



Agricultural Commission Staff Report

Date: April 7, 2021
To: El Dorado County Agricultural Commission
From: Charlene Carveth; Agricultural Commissioner
Subject: **CCUP20-0002/Green Valley Farm Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: 104-520-008**

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, including any suggested conditions or restrictions, shall be forwarded to and considered by the Planning Commission."

The applicants are requesting the following:

Commercial Cannabis Use Permit for the cultivation of commercial cannabis located at 4921 Rattlesnake Bar Rd., Pilot Hill, CA 95664, APN: 104-520-008. The project is located on a 178.057 acre parcel in an RL-20 zone district. This application is for 10,000 square feet of outdoor cultivation for the first two years and mixed light greenhouses for the third year and after. Processing will be done on site. Three part time employees will be utilized on site and 3-5 part time employees during the harvest season.

Improvements include:

- Immature Plan Area – (2) 20'x100" ag exempt hoop house totaling 4,000 square feet
- Ag Chemical Storage Area – 8' x 20" metal container totaling 160 square feet
- Ag Material Storage Area – 8' x 20' metal container 160 square feet
- A 600 square feet compost areas (non-hazardous).
- Processing Facility – 30' x 40' building totaling 1,200 square feet
- Flowering Canopy total 10,000 square feet
- (5) 20' x 100' Ag exempt hoop houses first 2 year and greenhouse 3rd year and after.

Parcel Description:

Parcel Number and Acreage: APN 104-520-008 (178.057 acres)

- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: RL-20, Rural Land 20 Acres
- Soil Type: No Choice Soils

Discussion:

A site visit was conducted on March 23, 2021 to review the location for the proposed cultivation area.



Cultivation site area looking north towards ag zoned properties.

Staff Recommendation:

Staff recommends support of the applicants proposal for a cannabis cultivation operation on a 178.057 acre property at 4921 Rattlesnake Bar Rd, Pilot Hill, California, APN: 104-520-008. 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.

This policy is not applicable as the parcels 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

The proposed project parcel has an adjacent LA-20, Limited Agriculture 20 acres, parcel to the north which has livestock. The parcels are buffered by Rattlesnake Bar Rd. In addition Pilot Creek runs to the north of Rattlesnake Bar Rd. The project has implemented the 800 foot setbacks from its own parcel line. The project should not intensify or add new conflicts with the agricultural activities on the LA-20 parcel.

- 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 does not create an island effect as there is no changes to zoning.

- 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.

General Plan policy 8.1.3.5: this proposal will not diminish or impair the existing or potential use of this agriculturally zoned parcel. The proposed area does not contain any choice soils. The location is not currently being used for agriculture, but large areas of the parcel could still be used for cattle grazing in conjunction with the commercial cannabis cultivation operation.

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.

This policy is not applicable as no setbacks waivers have been requested.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 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 **April 14, 2021, 6:30 pm. You may join the waiting room anytime after 6:25pm If you have any questions about the meeting please call Myrna at the office at (530) 621-6647 before 12:00pm on 1/13/2021.**

Myrna Tow is inviting you to a scheduled Zoom meeting. Join Zoom Meeting
<https://zoom.us/j/97881517357?pwd=Q1N4VXVXeWRIM0svWldncWJhV25PUT09> Meeting ID: 978 8151 7357 Passcode: 199681 One tap mobile +16699006833,,97881517357#,,, *199681# US (San Jose) +13462487799,,97881517357#,,, *199681# US (Houston) Dial by your location +1 669 900 6833 US (San Jose) +1 346 248 7799 US (Houston) +1 253 215 8782 US (Tacoma) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) Meeting ID: 978 8151 7357 Passcode: 199681 Find your local number:
<https://zoom.us/j/97881517357?pwd=Q1N4VXVXeWRIM0svWldncWJhV25PUT09>

CCUP20-0002/ Green Valley Farm Commercial Cannabis Cultivation
Commercial Cannabis Cultivation
Assessor's Parcel Number: 104-520-008
Planning Services Aaron Mount

Planning Request and Project Description:

Planning Services is processing an 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:

Commercial Cannabis Use Permit for the cultivation of commercial cannabis located at 4921 Rattlesnake Bar Rd, Pilot Hill, CA 95664 -APN: 104-520-008. The project is located on a 178.057 acre parcel in an RL-20 zone district. This application is for 10,000 square feet of outdoor cultivation for the first two years and mixed light greenhouses for the third year and after. Processing will be done on site. Three part time employees will be utilized on site and 3-5 part time employees during the harvest season.

Agricultural Commission Meeting Notice

Meeting Date: April 14, 2021

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.



5160®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

MORTON DAVID & DOMINIQUE
914 ORCHARD CT
PILOT HILL CA 95664-9674

TRACY DENNIS & REENS JUDY
960 ORCHARD CT
PILOT HILL CA 95664-9674

NISHITA ALLAN N & CHARMAINE C TR
4386 OAK VIEW DR
PILOT HILL CA 95664-9611

KEARNEY DONALD O
155 TIGER LILY RD
PILOT HILL CA 95664-9672

CUMMINGS LANCE R TR & PAMELA M
TR
PO BOX 146
PILOT HILL CA 95664

COUNTY OF EL DORADO
330 FAIR LN
PLACERVILLE CA 95667-4103

COUNTY OF EL DORADO
330 FAIR LN
PLACERVILLE CA 95667-4103

COUNTY OF EL DORADO
330 FAIR LN
PLACERVILLE CA 95667-4103

DEMAS ELISA B TR & MICHAEL D TR
275 TIGER LILY RD
PILOT HILL CA 95664-9672

KIRKLAND CRAIG & ROSE MARGARET
941 KINTYRE WAY
SUNNYVALE CA 94087-4909

MC NAUGHTON KEVIN L
607 STARLING LN
PILOT HILL CA 95664-9201

RICHARD RANDY & SANDY
600 STARLING LN
PILOT HILL CA 95664

RUGGERI CHRISTOPHER & JOANNE
571 STARLING LN
PILOT HILL CA 95664

SYVERSEN EARL LAWRENCE TR & REV
LIV TR OF 7/22/92
PO BOX 424
COOL CA 95614

ARBALLO JUDITH ANN
305 BORDEAUX CT #A
CHICO CA 95973

GUTIERREZ JOSE LUIS TR & ROSE ANN
TR
4900 RATTLESNAKE BAR RD
PILOT HILL CA 95664-9222

GUTIERREZ JOSE LUIS TR & ROSE ANN
TR
4900 RATTLESNAKE BAR RD
PILOT HILL CA 95664-9222

GUTIERREZ JOSE LUIS TR & ROSE ANN
TR
4900 RATTLESNAKE BAR RD
PILOT HILL CA 95664-9222

QUATTLEBUM GEORGIANNA & PEELER
PLUMER
5288 RATTLESNAKE BAR RD
PILOT HILL CA 95664-9665

SCHIRMER WILLIAM WARREN & MARIE
BARBARA TR
5286 RATTLESNAKE BAR RD
PILOT HILL CA 95664

LEE PA KOU
5347 RATTLESNAKE BAR RD
PILOT HILL CA 95664-9665

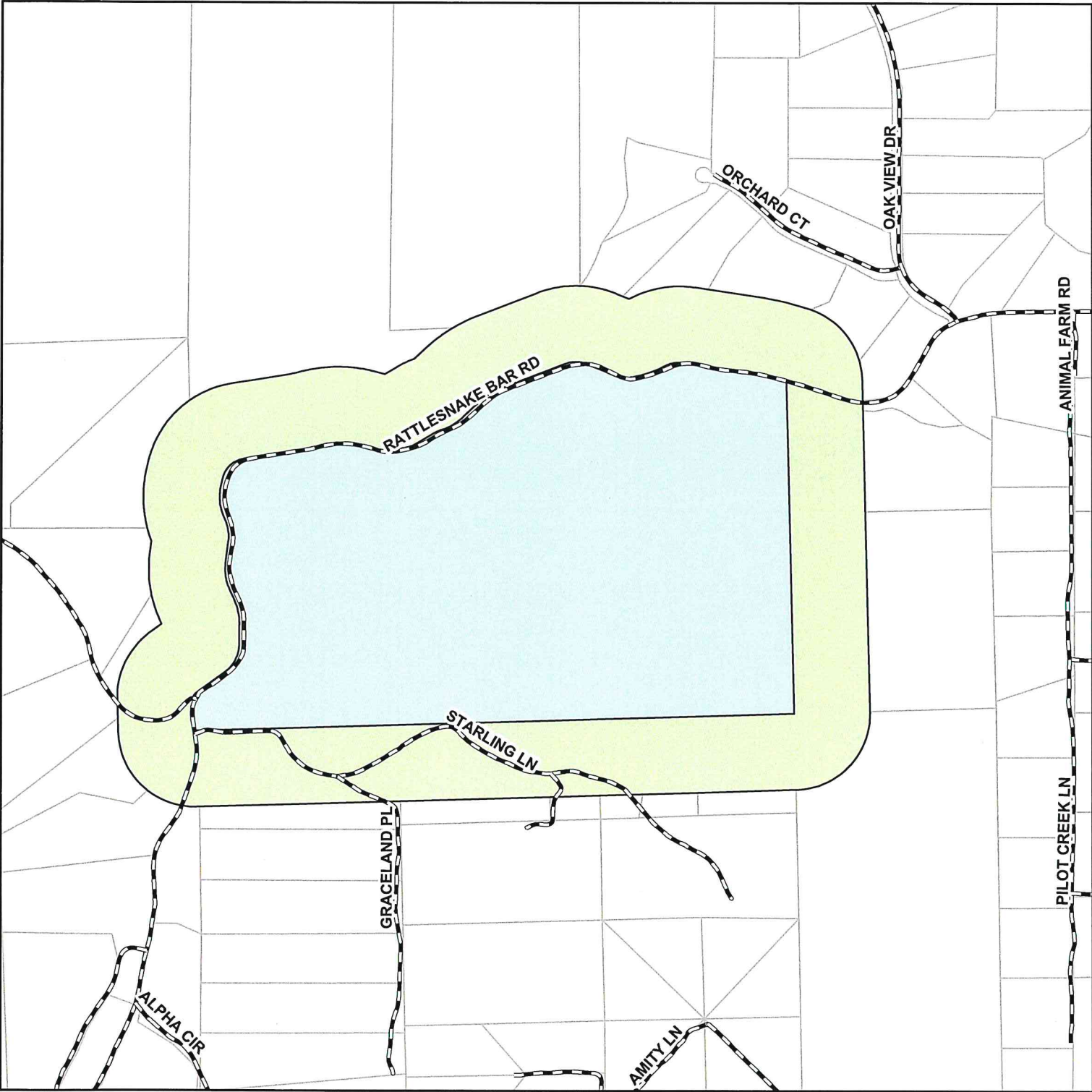
CBKL PROPERTY INC
PO BOX 5206
EL DORADO HILLS CA 95762

LORPANGKAO IA & DBA KL AND L
WESTERN PROPERTY
PO BOX 5210
EL DORADO HILLS CA 95762

LORPANGKAO IA & DBA KL AND L
WESTERN PROPERTY
PO BOX 1916
FOLSOM CA 95763

Green Valley Farm

Notification



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: Sara Dougherty DATE: March 24, 2021

PROJECT ID: sed074391_GVFarm_n

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

Parcel Base Roads Green Valley Farm 500ft Buffer

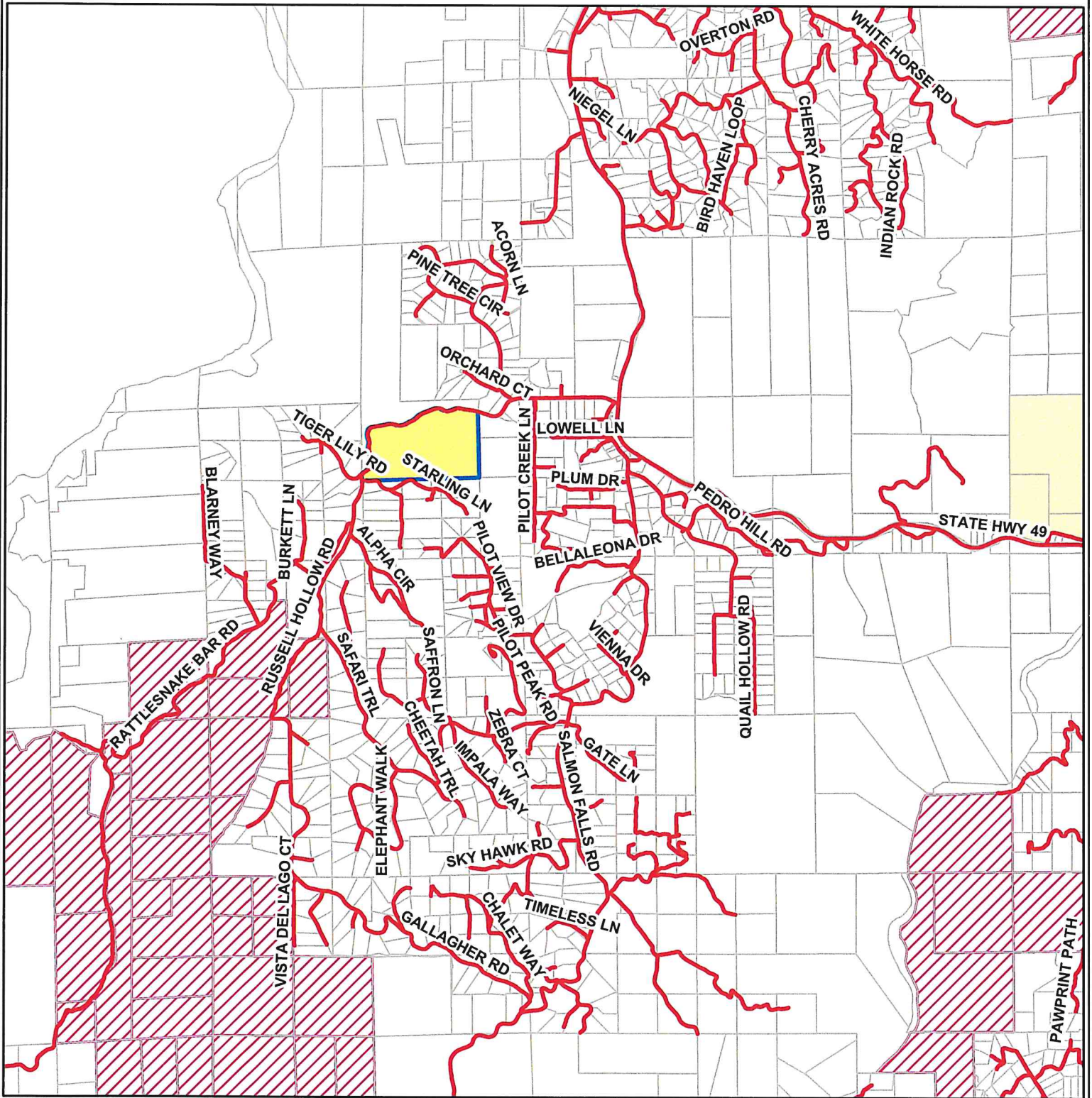
0 0.1 0.3 0.5 Miles



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

Green Valley Farm

Proximity to Agricultural District



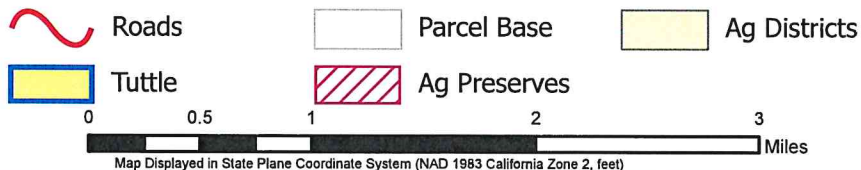
DISCLAIMER

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: Sara Dougherty DATE: 03/24/2021

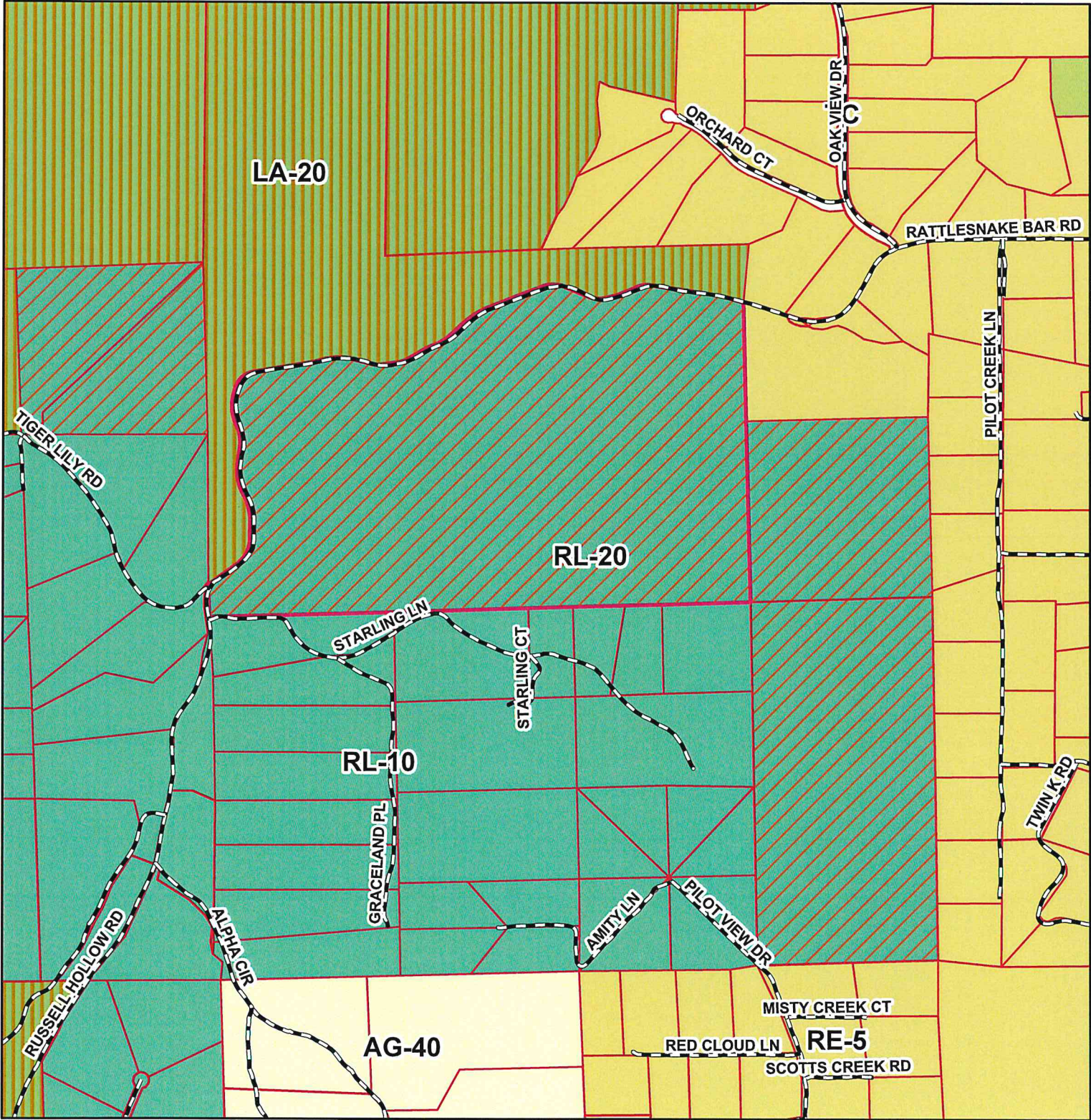
PROJECT ID: sec0074390_Tuttle_a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



Green Valley Farm

Zoning



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: Sara Dougherty DATE: March 25, 2021

PROJECT ID: sec0074391_GVFarm_z

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

Roads

GV Farm

Parcel Base

Agricultural Grazing 40 Acres

Limited Agriculture 20 Acres

Residential Estate 5 Acres

Rural Land 10 Acres

Residential Estate 10 Acres

Rural Land 20 Acres

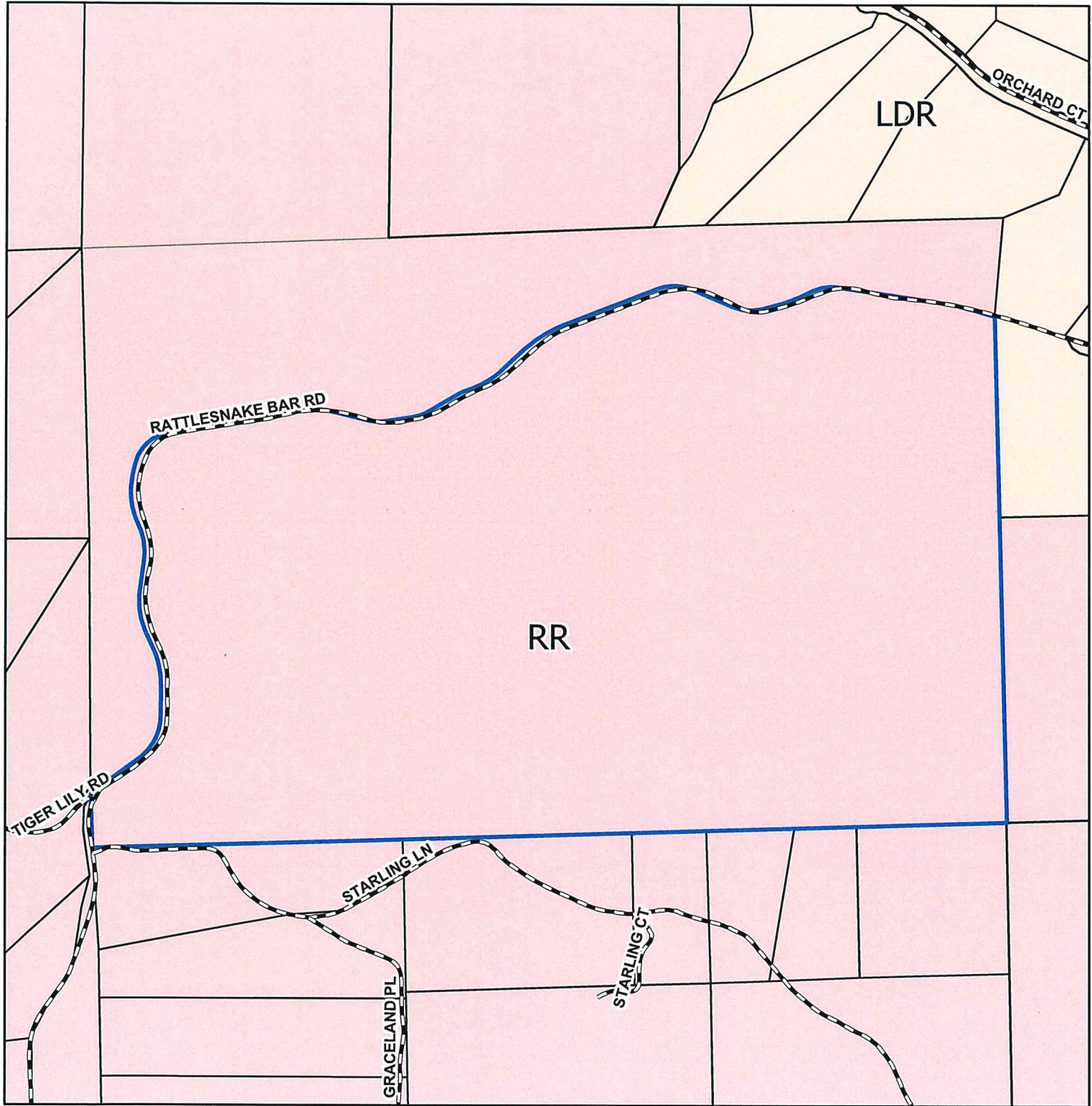
Rural Land 40 Acres

Transportation Corridor

0 0.13 0.25 Miles

Green Valley Farm

Landuse



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: Sara Dougherty DATE: March 24, 2021

PROJECT ID: sec0074391_GVFarm_L

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-8731

GV Farm Low Density Residential Parcel Base
Roads Rural Residential

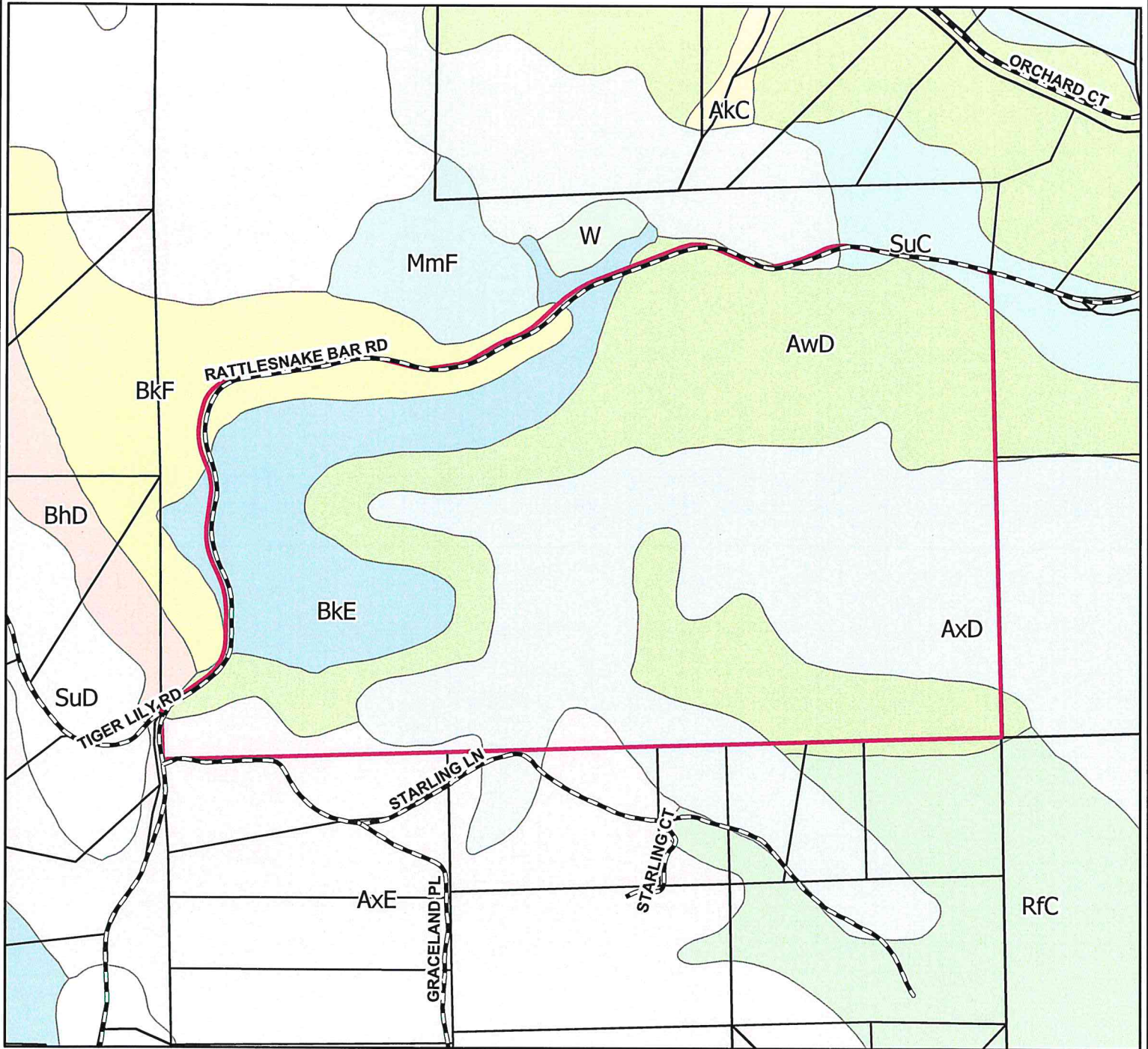
0 0.13 0.25
Miles

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



Green Valley Farm

Soils



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 Mila DATE: March 19, 2021

PROJECT ID: see0074300_Steward_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

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



Roads



GV Farm



Parcel Base



Argonaut Gravelly Loam, 2 to 15 Percent Slopes



Auburn Silt Loam, 2 to 30 Percent Slopes



Auburn Very Rocky Silt Loam, 2 to 30 Percent Slopes



Auburn Very Rocky Silt Loam, 30 to 50 Percent Slopes



Boomer Gravelly Loam, 15 to 30 Percent Slopes



Boomer Very Rocky Loam, 30 to 50 Percent Slopes



Boomer Very Rocky Loam, 50 to 70 Percent Slopes



Metamorphic Rock Land



Rescue Very Stony Sandy Loam, 3 to 15 Percent Slopes



Sobranite Silt Loam, 3 to 15 Percent Slopes



Sobranite Silt Loam, 15 to 30 Percent Slopes



Water

0

0.13

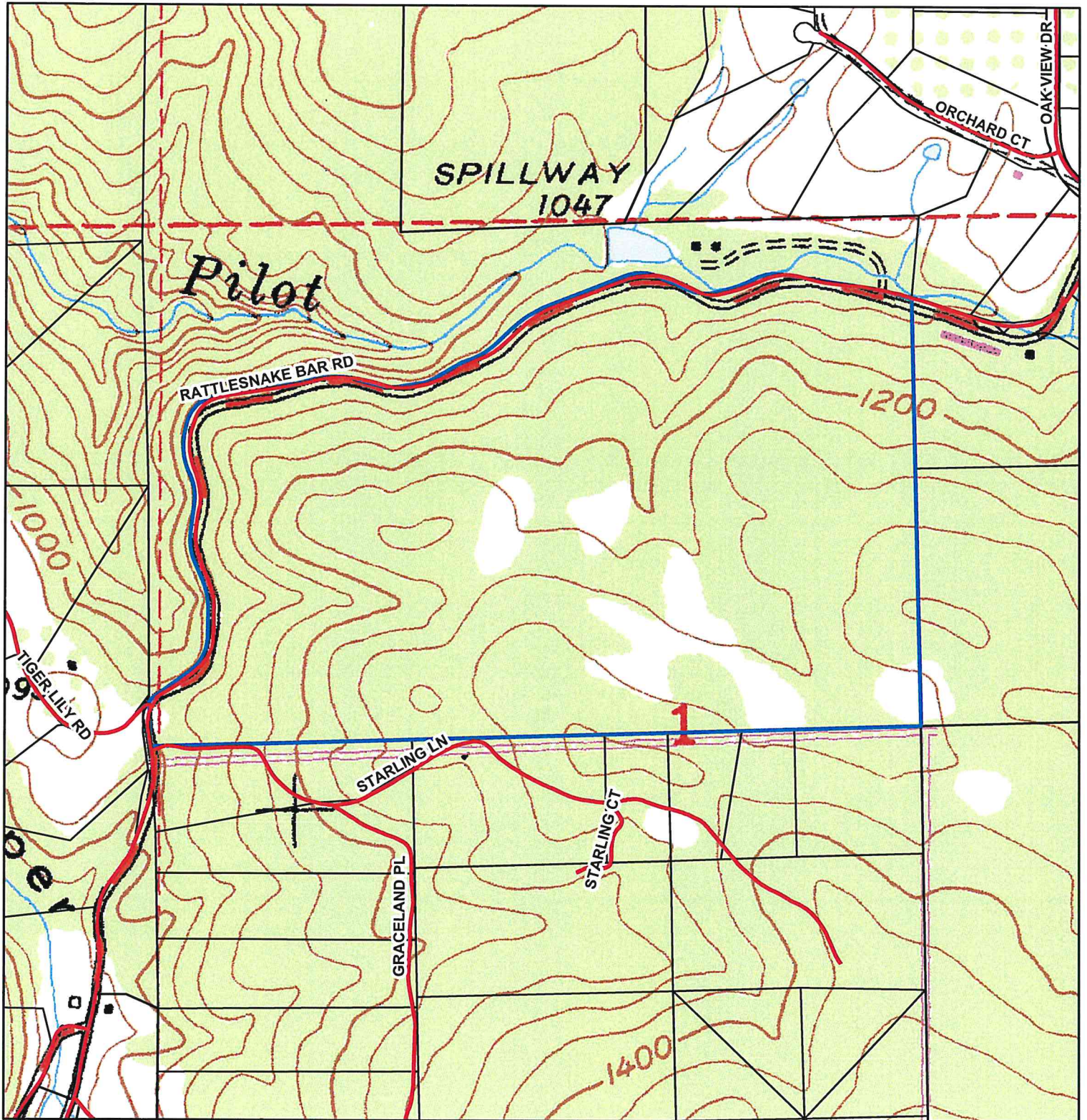
0.25

Miles



Green Valley Farm

Topography



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: Sara Dougherty DATE: March 25, 2021

PROJECT ID: sec0074391_GVFarm_t

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

 Roads

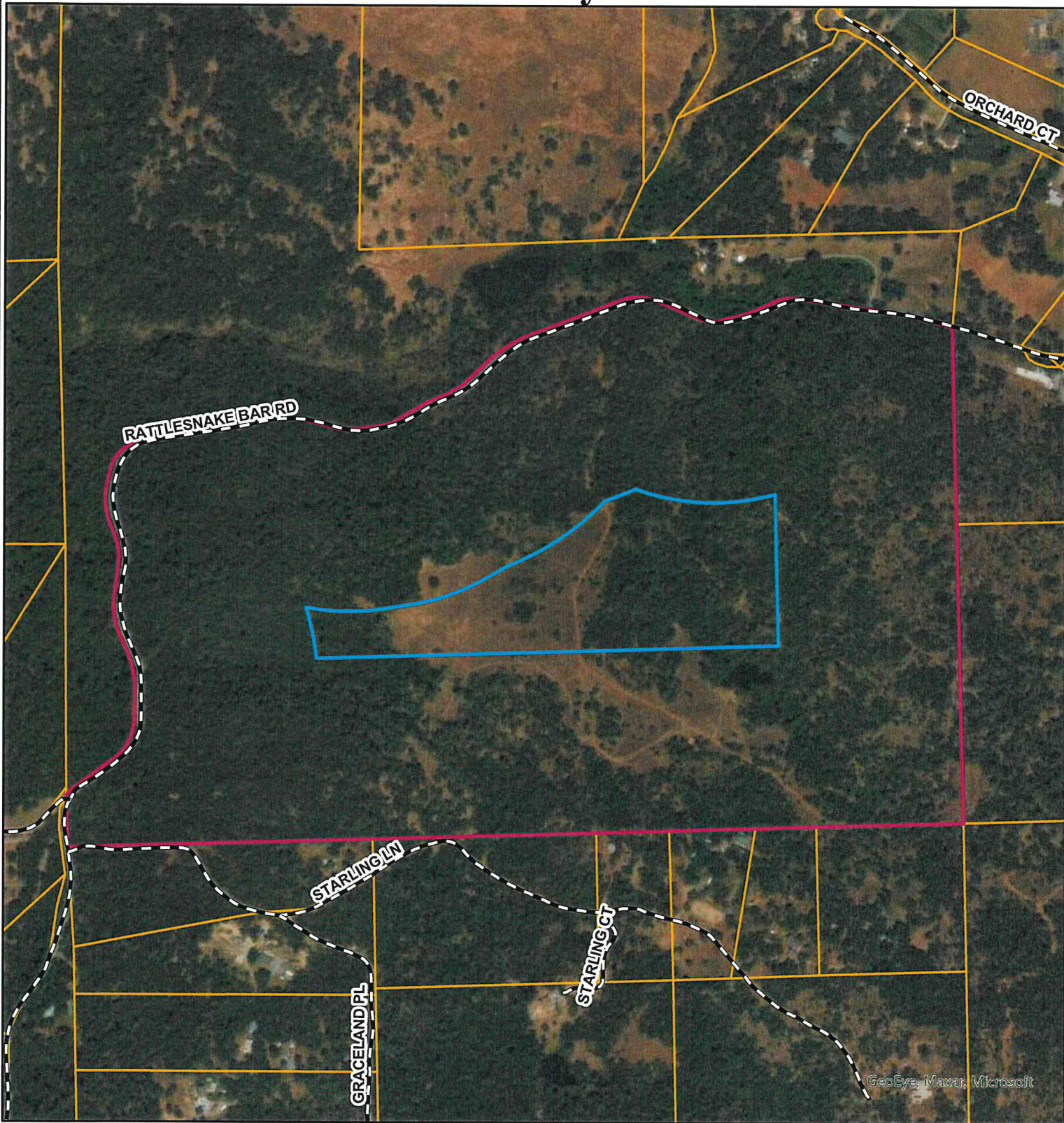
 GV Farm

 Parcel Base



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

Green Valley Farm







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: Sara Dougherty DATE: March 24, 2021

PROJECT ID: scc0074391_GVFarm_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731

Legend

 Roads
  Parcel Base
  GV Farm
  800ft Setback

00.070.150.3

Miles

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

