-090-010, 60.57 acres
- 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
 - MrD Musick Sandy Loam 15 to 30% slopes



Notification Buffer
1000 Ft
42 parcels notified

BH&2K Land Use



Legend:
BH&2K (pink outline)
Parcels (black outline)
Roads (black line)
Agricultural Lands (green)
High Density Residential (yellow)
Rural Residential (light green)

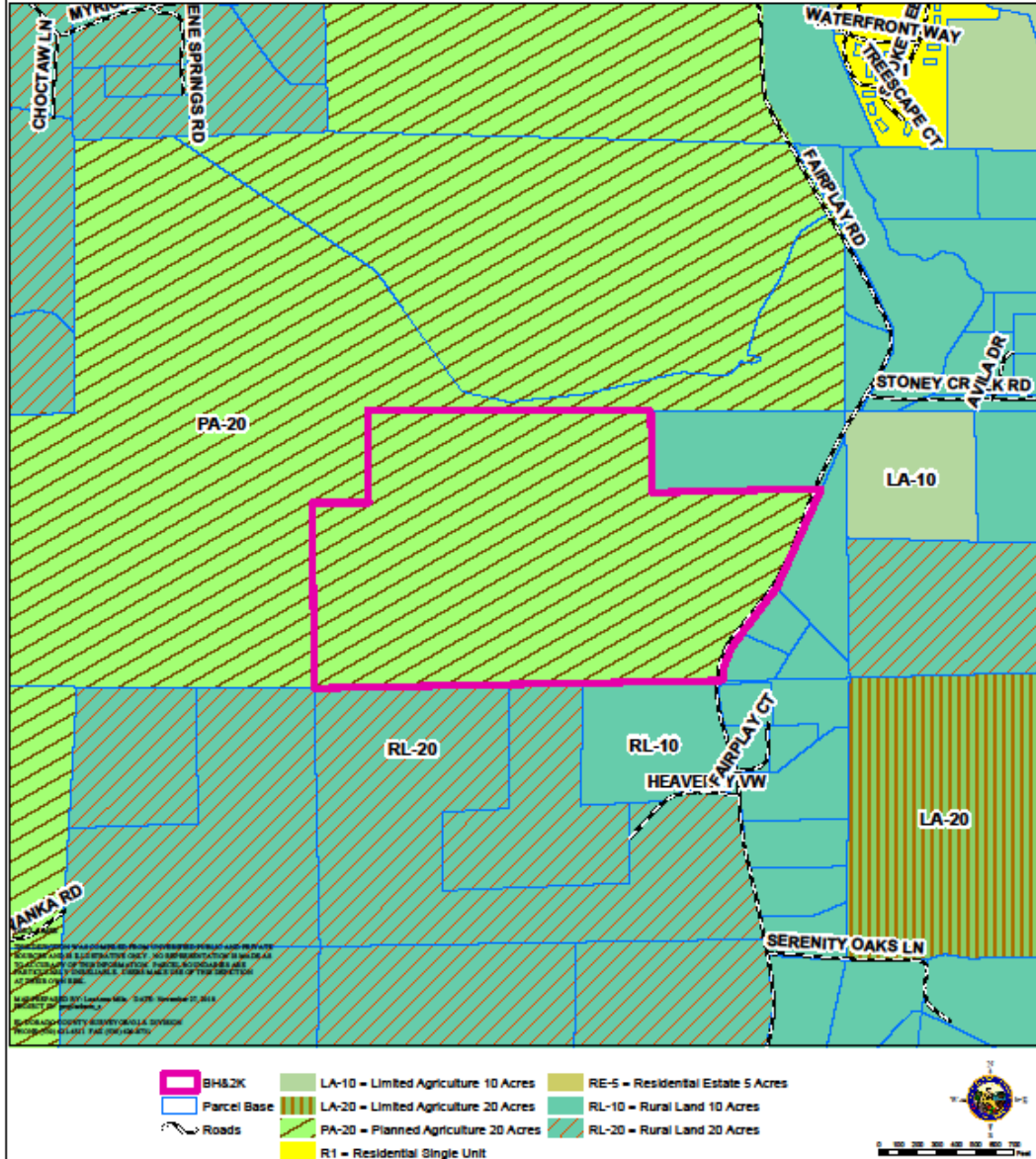
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



Land Use

Agricultural Lands (AL)
Fairplay-Somerset
Agricultural District

BH&2K Zoning

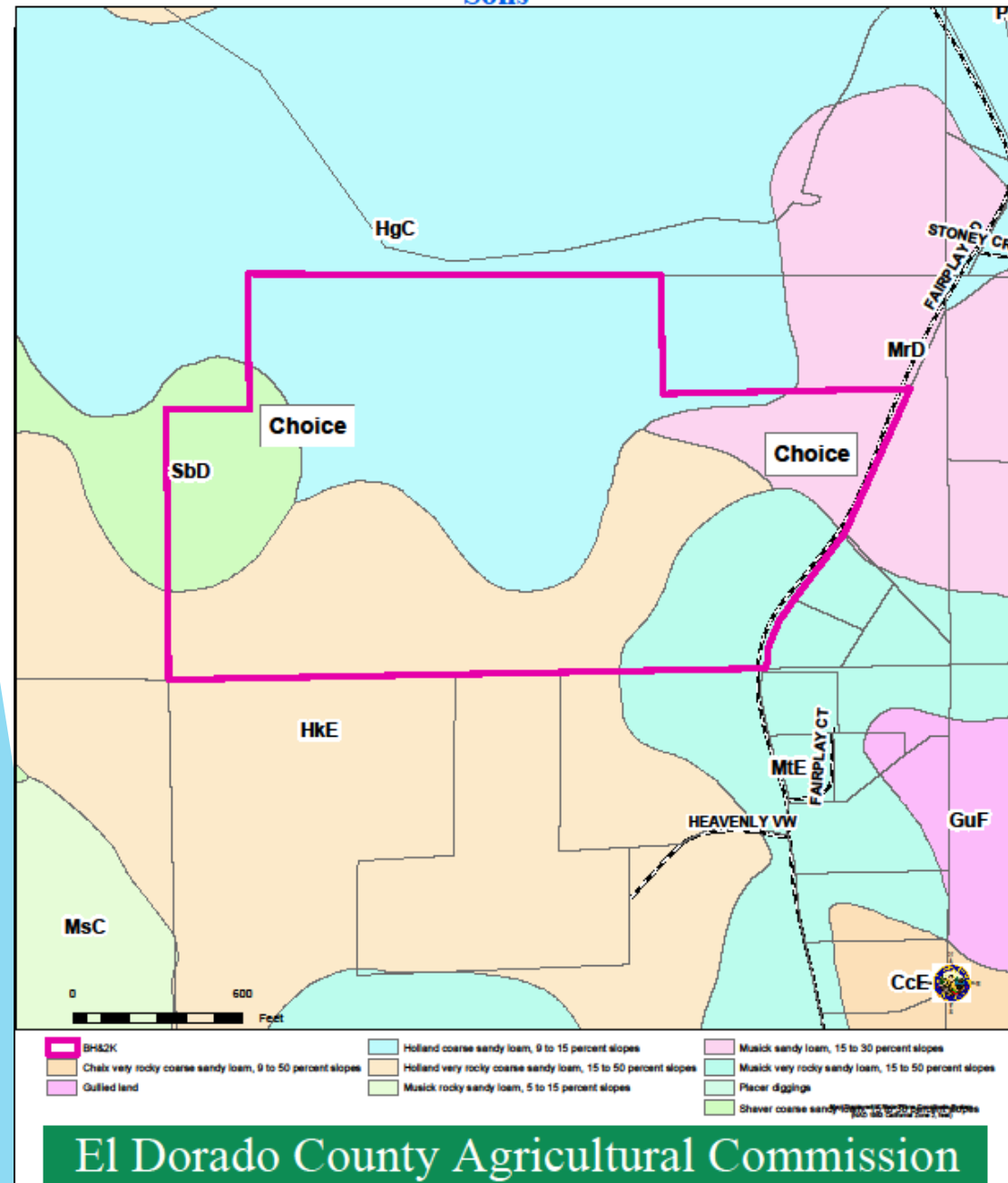


Zoning Planned Agriculture 20 Acres (PA-20)

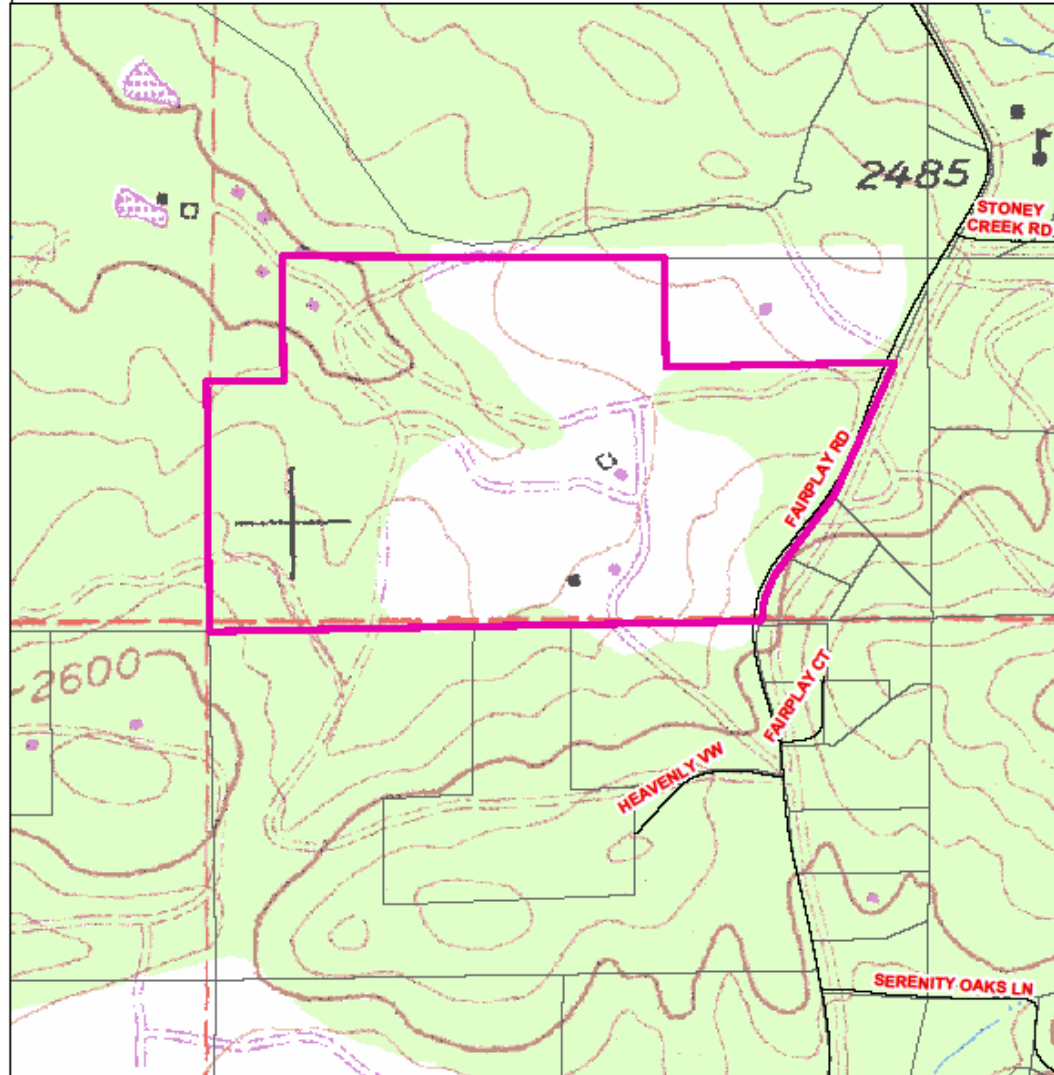
Soils:

• Choice Soils:

- SbD Shaver Coarse Sandy Loam
15 to 30% slopes
- HgC Holland Coarse Sandy Loam
9 to 15% slopes
- MrD Musick Sandy Loam
5 to 30% slopes



BH&2K
Topography



Legend

BH&2K contour lines Roads Parcels

0 100 200 300 400 500 600 700 800 Feet

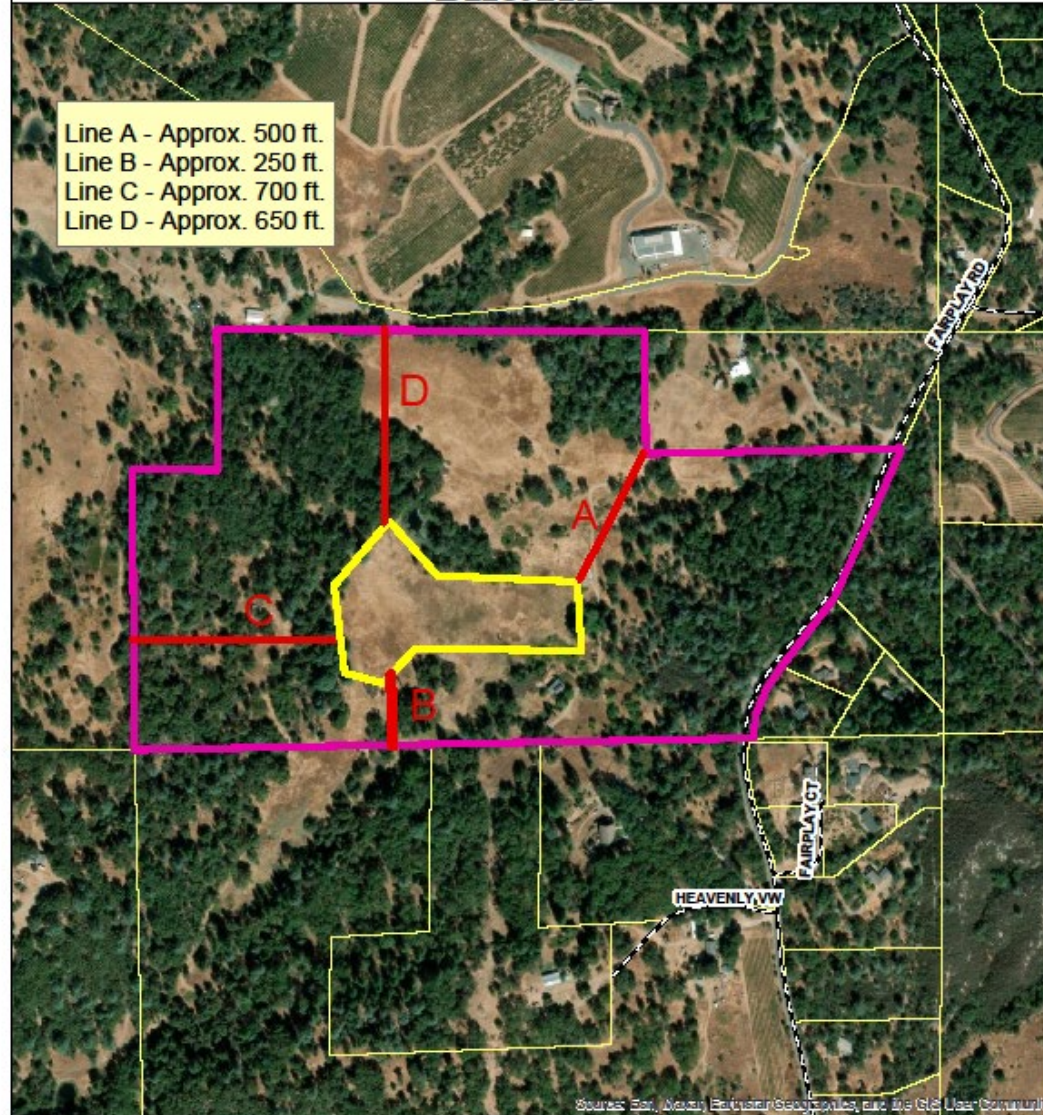
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Topography

BH&2K

Line A - Approx. 500 ft.
Line B - Approx. 250 ft.
Line C - Approx. 700 ft.
Line D - Approx. 650 ft.



DISCLAIMER
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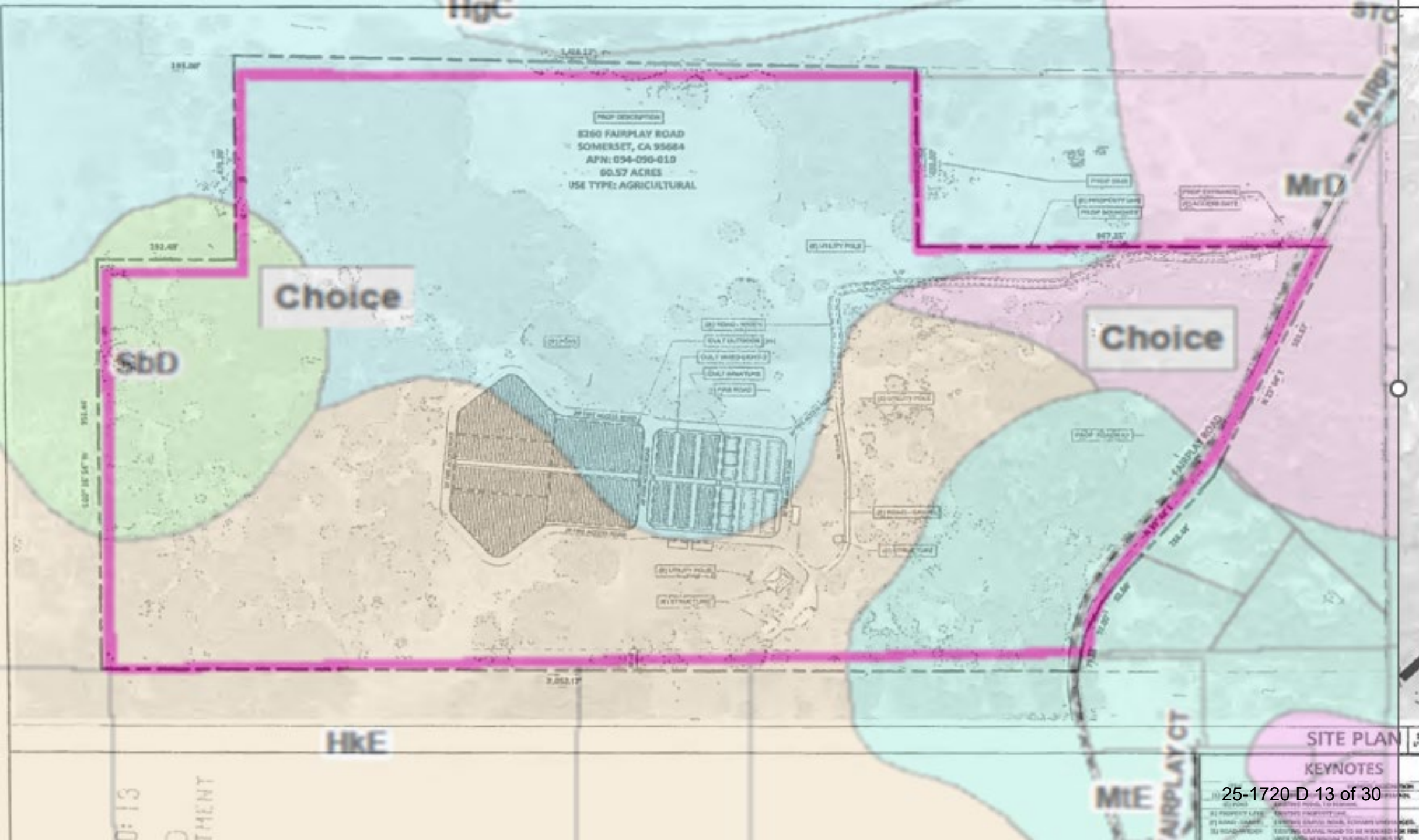
MAP PREPARED BY: Los Angeles M&E, December 27, 2018
PROJECT ID: J-1000-01
EL DORADO COUNTY SURVEYING & DIVISION
PHONE (951) 451-4511 FAX (951) 451-4512

Legend
BH&2K Parcel Base Roads

0 100 200 300 400 500 Feet
Map Checked in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agriculture



Choice

Choice

PROJECT DESCRIPTION
8250 FAIRPLAY ROAD
SOMERSET, CA 95684
APN: 054-050-010
60.57 ACRES
USE TYPE: AGRICULTURAL

SITE PLAN

KEYNOTES

- 1) PROPERTY LINE
- 2) ADJACENT PROPERTY
- 3) EASEMENT
- 4) EXISTING ROAD
- 5) EXISTING UTILITY
- 6) EXISTING STRUCTURE
- 7) EXISTING FENCE
- 8) EXISTING POWER LINE
- 9) EXISTING WATER LINE
- 10) EXISTING SEWER LINE
- 11) EXISTING GAS LINE
- 12) EXISTING CABLE LINE
- 13) EXISTING TELEPHONE LINE
- 14) EXISTING RAILROAD
- 15) EXISTING AIRPORT
- 16) EXISTING MARINA
- 17) EXISTING PORT
- 18) EXISTING AIRCRAFT
- 19) EXISTING VESSEL
- 20) EXISTING STRUCTURE
- 21) EXISTING FENCE
- 22) EXISTING POWER LINE
- 23) EXISTING WATER LINE
- 24) EXISTING SEWER LINE
- 25) EXISTING GAS LINE
- 26) EXISTING CABLE LINE
- 27) EXISTING TELEPHONE LINE
- 28) EXISTING RAILROAD
- 29) EXISTING AIRPORT
- 30) EXISTING MARINA
- 31) EXISTING PORT
- 32) EXISTING AIRCRAFT
- 33) EXISTING VESSEL
- 34) EXISTING STRUCTURE
- 35) EXISTING FENCE
- 36) EXISTING POWER LINE
- 37) EXISTING WATER LINE
- 38) EXISTING SEWER LINE
- 39) EXISTING GAS LINE
- 40) EXISTING CABLE LINE
- 41) EXISTING TELEPHONE LINE
- 42) EXISTING RAILROAD
- 43) EXISTING AIRPORT
- 44) EXISTING MARINA
- 45) EXISTING PORT
- 46) EXISTING AIRCRAFT
- 47) EXISTING VESSEL
- 48) EXISTING STRUCTURE
- 49) EXISTING FENCE
- 50) EXISTING POWER LINE
- 51) EXISTING WATER LINE
- 52) EXISTING SEWER LINE
- 53) EXISTING GAS LINE
- 54) EXISTING CABLE LINE
- 55) EXISTING TELEPHONE LINE
- 56) EXISTING RAILROAD
- 57) EXISTING AIRPORT
- 58) EXIST





















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 60-acre parcel is isolated from existing agricultural crops. Dense brush along with topography help to buffer this proposed project site.

Staff Findings:

Staff finds that based on the following analysis of relevant General Plan policies 8.1.3.5 and 8.1.4.1 there will be no impact on agriculture.

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 proposed site for cannabis cultivation is near the center of the property and surrounded by hilly and wooded terrain. There are no agricultural crops on the property at this time. The proposed project will not diminish the potential for agricultural use.

Relevant General Plan Policies

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 the 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:

The proposed site for cannabis cultivation is isolated from adjoining properties by being placed in an area surrounded by hilly topography and dense brush limiting the potential for any conflicts. The proposed project will not affect the ability of the parcel or adjacent parcel to produce agricultural commodities. No zoning changes or parcel line adjustments are requested for this project.

Relevant General Plan Policy

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:

Potential future agricultural endeavors on this parcel will not be impacted by the proposed cultivation area. The cultivation area will partially occur on choice soils that are currently not being utilized for agricultural purposes. This permit will be reviewed every two years.