

**CCUP22-0001/ 2145 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 make a recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

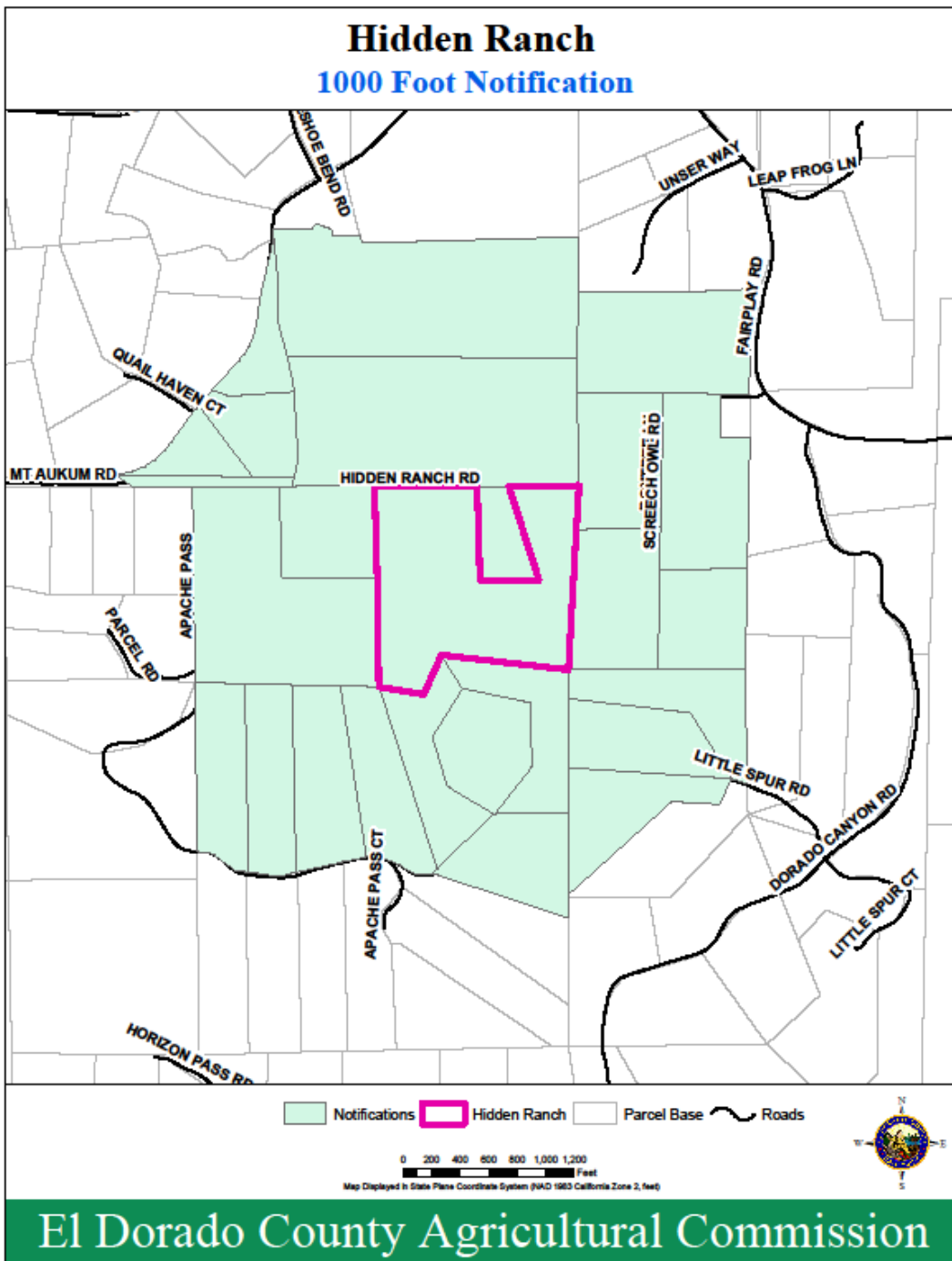
The applicant is requesting the following:

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.

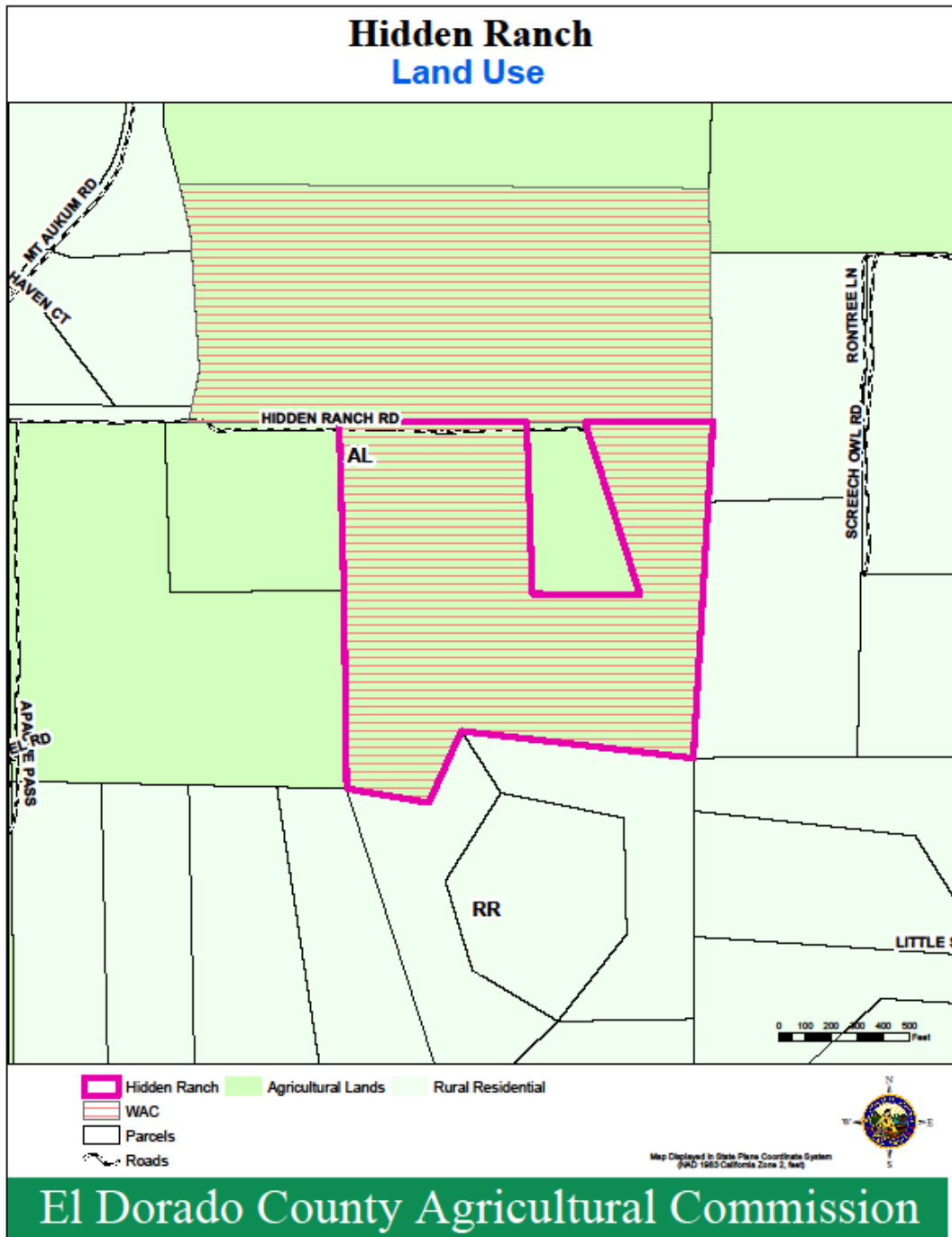
The applicant's parcel, APN 046-061-037, is located on the south side of Hidden Ranch Road approximately 0.3 miles from the intersection with Mt. Aukum Road in the Grays Corner area, Supervisorial District 2. The subject parcel is approximately 35.22 acres and has a zoning designation of Planned Agriculture 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



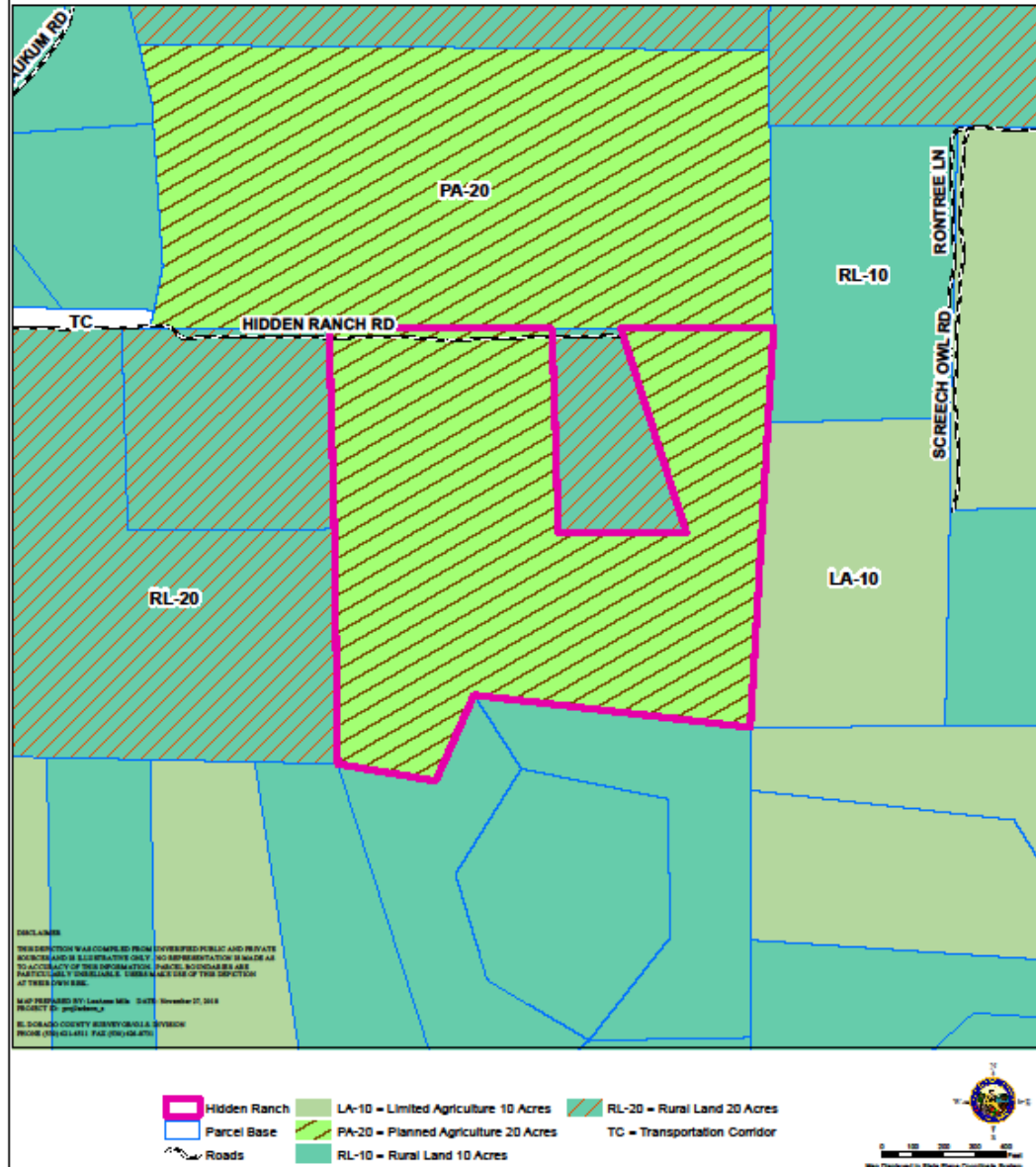
Notification Buffer
1000 Ft
32 parcels notified



Land Use

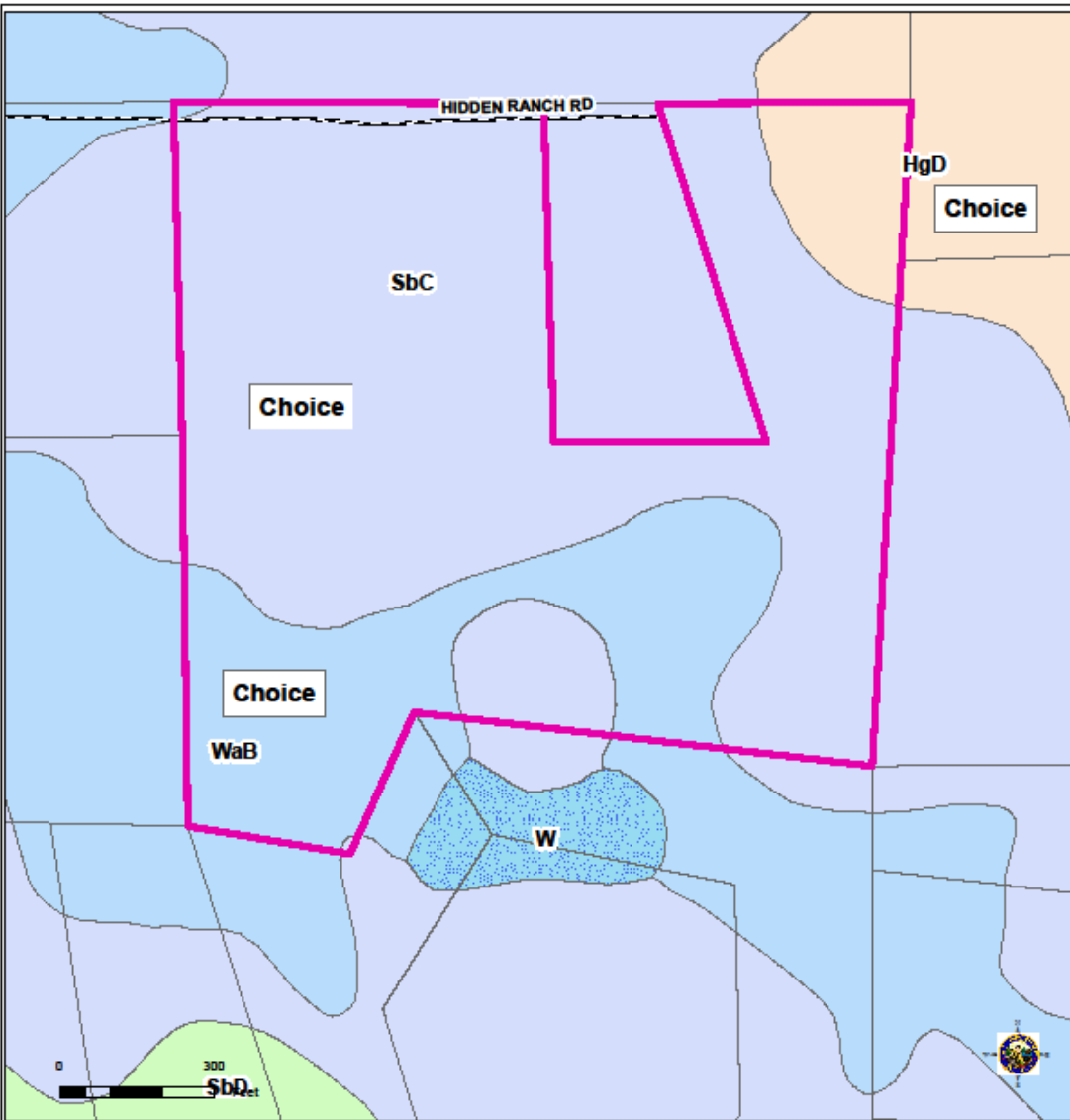
Agricultural Lands (AL)
Fairplay-Somerset
Agricultural District
Williamson Act Contract

Hidden Ranch Zoning



Zoning Planned Agriculture 20 Acres (PA-20)

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 5, feet)

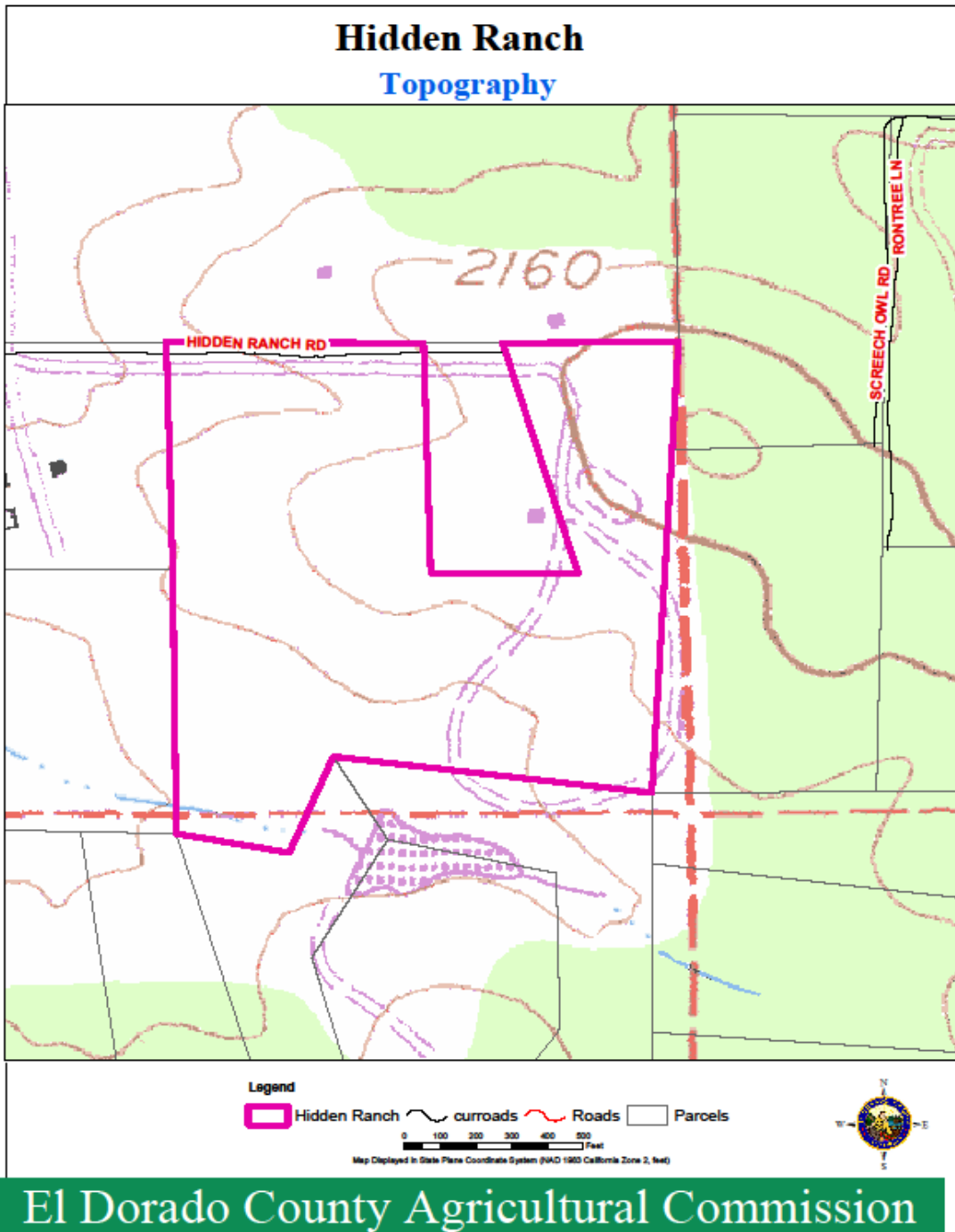
El Dorado County Agricultural Commission

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

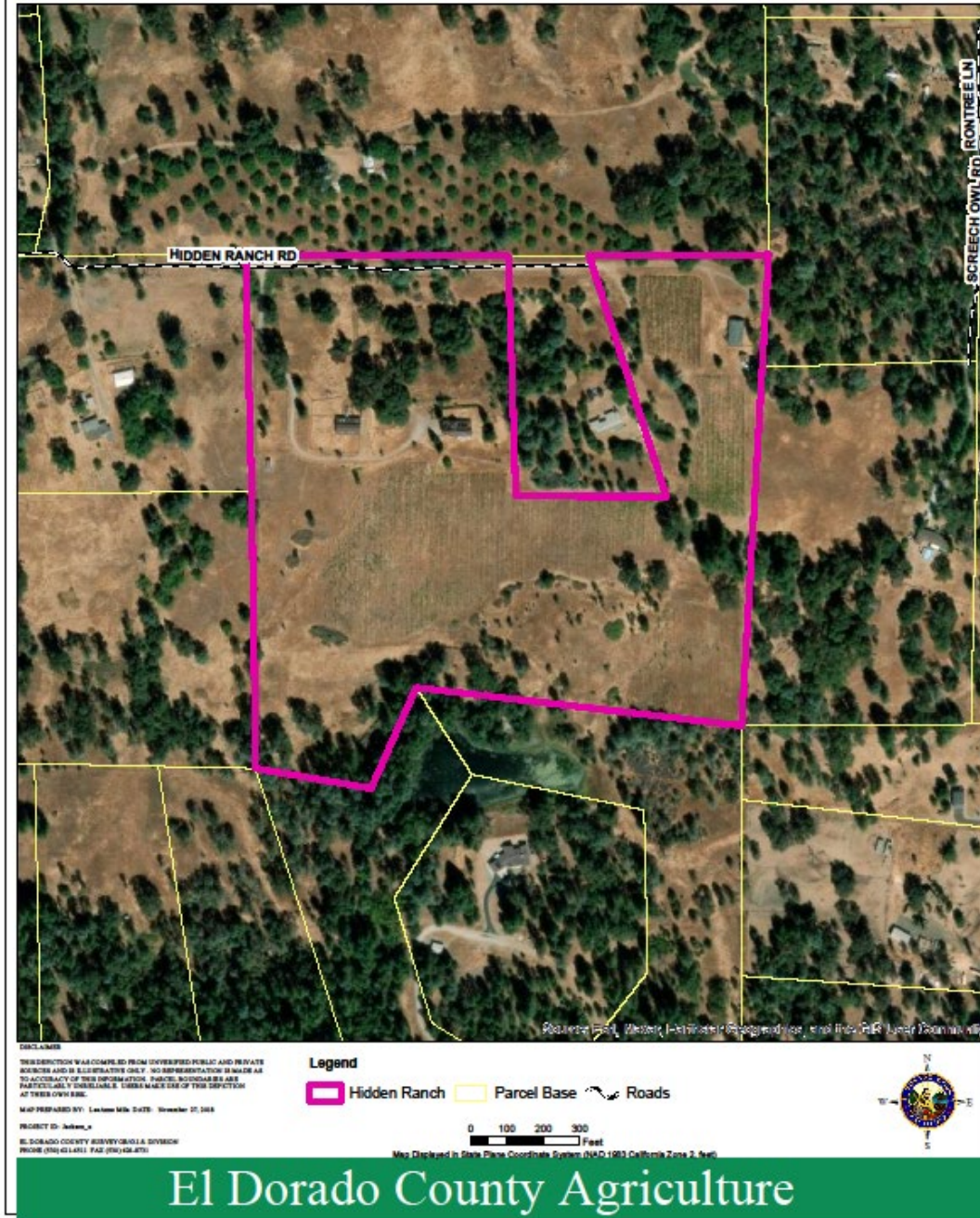
Hidden Ranch Topography



Topography

Approximately 15% slope in area of proposed cultivation

Hidden Ranch





PLA









































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 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.

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:

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.

Relevant General Plan Policies

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. Commercial Cannabis Cultivation permits are reviewed every two years.