



Agricultural Commission Staff Report

Date: October 8, 2025

To: El Dorado County Agricultural Commission

From: Corrie Larsen, Assistant Agricultural Commissioner

Subject: **Re: CCUP22-0001/ BH&2K Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Numbers: 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 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

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 and County design thresholds for Commercial Cannabis 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.

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:

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.

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.



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:

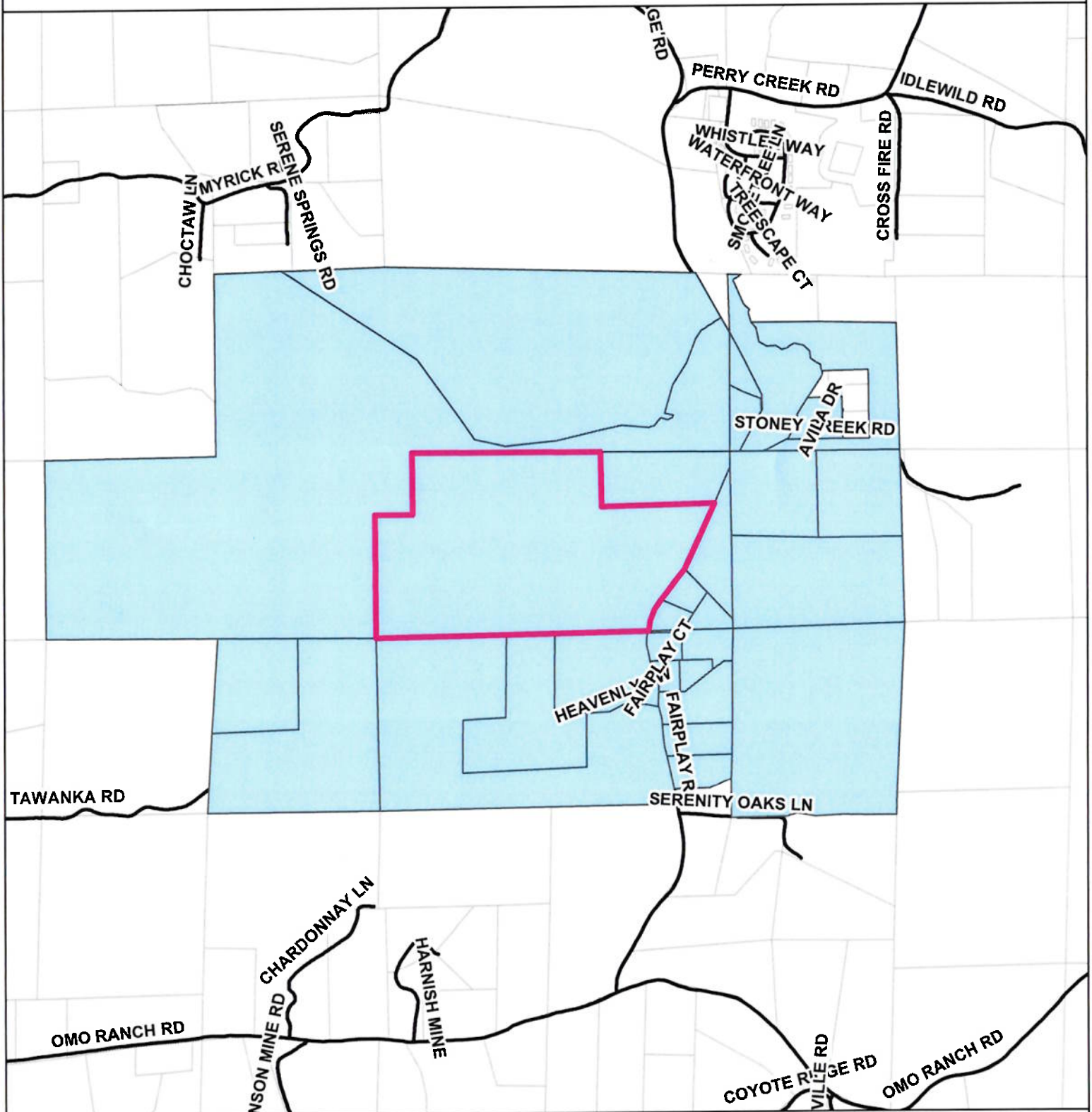
CCUP22-0001/ BH&2K, LLC Commercial Cannabis Cultivation Commercial Cannabis Use Permit Assessor's Parcel Number: 094-090-010

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BH&2K

1000 Foot Notification



Notifications
 BH&2K
 Parcel Base
 Roads

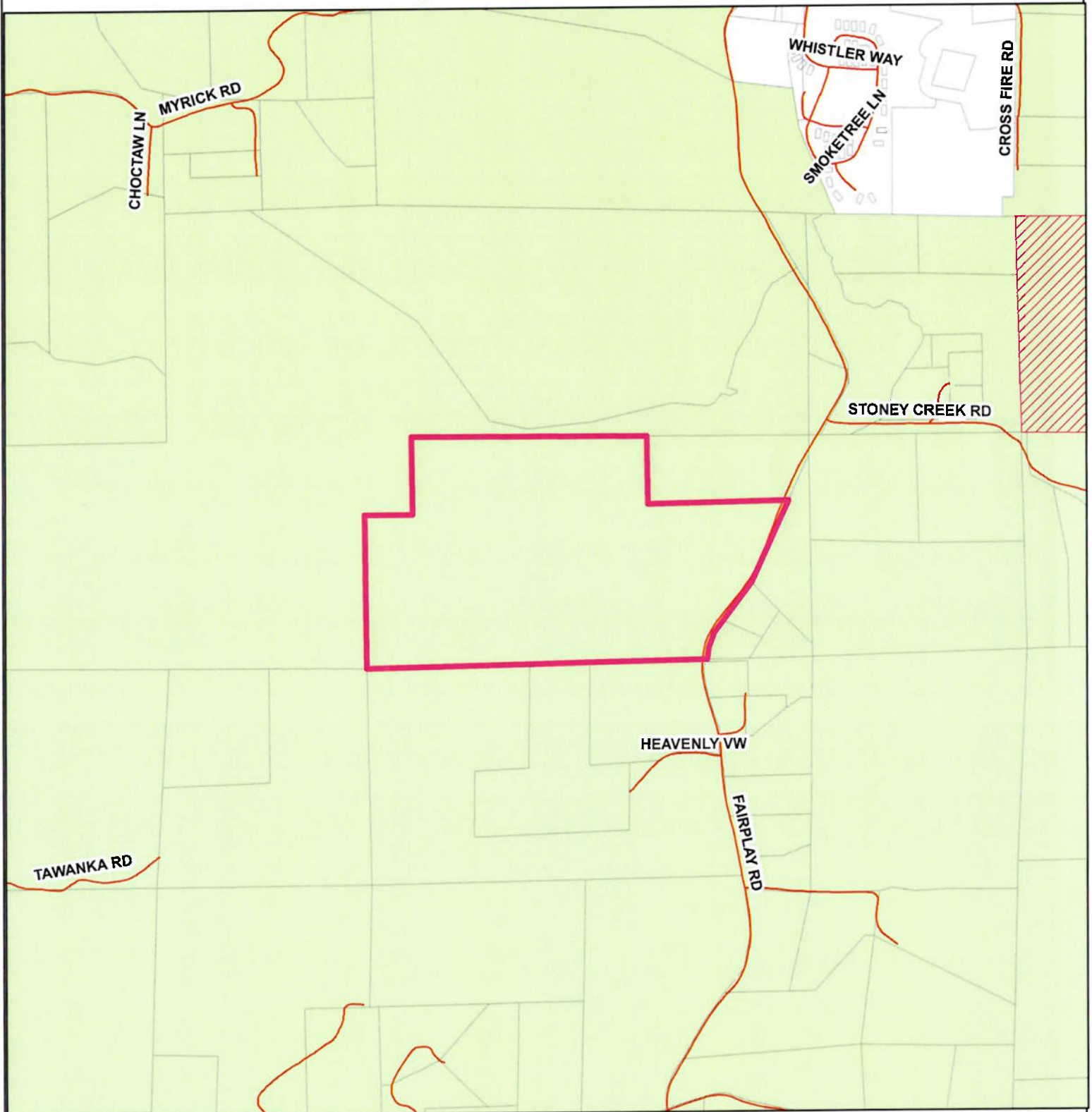
0 200 400 600 800 1,000 1,200 1,400 Feet

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



BH&2K

Proximity to Agricultural District

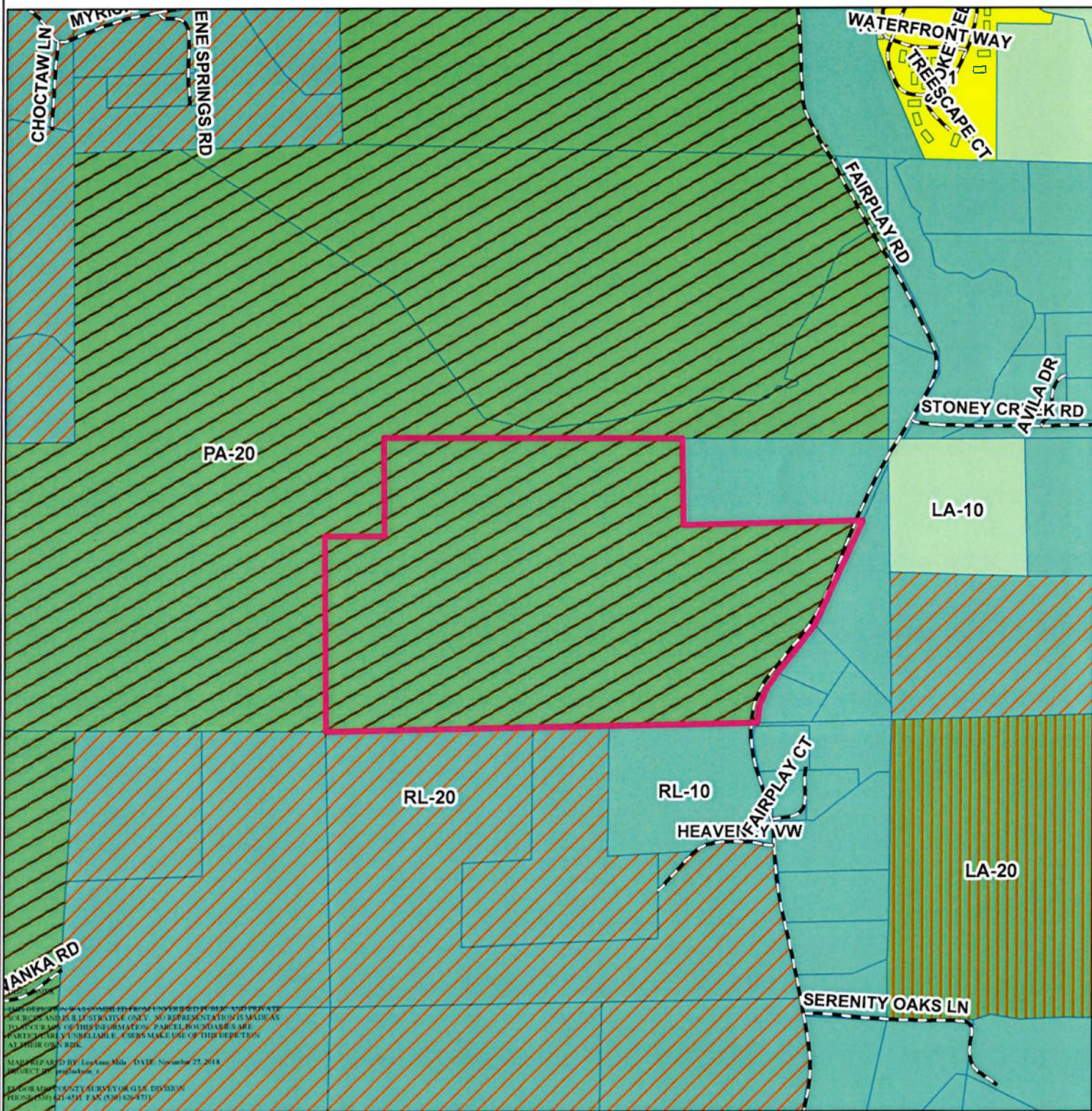












- BH&2K
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

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



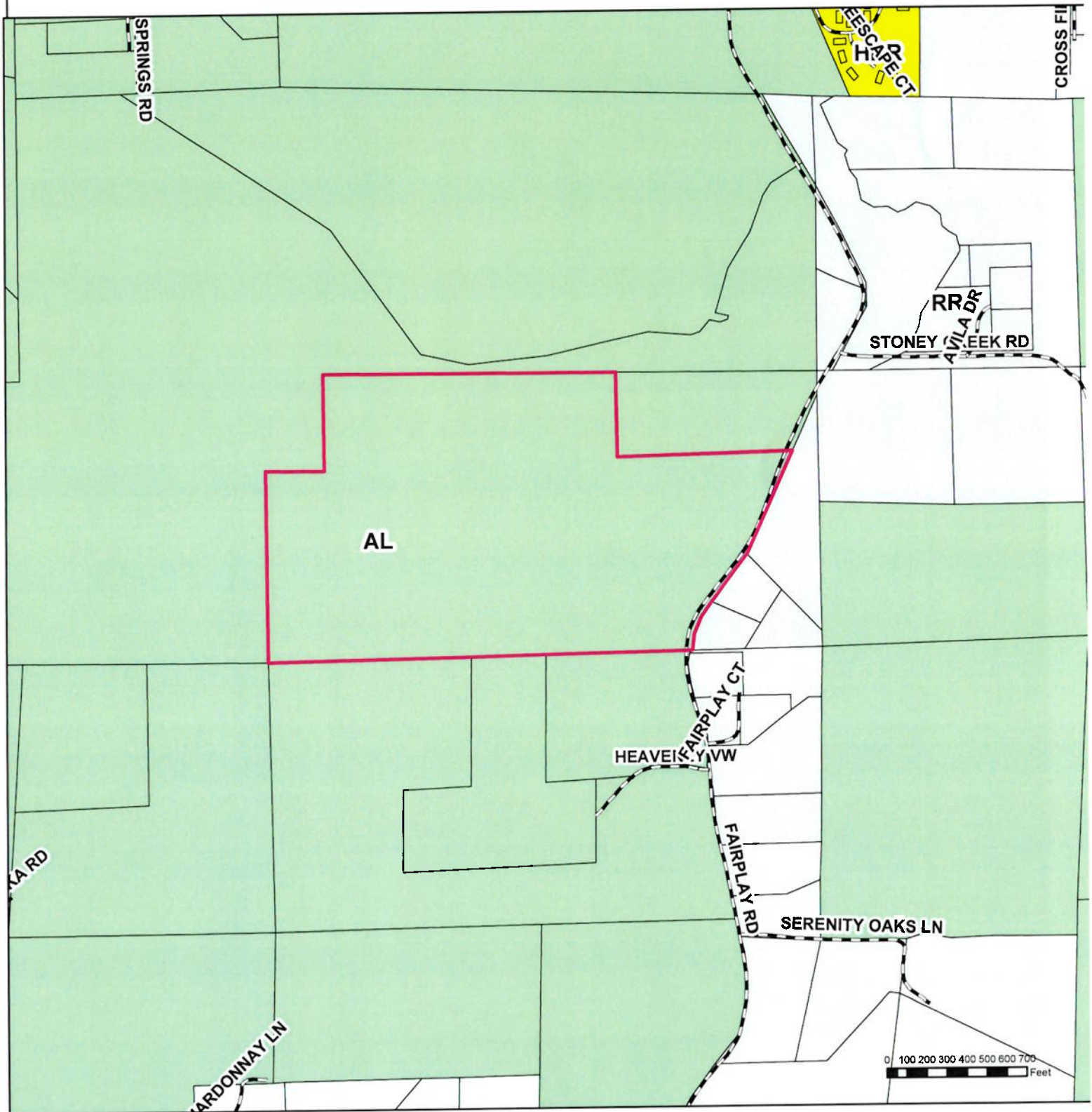
Zoning



- | | | | | | |
|---|-------------|---|--------------------------------------|---|-----------------------------------|
|  | BH&2K |  | LA-10 = Limited Agriculture 10 Acres |  | RE-5 = Residential Estate 5 Acres |
|  | Parcel Base |  | LA-20 = Limited Agriculture 20 Acres |  | RL-10 = Rural Land 10 Acres |
|  | Roads |  | PA-20 = Planned Agriculture 20 Acres |  | RL-20 = Rural Land 20 Acres |
| | |  | R1 = Residential Single Unit | | |



BH&2K Land Use



- BH&2K
- Agricultural Lands
- Parcels
- High Density Residential
- Roads

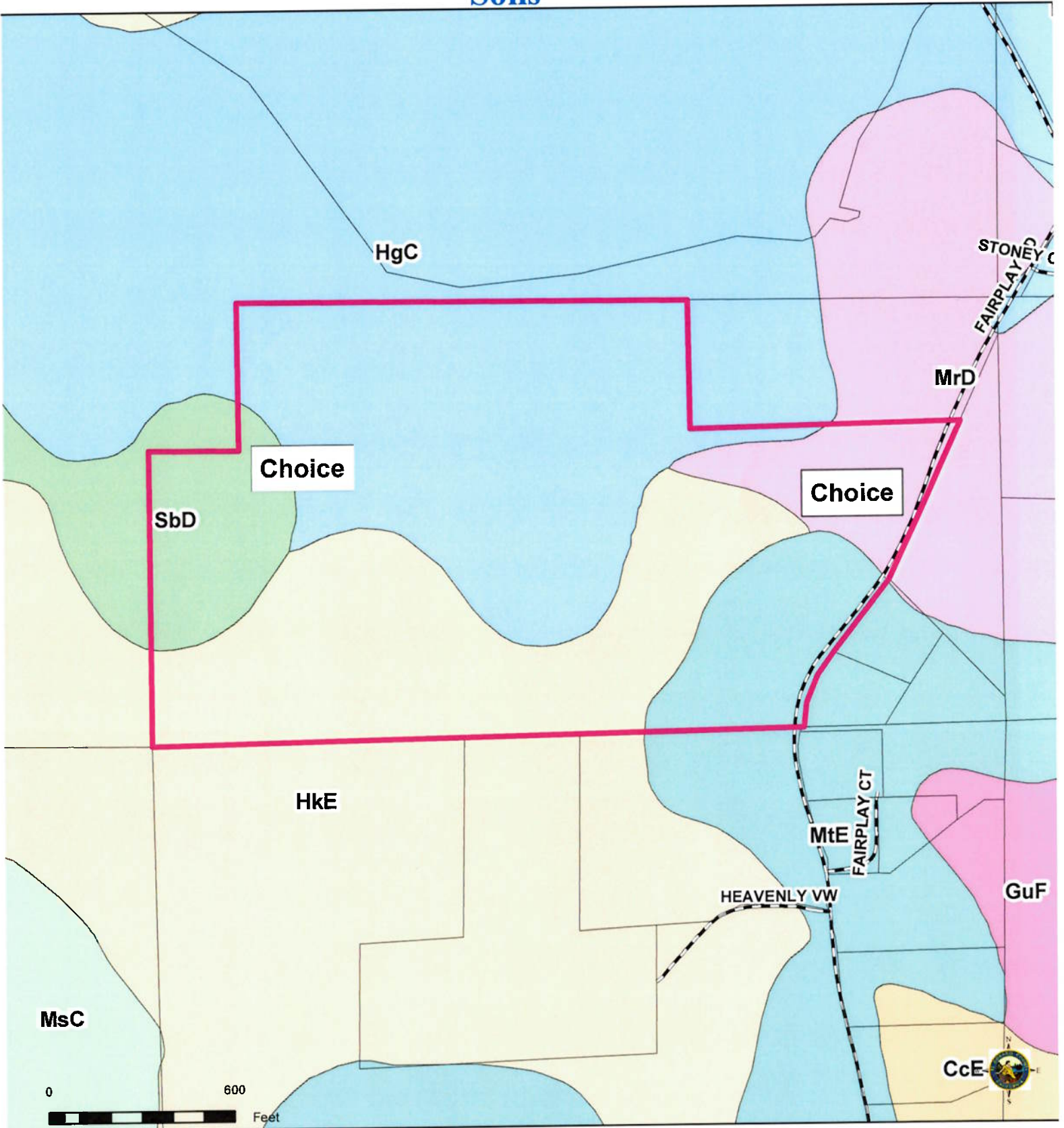
Rural Residential

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



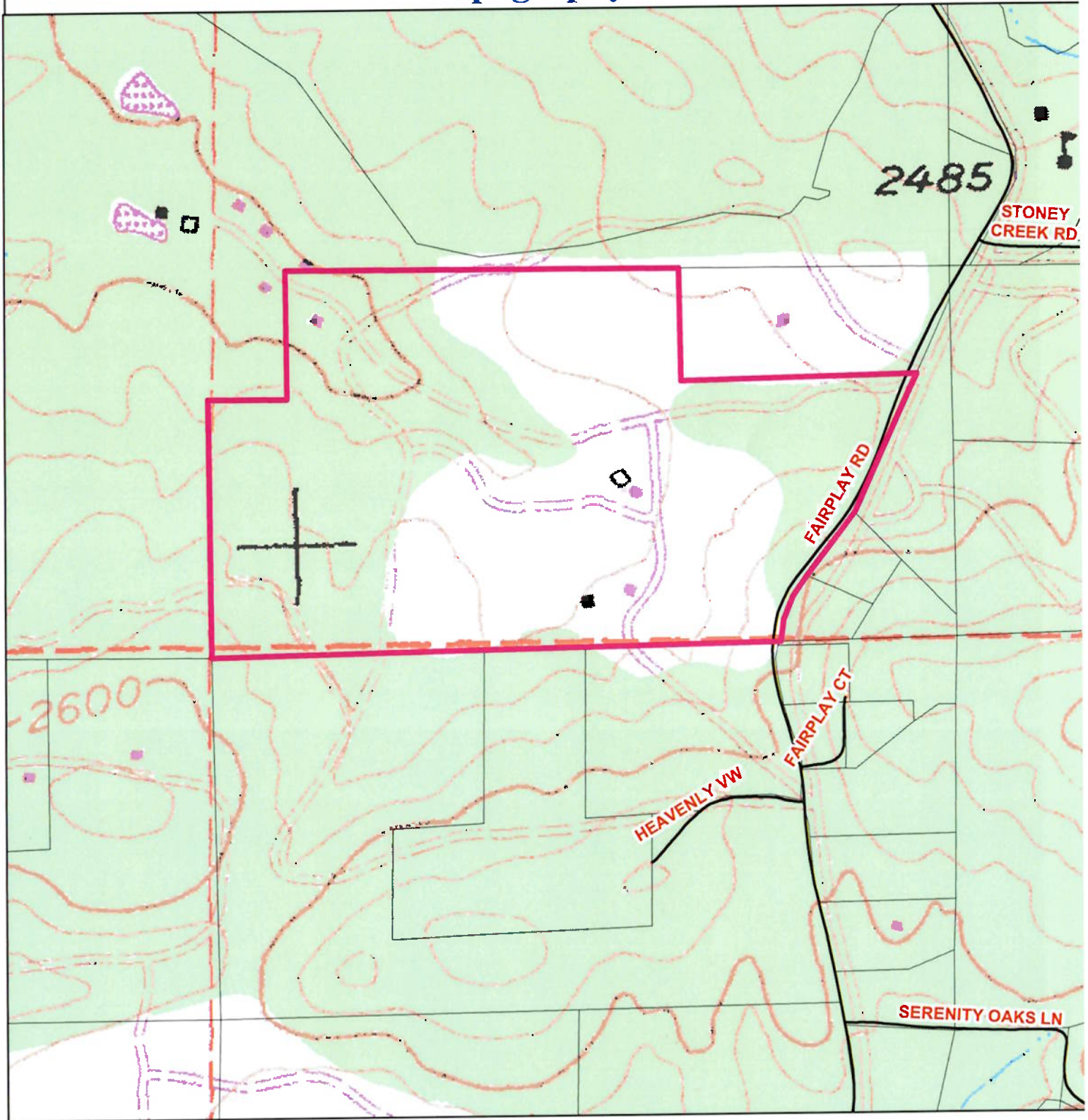
BH&2K

Soils



- | | | |
|--|---|---|
| BH&2K | Holland coarse sandy loam, 9 to 15 percent slopes | Musick sandy loam, 15 to 30 percent slopes |
| Chaix very rocky coarse sandy loam, 9 to 50 percent slopes | Holland very rocky coarse sandy loam, 15 to 50 percent slopes | Musick very rocky sandy loam, 15 to 50 percent slopes |
| Gullied land | Musick rocky sandy loam, 5 to 15 percent slopes | Placer diggings |
| | Shaver coarse sandy loam, 15 to 30 percent slopes | |

BH&2K Topography



Legend

 BH&2K  curroads  Roads  Parcels

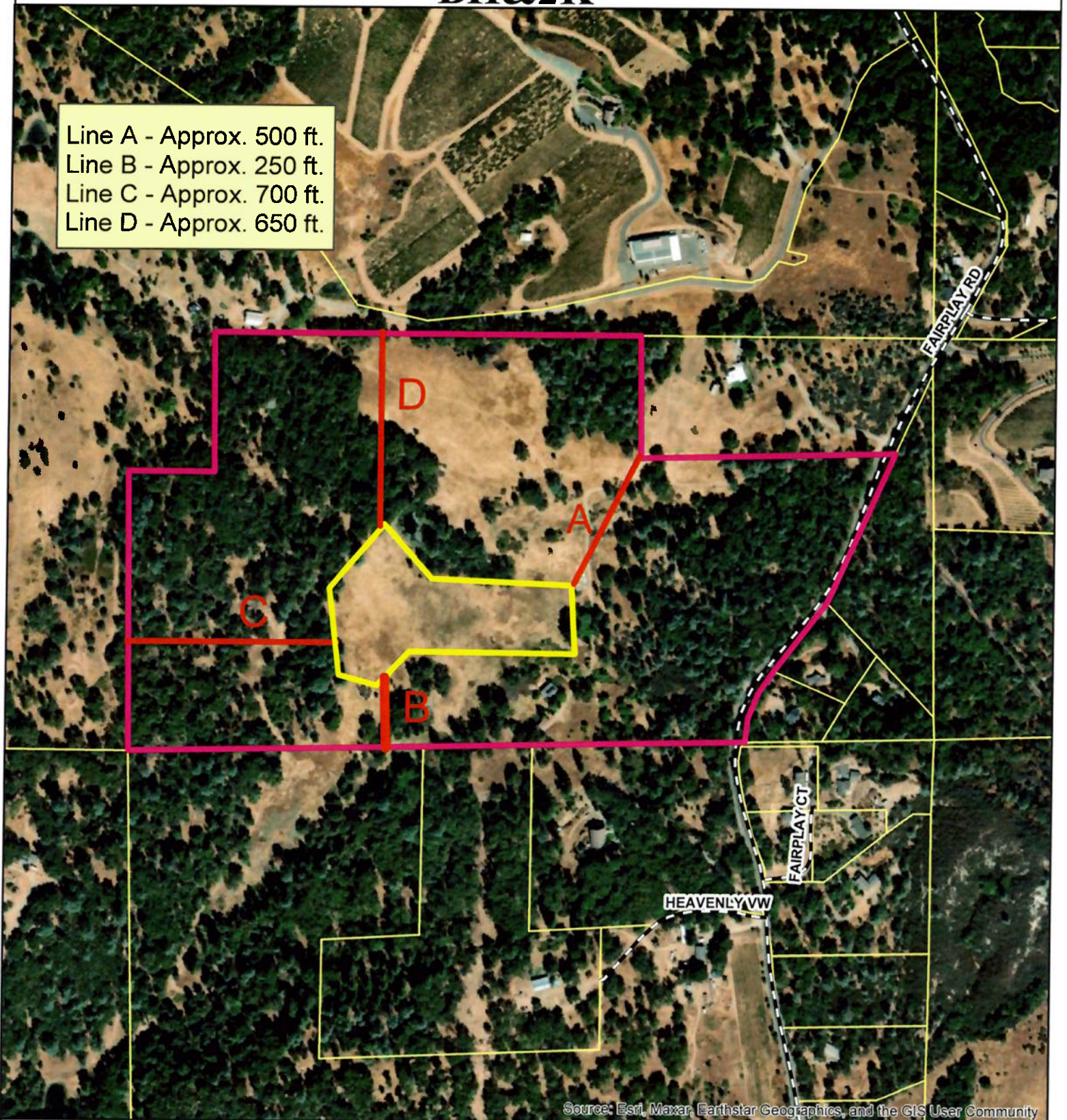
0 100 200 300 400 500 600 700 800 Feet

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



BH&2K

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



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

DISCLAIMER

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: LeeAnne Mide DATE: November 27, 2018

PROJECT ID: Jackson_s

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (930) 621-6511 FAX (930) 626-4731

Legend

BH&2K Parcel Base Roads

0 100 200 300 400 500
Feet

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

