

FINDINGS

Commercial Cannabis Use Permit CCUP21-0004/Single Source Solutions Planning Commission/March 28, 2024

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration (MND) together with the comments received during the public review process. The MND and associated Mitigation Monitoring and Reporting Program (MMRP) reflect the independent judgment of the County and have been completed in compliance with the California Environmental Quality Act (CEQA) and are adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the Initial Study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Rural Residential (RR) land use designation is to provide areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. A maximum of two (2) residential dwelling used to support the agricultural use are allowed. The RR designation may be applied in Rural Regions only.

Rationale: Development of the commercial cannabis cultivation is consistent with this policy. Commercial cannabis cultivation and nurseries are allowed by approval of a Commercial Cannabis Use Permit (CCUP) within the Limited Agriculture, 20-acre Minimum (LA-20) zone district. The LA zone district is consistent with the RR land use designation. The site is within a Rural Region. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.2.2.

General Plan Policy 2.2.2.2 establishes the Agricultural District (-A) overlay designation with 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 and which the Board of Supervisors has determined should be preserved primarily for agricultural uses.

Rationale: The project parcel has a vineyard on-site that would continue operation. The project was reviewed by the Agricultural Commission and found to be

consistent with the onsite Williamson Act Contract (WAC) and that the project would not impact agricultural activities.

2.3 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The project has been reviewed in accordance with General Plan Policy 2.2.5.2 and has been found to be consistent with all applicable policies of the General Plan. As conditioned, the proposal is consistent with the intent of the General Plan, as determined within the General Plan Findings.

2.4 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is currently developed for agricultural uses. The adjoining properties to the north are zoned Planned Agricultural 20-Acres (PA-20). Parcels to the south, west, and north Rural Lands (RL) zoning designations. The project is consistent with the development standards within Section 130.41.200 of the Zoning Ordinance - Outdoor and Mixed-Light Cultivation of Commercial Cannabis; therefore, the project has been located and designed to be compatible with adjoining land uses.

2.5 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project proposes to utilize a well for water and a solar system for electricity.

2.6 The project is consistent with General Plan Policy 5.1.2.2

General Plan Policy 5.1.2.2 requires provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.

Rationale: Both the Pioneer Fire Protection District and the El Dorado County Sheriff's Office (EDSO) have stated that they can provide service that meets minimum established standards. EDSO requires that the site's surveillance system storage device or cameras must be transmission control protocol (TCP) capable of being accessed from the internet so that law enforcement can evaluate the situation in real time before responding. All applicable

agencies identified in Table 5-1 of the General Plan were sent the project, and no agency responded that the impact of the project would exceed the minimum level of service.

2.7 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project was reviewed by the Pioneer Fire Protection District for adequate fire protection services capacity. The site will be served by a well that was permitted by the County and has adequate flow rate. The project, as conditioned, is consistent with this policy.

2.8 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The Pioneer Fire Protection District and CalFire currently provide fire protection services to the project site. The department has imposed Conditions of Approval to ensure adequate water supply, storage, conveyance, and site access for fire protection remains adequate for the project. The site will be served by a well that was permitted by the County and has adequate flow rate. A fire safe plan approved by the department and CalFire will be implemented at the project site.

2.9 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 requires that prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as Conditions of Approval.

Rationale: The Pioneer Fire Protection District and CalFire currently provide fire protection services to the project site. Approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the General Plan, which shall include the provision of a financing mechanism for said services.

2.10 The project is consistent with General Plan Policy 5.7.3.1.

General Plan Policy 5.7.3.1 requires that prior to approval of new development, the Sheriff's Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

Rationale: EDSO has reviewed the project including the security plan, background check of the owners, spouses, and Designated Local Contact, and has inspected the site. EDSO requires that the site's surveillance system storage device or cameras must be TCP capable of being accessed from the internet so that law enforcement can evaluate the situation in real time before responding. EDSO has concluded that the department is able to provide law enforcement services for the site. No agency identified that the project would exceed service capacity.

2.11 The project is consistent with General Plan Policy 6.2.2.2, 6.2.3.1, 6.2.3.2.

General Plan Policy 6.2.2.2 requires that the County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local fire protection district having jurisdiction and/or California Department of Forestry and Fire Protection (Resolution 124- 2019, August 6, 2019).

General Plan Policy 6.2.3.1 requires that as a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district, that concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be available in accordance with applicable State and local fire district standards.

General Plan Policy 6.2.3.2 requires the applicant demonstrate that adequate access exists or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The Pioneer Fire Protection District and CalFire currently provide fire protection services to the project site. The department has imposed Conditions of Approval to ensure site access for fire protection remains adequate for the project. A fire safe plan approved by the department and CalFire will be implemented at the project site to ensure that adequate resources for fire protection will be available onsite.

2.12 The project is consistent with General Plan Policy 8.1.4.1.

General Plan Policy 8.1.4.1 requires that 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;
- 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.

Rationale: Section 130.41.200.5.N of the Zoning Ordinance states, “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 project was reviewed at the Agricultural Commission’s regularly scheduled meeting held on January 11, 2023. The Agricultural Commission recommended approval of Agricultural Department staff’s recommendations of support based on the analysis of compliance with pertinent General Plan policies and that the project would be compatible with the WAC. The project site would continue to meet the minimum standards required of the WAC.

2.13 The project is consistent with General Plan Policy TC-Xd.

Level of Service (LOS) for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the

Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: This project will be located in a Rural Region and does not worsen (as defined by General Plan Policy TC-Xe) LOS for any County-maintained road or State highway.

2.14 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two (2) percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than 10 trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B, or C of this policy are not met. The cannabis farm will be required to report travel data to the County Department of Transportation (DOT) annually. If the thresholds of this policy are met in the future, a Traffic Study will be required with permit renewal.

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The parcel is within the LA-20 zone district. The LA zone applies to the development of agricultural enterprises and uses whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing.

Rationale: The project has been analyzed in accordance with Zoning Ordinance Section 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix) for allowable uses. The proposed use is consistent with the LA-20 zone district as commercial cannabis cultivation and nursery facilities are allowed within the LA-20 zone district with the approval of a CCUP. The project has been analyzed in accordance with Zoning Ordinance Chapter

130.41 (Commercial Cannabis) for applicable development standards.

3.2 The project is consistent with Chapter 130.34.

Chapter 130.34 of the Zoning Ordinance establishes outdoor lighting requirements for developments with additional standards found in the Community Design Standards.

Rationale: The proposed project is consistent with the outdoor lighting standards. Conditions have been imposed requiring all lighting to be consistent with Chapter 130.34; therefore, this proposal will remain consistent with outdoor lighting standards.

3.3 The project is consistent with Section 130.41.100.

Section 130.41.100 requires that outdoor and mixed light cultivation of commercial cannabis shall be subject to Planning Commission approval of a CCUP.

Rationale: This project is a CCUP to allow for the construction and operation of a cannabis cultivation facility.

3.4 The project is consistent with Section 130.41.200.4.A

Section 130.41.200.A requires that outdoor or mixed-light commercial cannabis cultivation may only be permitted in RL, PA, Limited Agricultural (LA), and Agricultural Grazing (AG) zoned districts subject to a CCUP and Commercial Cannabis Annual Operating Permit (CCOP) under Section 130.41.100.

Rationale: The project parcel is within the LA-20 zone district.

3.5 The project is consistent with Section 130.41.200.4.B

Section 130.41.200.4.B requires that outdoor or mixed-light cultivation of commercial cannabis be limited to sites that meet the minimum premises area of 10 acres.

Rationale: The project parcel is 46.53 acres in size.

3.6 The project is consistent with Section 130.41.200.4.C.

Section 130.41.200.4.C requires outdoor or mixed-light commercial cannabis cultivation be subject to the following limits on maximum canopy based on zone district:

Lots zoned LA with a premises greater than 25 acres; Up to five (5) percent of the size of the premises per outdoor or mixed-light cultivation operation with a maximum of six (6) outdoor or mixed-light cultivation operations, but not to exceed two (2) acres of total canopy coverage for the premises, excluding any nursery area.