

*Public Comment
Rec 10/7/25 MT*

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October 7, 2025

El Dorado County Agriculture Commission
Placerville, California 95667
Clerk of Ag Email: eldcag@edcgov.us

RE: Hidden Ranch Cannabis CCUP22-0002 – 2145 Hidden Ranch Road

Dear Ag Commission:

My name is Cammy Morreale, I live in Somerset and fairly close to the subject property. I oppose this project for numerous reasons some of which are listed below.

There are many environmental, health and data driven reasons that Commercial Cannabis does not belong on the Hidden Ranch property. The most obvious is this property is surrounded by homes. This drug crop does not belong near homes! A drug crop is not a solution to drug crimes! The notion of legalizing commercial cannabis in El Dorado County to solve the black market drug crimes is a fallacy. You may know that El Dorado County Sheriff's Department has succeeded in significantly reducing the illegal grows in our county.

Reminder: Cannabis per El Dorado County's definition is NOT agriculture!

Over the past several years there has been numerous El Dorado County Residents and Professionals that have submitted significant fact based information, rules of law, CEQA and other concerns relating to the Commercial Cannabis Permits/Projects. The information that has been submitted to Ag, Planning and Board of Supervisors "BOS" support the need for no less than full EIRs and/or denial of permits based on significant flaws and gaps in the Mitigated Negative Declaration, Initial Studies, Third Party reports, and most of the other Project documents created by the County and submitted to the County. In this situation, the "Fair Argument Standard" requires there must be an Environmental Impact Report "EIR" and/or denial of permits/projects. Arbitrarily accepting "less than significant" Mitigated

Negative Declarations is the opposite of thoughtful stewardship of our lands, resources and human health and wildlife.

Additionally, the County has allowed deviations of the Cannabis Ordinances as it relates to setbacks (e.g. Property line, Bus Stops, etc.) and other sections of the ordinances. Upholding Setbacks protects our children. The bus stop in my neighborhood (David Harde project) was missed by Staff and then diluted in the Appeal.

I call your attention to the Board of Supervisor's meeting on 4/9/24 (File 24-0688) regarding disbanding the Cannabis Adhoc Committee". In this meeting, the BOS directed staff to NO longer pursue any additional changes to the cannabis ordinance, including setbacks, canopy limits, propagation, and manufacturing. We urge you to uphold this decision and NOT allow this project to reduce the property set back lines and uphold the bus stop and schools set back lines. Additionally, there is no conclusive evidence the reduction of the 800 foot setback will achieve the purpose intended in the Ordinance. Nor does the November 2018 measures support the reduction.

In addition, you may know that the Air Quality dilution threshold of 7dts was created by El Dorado County's Air Quality Management for the 800 ft property line setback. There is no evidence or precedence that a reduced setback will achieve 7dts AND there is no proof 7dts will even be successful. Each property and proposed cultivation locations differ and should be thoughtfully and strategically planned to achieve zero odor.

Furthermore, Property Line Setback reductions cause more impacts to the public and wildlife health and environment because of the mitigation requirements – this is a fact! Evaluate each project on it's own set of circumstances - not all locations in the county are equal. Applications near residences, wineries, water tributaries, wildlife, etc. require more studies and mitigation.

I call your attention to the precedence created by the Green Gables Cannabis Project which was rejected in the Appeal Hearing on 11/7/23 due to the active Bus Stop. This precedence appears to be relevant to this project. On 11/7/23 Dave Scroggins (Superintendent of Latrobe School District) (re: Green Gable project) presented the Appeal - please see recording: https://eldorado.granicus.com/player/clip/1965?view_id=2&redirect=true - (go to time counter 4:38 to hear the Appeal for the BUS STOP).

Water Supply & Quality is of paramount importance! All of El Dorado County shares the same water table – see Ground Water in Fractured Hard Rock: <https://water.fact12011.pdf.ca.gov>

Some additional observations by the Residents and Professionals opposing the prior projects include but are not limited to:

- Engage more Expertise and related El Dorado County Agencies and outside sources to assist the Ag & Planning Departments in assessing requirements, creating processes and mitigation measures to protect and preserve our land, resources, wildlife and human health and safety. Furthermore, historical and trending information is lacking due to the infancy of these projects in our county.
- Re-engineer process and procedures for Staff of Ag and Planning to equitably serve all stakeholders. The project managers in the planning department are not accountable to the public and noticeably disregards the public's interests, requests, opinions and frequently do not return calls, emails, etc.
- Operating Permit Renewals must revert back to Annual. Strong oversight and partnership between the County and Growers is critical.
- Complaints need to be transparent and logged into the County's database for future analysis and monitoring. Cybele Holding's Project neighbor complained only to Lee Tannenbaum - the County admitted in a Planning Meeting, they were not aware of this complaint.
- Notification of projects in process or nearing a hearing date needs to be more forthcoming and provide significantly more notice. I propose the County provide no less than 60 days notice for all meetings. The 3 day notice we received for this Ag meeting was unacceptable and doesn't allow the public to provide thoughtful well planned information.
- More transparency from the County is important to foster a culture of trust and open communication, as well as establishing clear and secure channels for sharing information. The residents of El Dorado County are your partners. Our confidence of the County's commitment to fair and just treatment is low due to the actions observed on the past several cannabis projects. Please be great leaders & do the right thing!

Thank you for your consideration.

Sincerely,

Cammy Morreale

