

**CCUP20-0005/ Arabian  
Commercial Cannabis  
Cultivation Commercial  
Cannabis Use Permit  
Assessor's Parcel Number:  
041-900-008**

## 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. Section 130.41.200.5.N of the 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 and the recommendation of the Agricultural Commission, including any suggested conditions or restrictions, shall be forwarded to and considered by the Planning Commission."

The applicants are requesting the following:

CCUP20-0005 - ARABIAN COMMERCIAL CANNABIS CULTIVATION (Robert Arabian): A Commercial Cannabis Use Permit request for the cultivation of commercial cannabis located at 5445 Hawkeye Court, Somerset, Ca. The project is located on a 20-acre parcel in an RL-20 zone district. This application is for up to 9,639 square feet of outdoor cultivation with no light assistance. The cannabis will be grown from seed started on premises, grown to maturity, harvested & transported to a licensed manufacturing facility for further processing. Shade cloth structures will be installed over the canopy areas using hoops. The hoops will remain in place year round and the covering will be used temporarily as needed based on the growing conditions. For instance when conditions are very hot, shade cloth can be added to reduce stress on plants and reduce the amount of water needed in the soil. The applicant will be the sole full time employee. The property, identified by Assessor's Parcel Number 041-910-008, is located on the south side of Hawkeye Road, approximately 0.5 mile south of the intersection with Happy Valley Road, in the Somerset area.

## Parcel Description:

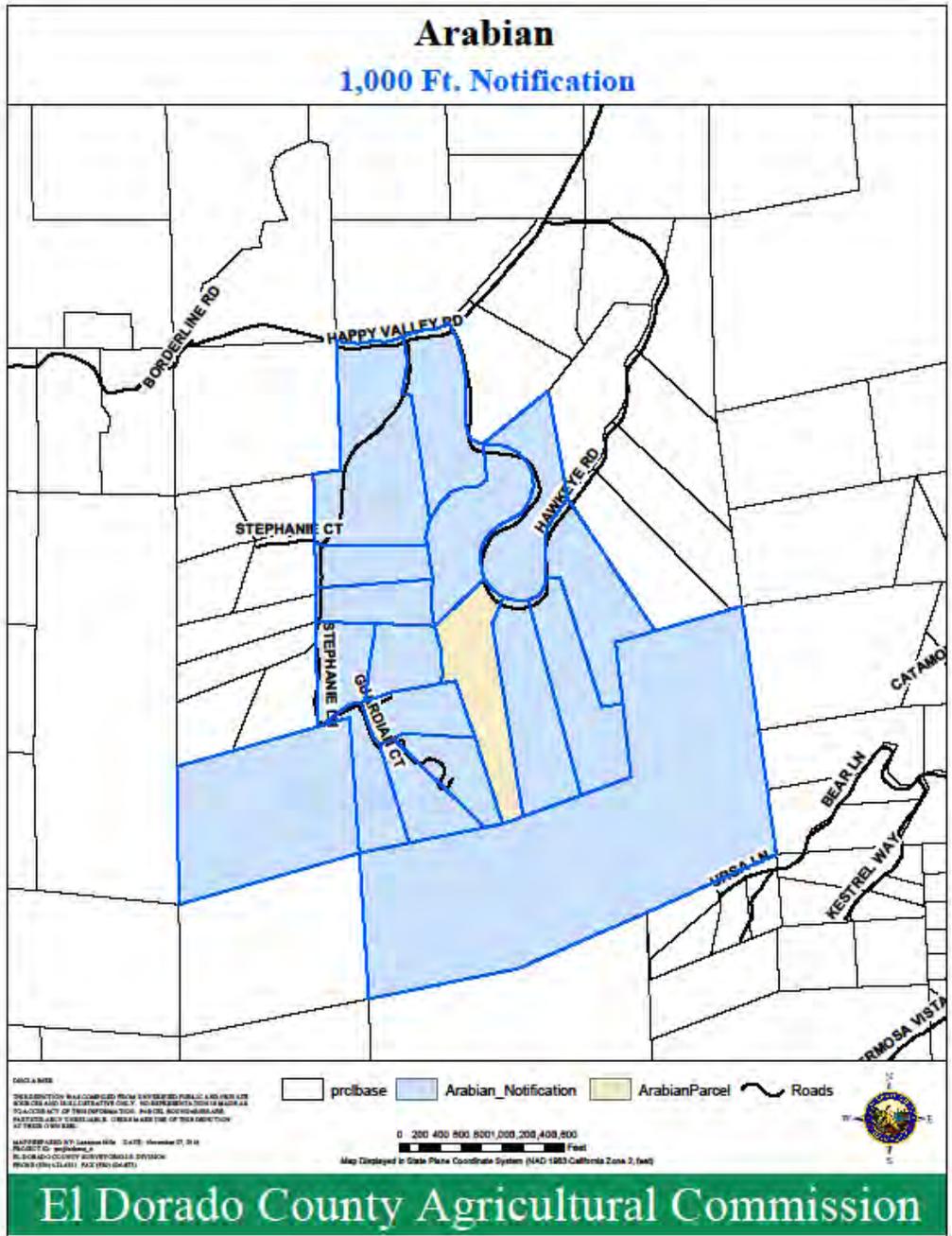
Parcel Number and Acreage: 041-900-008, 20 acres

Agricultural District: None

Land Use Designation: Rural Residential, RR

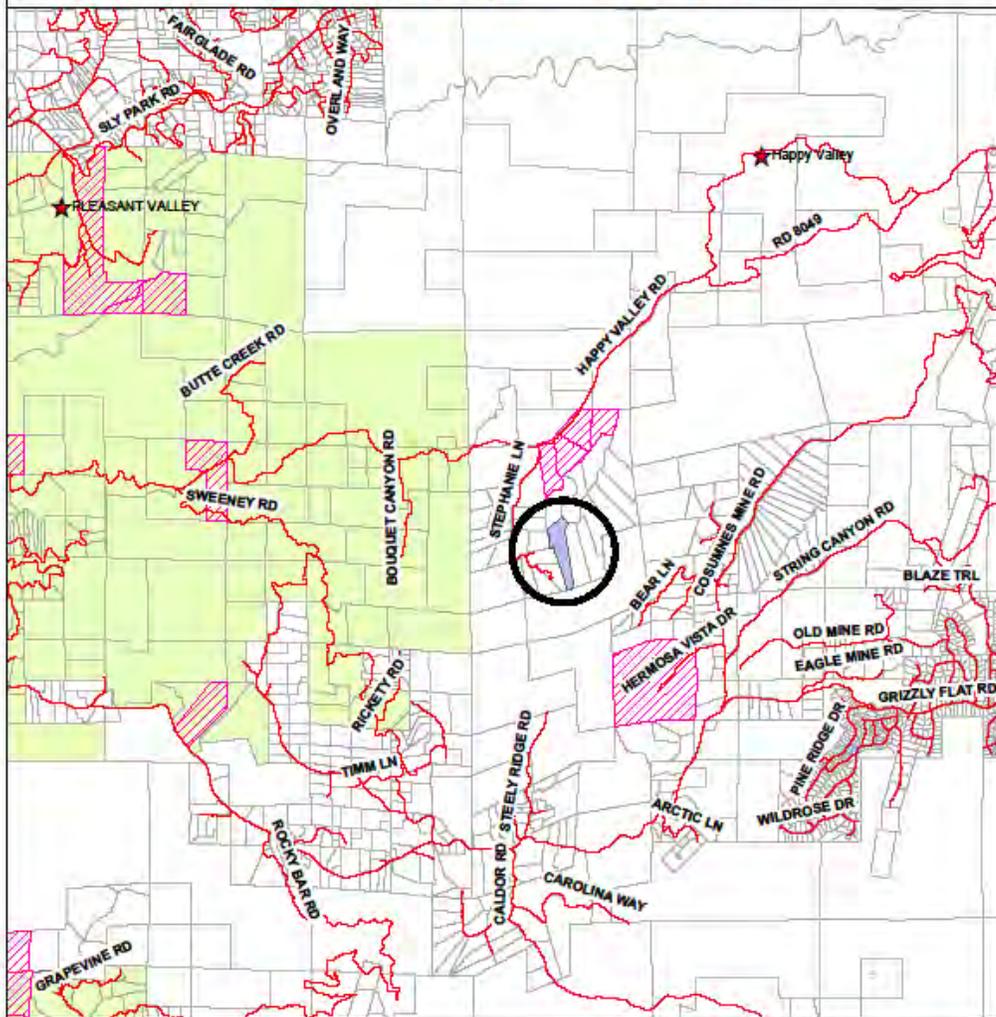
Zoning: RL-20 (Rural Lands, 20 acres)

No Choice Soils



**1000 Ft. notification**

# Arabian Commercial Cannabis Proximity to Agricultural District



**This parcel is not in an Agricultural District or and an Ag Preserve.**

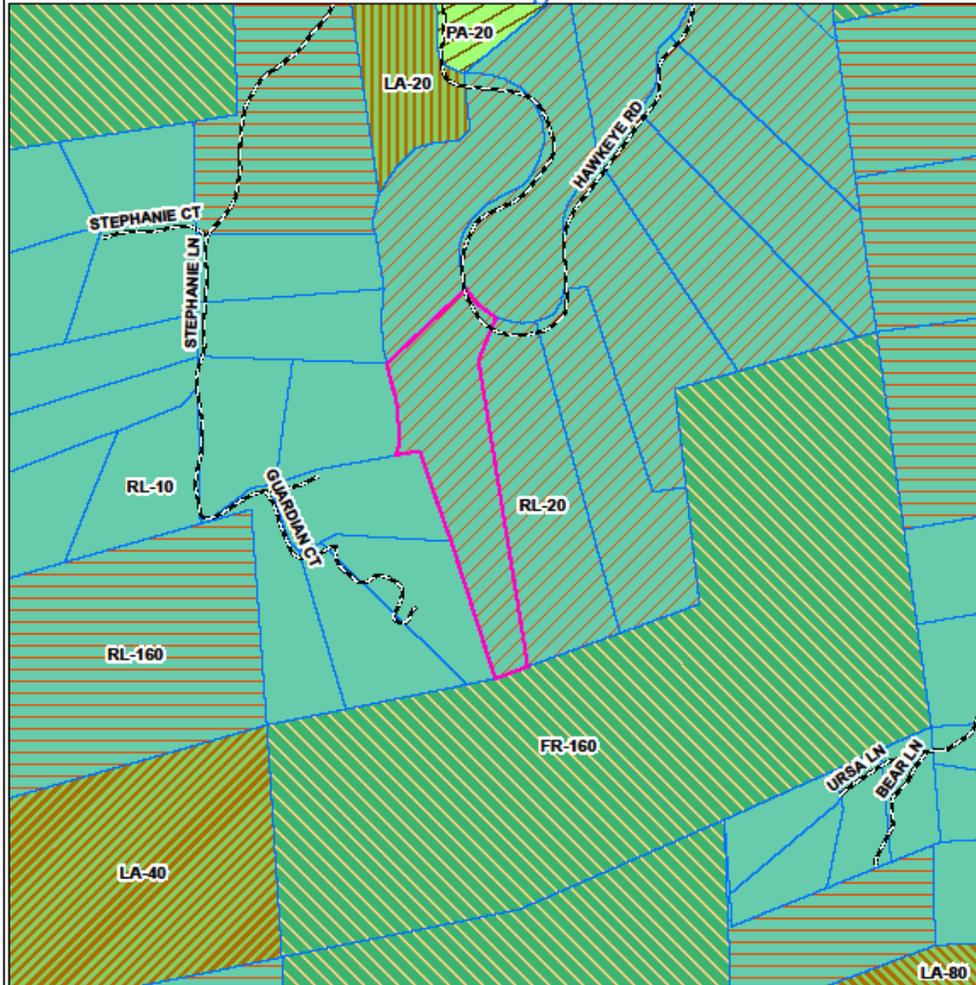
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MAP PREPARED BY: Lisa Ann Smith, DATE: November 07, 2017  
PROJECT NO.: 23-0940-G-2  
EL DORADO COUNTY AGRICULTURAL COMMISSION  
PHONE: (916) 437-4011 FAX: (916) 437-4010

Ag District    Parcel Base  
Arabian Parcel    Major Roads  
Ag Preserves

0 1 Miles  
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, NAD)

# Arabian Commercial Cannabis

## Zoning



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 MAP PREPARED BY: Jackson Mills, Inc. 04/28/2024 07:00 AM  
 PROJECT ID: 23-0940  
 EL DORADO COUNTY BEVERLY/HILLS DIVISION  
 PROJECT: (04) 03-1491 / PAR (04) 04-471

Parcel Base	LA-20 = Limited Agriculture 20 Acres	FR-160 = Forest Resource 160 Acres
Arabian Parcel	LA-40 = Limited Agriculture 40 Acres	RL-10 = Rural Land 10 Acres
Roads	LA-80 = Limited Agriculture 80 Acres	RL-20 = Rural Land 20 Acres
	PA-20 = Planned Agriculture 20 Acres	RL-160 = Rural Land 160 Acres

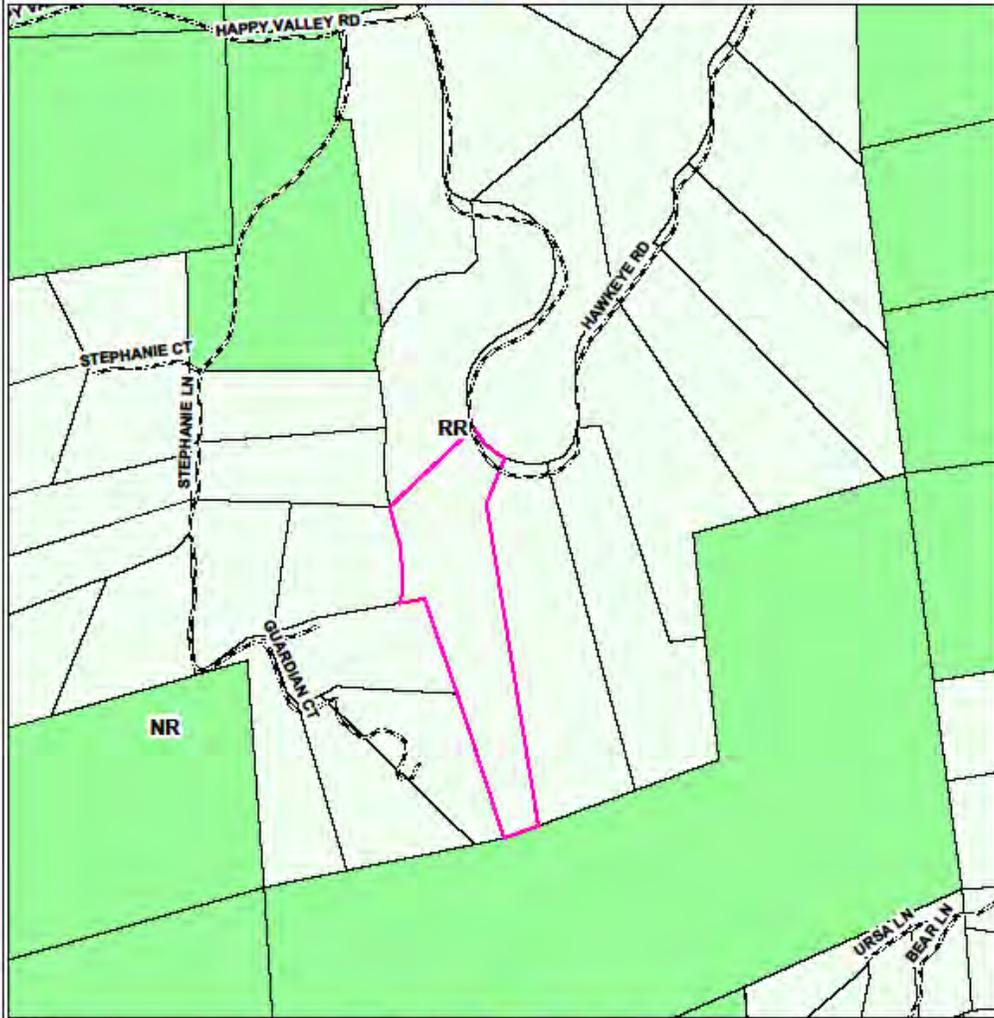
Scale: 0 100 200 300 400 500 600 700 800 Feet  
 Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

# Zoning

**RL-20: Rural Land, 20 Acres**

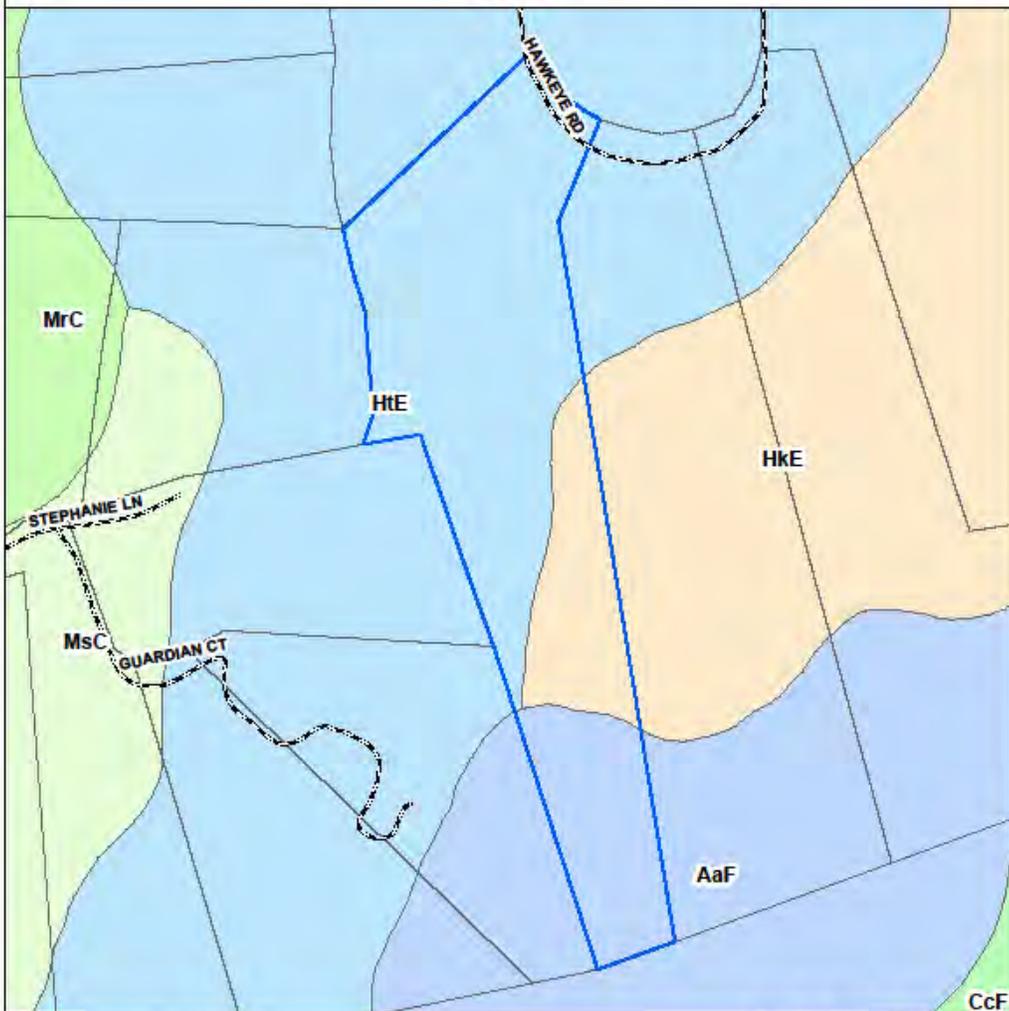
# Arabian Commercial Cannabis Land Use



## Land Use

### RR: Rural Residential

# Arabian Commercial Cannabis Soils



No Choice Soils

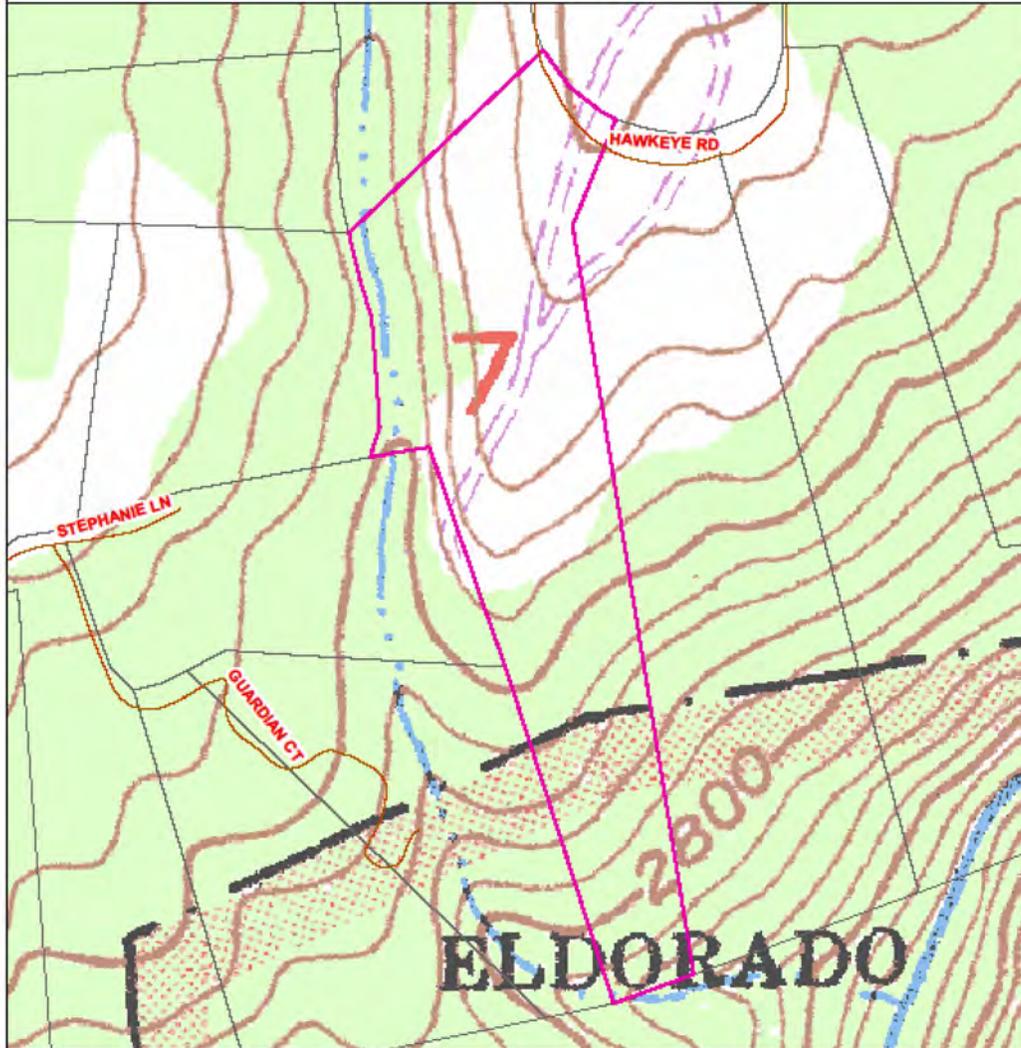
0 100 200 300 400 500 Feet

Arabian Parcel  
 Soils  
 Acidic rock land  
 Chair very rocky coarse sandy loam, 50 to 70 percent slopes  
 Holland very rocky coarse sandy loam, 15 to 50 percent slopes  
 Hoke very rocky coarse sandy loam, 15 to 50 percent slopes  
 Musick rocky sandy loam, 5 to 15 percent slopes  
 Musick sandy loam, 9 to 15 percent slopes

PREPARED BY: LINDSEY SIMS DATE: November 17, 2018  
 PROJECT ID: 23-0940  
 EL DORADO COUNTY RESERVE/FORRESTAL DIVISION  
 PHONE (916) 421-4111 FAX (916) 421-4111

MAP DISPLAYED IN STATE PLANE COORDINATE SYSTEM  
 (NAD 1983 California Zone 2, UTM)

# Arabian Commercial Cannabis Topography



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MAP PREPARED BY: Geomatics, Inc. On: 11/16/2017, 10:14 AM  
PROJECT ID: 20170101\_01

### Legend

- curroads
- Parcels
- ArabianParcel
- Roads

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



























**Discussion:**

A site visit was conducted on July 22, 2021 to review the location for the proposed cultivation area.

**Staff Recommendation:**

Staff recommends support of the applicants proposal for a cannabis cultivation operation on a 20 acre property located at 5445 Hawkeye Court, Somerset Ca. - APN: 041-900-008 based on the following analysis of compliance with General Plan policies:

## Relevant 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.

Policy 2.2.2.2 is not applicable as the parcel are not in an Agricultural District.

#### 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

**There is a Limited Agriculture parcel to the north, which has a vineyard and is approximately 1400 feet away from the cultivation site. The cultivation site should not have any affect on the vineyard.**

- 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

**The project parcel is zoned RL and is surrounded by RL zoned parcels.**

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The project will not reduce the size of the parcel.

### 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.

**Policy 8.1.3.5 is not applicable as this parcel does not have agricultural zoning.**

## Setbacks:

Commercial cannabis shall be setback a minimum of 800 feet from the property line of the site or public right-of-way.

If waiver is requested from the setback; review the applicant's mitigating measures to reduce conflicts and provide a recommendation which may include suggested conditions or restrictions.

The applicant is unable to meet the 800 ft. setback from the property line due to the constraints from the size of the parcel.

The applicant has designed his project to meet the design threshold the County requires. The applicant has submitted an odor study that supports the projects ability to meet design thresholds.

**The distances and odor readings are outlined in the odor study as follows:**

Location	Distance to Property Line		Maximum Conc.	Conc. At Property Line	Lowest Dilution Ratio	Fenceline DT
	(ft)	(m)				
Eastern Property Line #1	123	37.5	16,718	3,741	4.47	4.48
Eastern Property Line #2	125	38.1	50,261	14,231	3.53	5.66
Eastern Property Line #3	125	38.1	31,464	9,415	3.34	5.98
Western Property Line	330	100.6	25,706	5,329	4.82	4.15
Northern Property Line	298	90.9	18,882	4,352	4.34	4.61
Southern Property Line	1438	438.4	31,464	<4,801 <sup>a</sup>	>6.55	>3.05
Baseline DT	20					

Notes

a. The Southern property line lies outside the modeling grid. The concentration at the Sotherthern property line below this value.

**The distances and odor readings are outlined in the odor study as follows:**

Location	Distance to Property Line		Maximum Conc.	Conc. At Property Line	Lowest Dilution Ratio	Fenceline DT
	(ft)	(m)				
Eastern Property Line	20	6.1	1,764	1,640	1.08	18.59
North Property Line	550	167.7	17,617	3,619	4.87	4.11
Western Property Line	1250	381.1	17,617	3,926	4.49	4.46
Southern Property Line	250	76.2	17,617	2,407	7.32	2.73
Baseline DT	20					