



Agricultural Commission Staff Report

Date: May 5, 2021
To: El Dorado County Agricultural Commission
From: Charlene Carveth; Agricultural Commissioner
Subject: **CCUP20-0004/ Green Gables Growers Commercial Cannabis
Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: 087-021-057**

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 6914 South Shingle Rd. Shingle Springs -APN: 087-021-057. The project is located on a 105-acre parcel in the AG-40 zone district. This application is for 7,825 square feet of outdoor cannabis cultivation and processing for distribution. It is anticipated the operation will employ 3 full-time employees and up to 6 seasonal employees.

Improvements include:

- Fenced area of 19,855 sf
- Cannabis grow area of 7,825 sf
- Gravel parking area
- Concrete ADA parking space
- Prefabricated ADA restroom
- Septic system

Parcel Description:

- Parcel Number and Acreage: 087-021-057, 105 acres
- Agricultural District: None
- Land Use Designation: Agricultural Lands, AL
- Zoning: AG-40 (Agricultural Grazing 40 acres)
- Soil Type: No choice soils (Auburn Very Rocky Silty Loams, 2-30% slopes)

Discussion:

A site visit was conducted on April 26, 2021 to review the location for the proposed cultivation area.



Cultivation site area looking north east towards rural residential zoned properties.

Staff Recommendation:

Staff recommends support of the applicants proposal for a cannabis cultivation operation on a 105 acre property located at 6914 South Shingle Rd. Shingle Springs, CA -APN: 087-021-057 based on the following analysis of compliance with General Plan policies:

Relevant General Plan 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 parcels are not in an Agricultural District.

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: 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 currently being used for agriculture; cattle and horse grazing. With the fenced cultivation area in place the remainder of the parcel could still be used for cattle grazing in conjunction with the commercial cannabis cultivation operation.

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 cultivation site meets the 800 foot setbacks and should not create conflicts. The existing house and grazing land is a buffer between the cultivation site and the RL parcels to the west. Grazing land buffers the site from the RL parcel to the north. The Ag zoned parcels to the east are buffered from the cultivation site by grazing land and South Shingle Rd. The Ag parcel to the south is buffered by grazing land and the horse barn and arenas from the cultivation site.

- 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 the 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.

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.

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 **May 12, 2021 6:30pm, questions about the meeting please call Myrna at the office at (530) 621-6647 before 12:00pm on 4/12/2021.**

Myrna Tow is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95512047064?pwd=VEk0akZON1crT3ptckVCL29OWERLUT09>

Meeting ID: 955 1204 7064

Passcode: 827299

One tap mobile

+16699006833,,95512047064#,,,,*827299# US (San Jose)

+Dial by your location

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 955 1204 7064

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Find your local number: <https://zoom.us/u/adXjuwjoQ1>

Planning Department Aaron Mount

CCUP20-0004/ Green Gables Growers Commercial Cannabis Cultivation

Commercial Cannabis Use Permit

Assessor's Parcel Number: 087-021-057

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Please see Discretionary review process for a Commercial Cannabis Use Permit (CCUP) for cultivation: Specific to a CCUP for cultivation, the following hearings and reviews are required and allow the public to provide comments:

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."

You are being notified as an adjacent Property owner to the project parcel that will be at the Agricultural Commission hearing.

Section 130.41.100.4.D states "Issuance of a Commercial Cannabis Use Permit under this Chapter is a discretionary act requiring compliance with the California Environmental Quality Act ("CEQA") and the applicant shall comply with Article 5, Section 130.51.030 (Environmental Review)."

CEQA Noticing: CEQA noticing will be done as a separate notice (no longer running congruent with the hearing notice). Property owners within 1,000 feet of the project parcel will be notified of the completion of the CEQA Initial Study and will be able to provide comments.

Section 130.41.100.4.A states "A Commercial Cannabis Use Permit shall be subject to Article 5 of Title 130 of the County Code (Application Forms, Submittal Process, and Fees), unless provided otherwise herein. It shall be treated as a Conditional Use Permit under Section 130.52.021 (Conditional Use Permits), subject to the public hearing procedures and recommendation from the Planning and Building Director and decision by the Planning Commission."

PLEASE SEE ATTACHED FLOWCHART FOR FURTHER REVIEW REQUIRED AFTER THIS COMMERCIAL CANNABIS USE PERMIT COMES TO THE AGRICULTURAL COMMISSION.

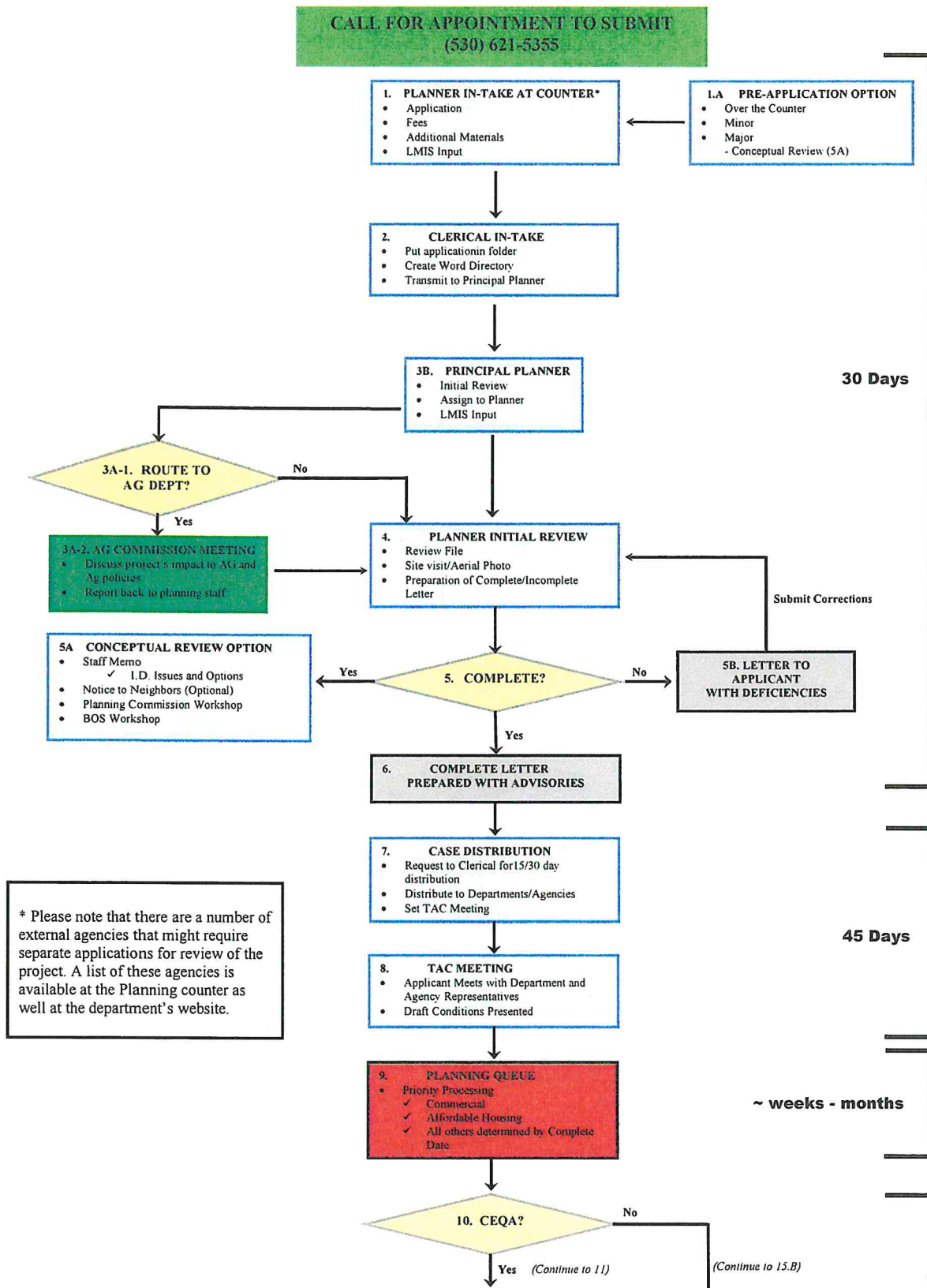
The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. *****Please note that the exception to this 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.***

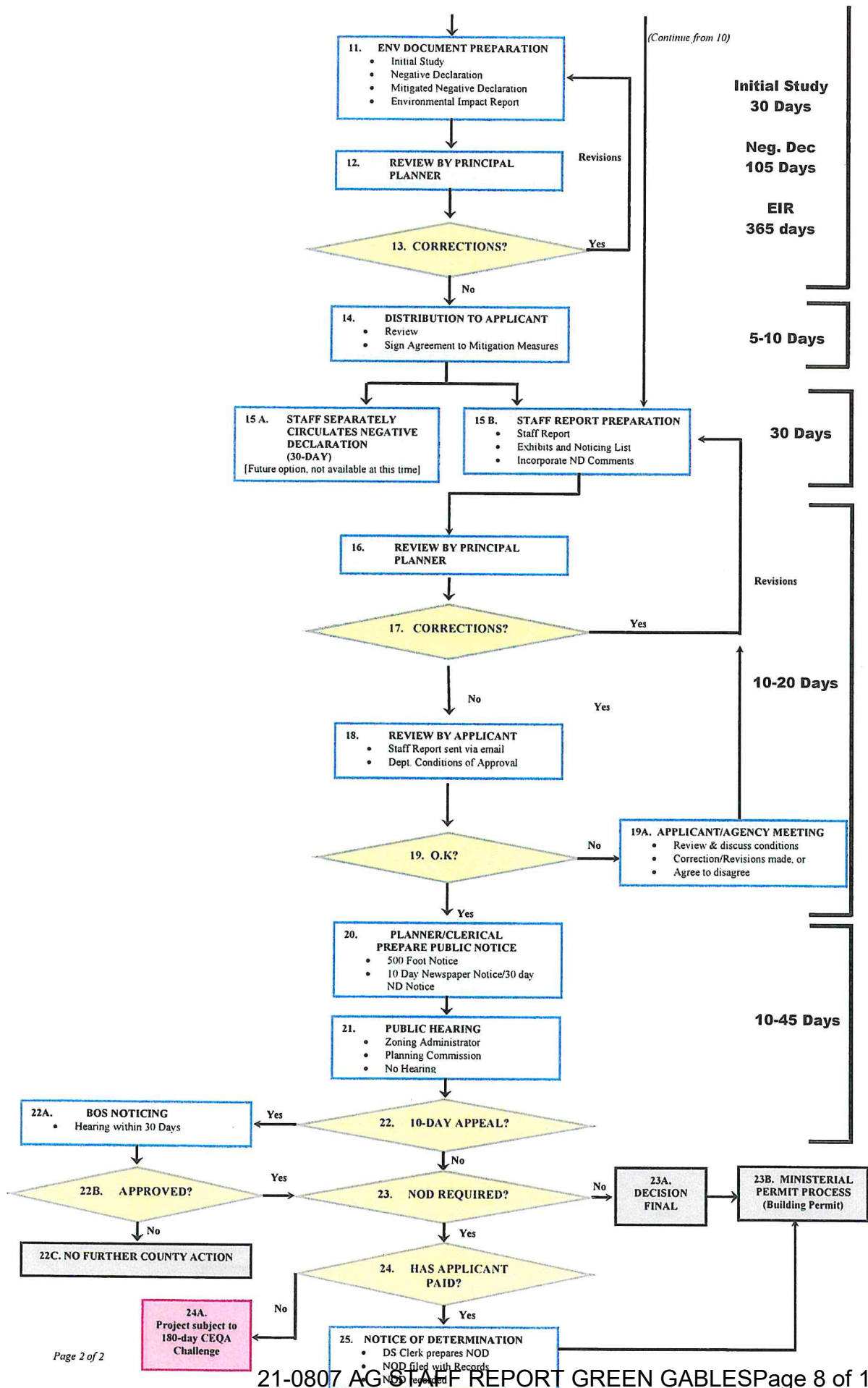
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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.

Planning Services Discretionary Review Process (February 2009)







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PO BOX 2163

SHINGLE SPRINGS CA 95682

VAROZZA WAYNE L TR & JEAN S TR

7661 SOUTH SHINGLE RD

SHINGLE SPRINGS CA 95682

SCULLY JOHN L & EMILY A TR

5724 SILVEYVILLE RD

DIXON CA 95620

MILLER ARLO D TR

7500 BRANDON RD

SHINGLE SPRINGS CA 95682

GRANADE DOUGLAS G TR & FAM SURV
TR

7501 BRANDON RD

SHINGLE SPRINGS CA 95682-9804

MARTIN DANIEL A TR & TORI E TR

5080 SWIFT RD

SHINGLE SPRINGS CA 95682-5126

KAY MICHAEL R & JOHANNA N

4331 SWIFT CIRCLE

SHINGLE SPRINGS CA 95682

SMITHER NEAL A TR & LINDY E TR

P O BOX 792

ORINDA CA 94563

SANDIE ROBERT A JR

6914 SOUTH SHINGLE RD

SHINGLE SPRINGS CA 95682

BOYAJIAN HARRY JR & CARRIE LYN

4348 SWIFT CIR

SHINGLE SPRINGS CA 95682-5128

SAC PLACERVILLE TRANS CORRIDOR &
JOINT POWERS AUTH

2811 O ST

SACRAMENTO CA 95816-6410

BRANDON RANCH LLC

5836 RAYMOND WAY

SACRAMENTO CA 95820-2423

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



Please note the first memo you received didn't have the meeting time on it. The meeting will start at 6:30pm, thank you!

Myrna Tow
 Myrna Tow, CA 95667
 (530) 621-5520
 (530) 626-4756
eldcag@edcgov.us

CULTURAL COMMISSION

Greg Boeger, Chair – Agricultural Processing Industry
 Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
 Lloyd Walker- Other Agricultural Interest
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Meeting ID: 955 1204 7064

Passcode: 827299

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+16699006833,,95512047064#,,, *827299# US (San Jose)

+Dial by your location

- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
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- +1 929 205 6099 US (New York)
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Planning Department Aaron Mount

CCUP20-0004/ Green Gables Growers Commercial Cannabis Cultivation

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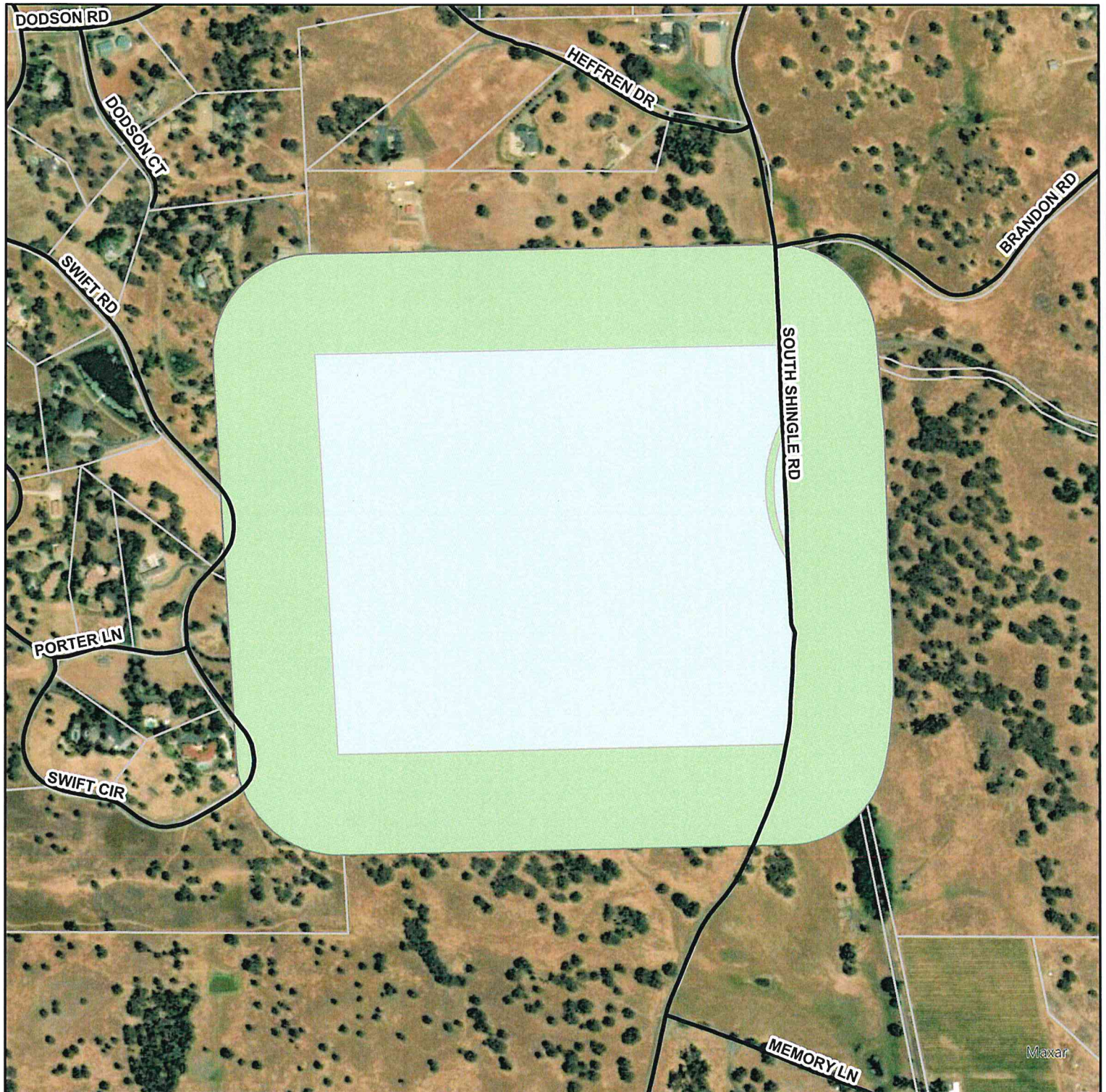
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Green Gables Farm

Notification



DISCLAIMER

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MAP PREPARED BY: Sara Dougherty DATE: April 26, 2021

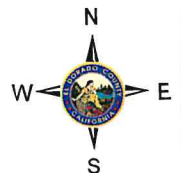
PROJECT ID: soc0074423_GGFarm_n

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

Legend

Parcel Base Roads Green Gables Farm 500ft Buffer

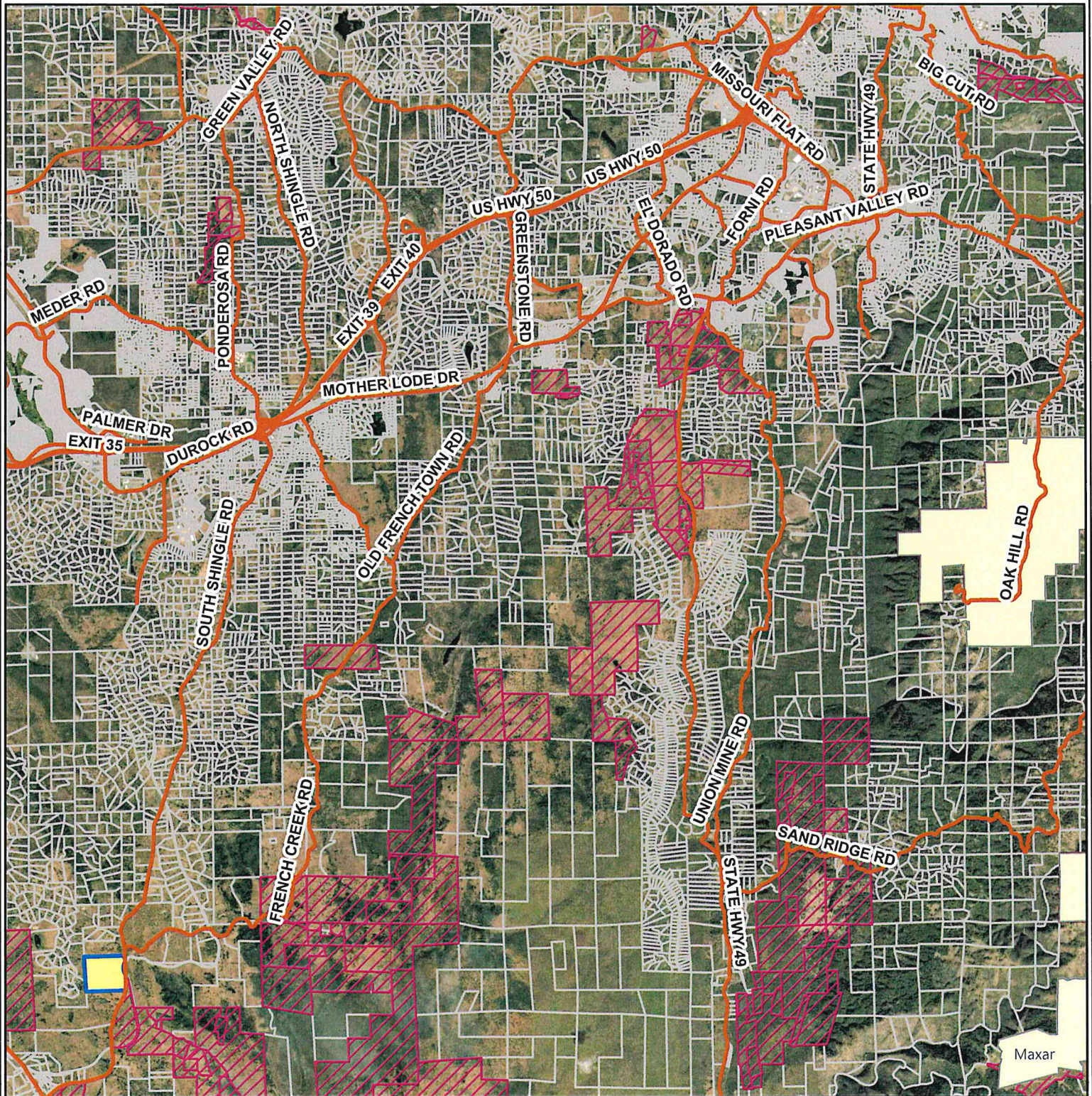
0 0.1 0.3
Miles



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

Green Gables Farm

Proximity to Agricultural District



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MAP PREPARED BY: Sara Dougherty DATE: 04/26/2021

PROJECT ID: sec0074423_GGFarm_p

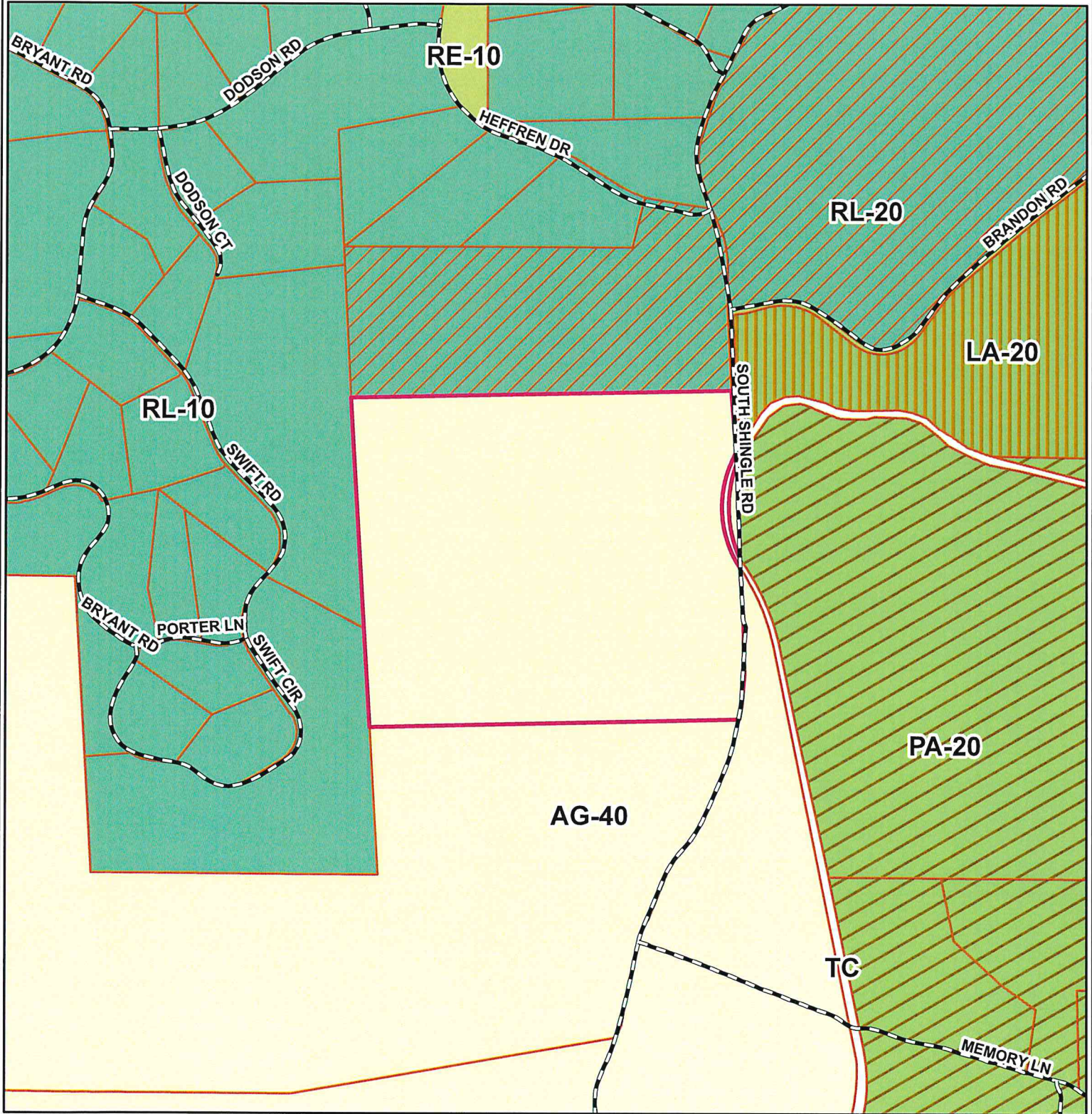
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



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

Green Gables Farm

Zoning



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MAP PREPARED BY: Sara Dougherty DATE: April 26, 2021

PROJECT ID: sec0074423_GGFarm_z

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
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Roads



GG Farm



Parcel Base



Agricultural Grazing 40 Acres



Limited Agriculture 20 Acres



Planned Agriculture 20 Acres



Residential Estate 10 Acres



Rural Land 10 Acres



Rural Land 20 Acres



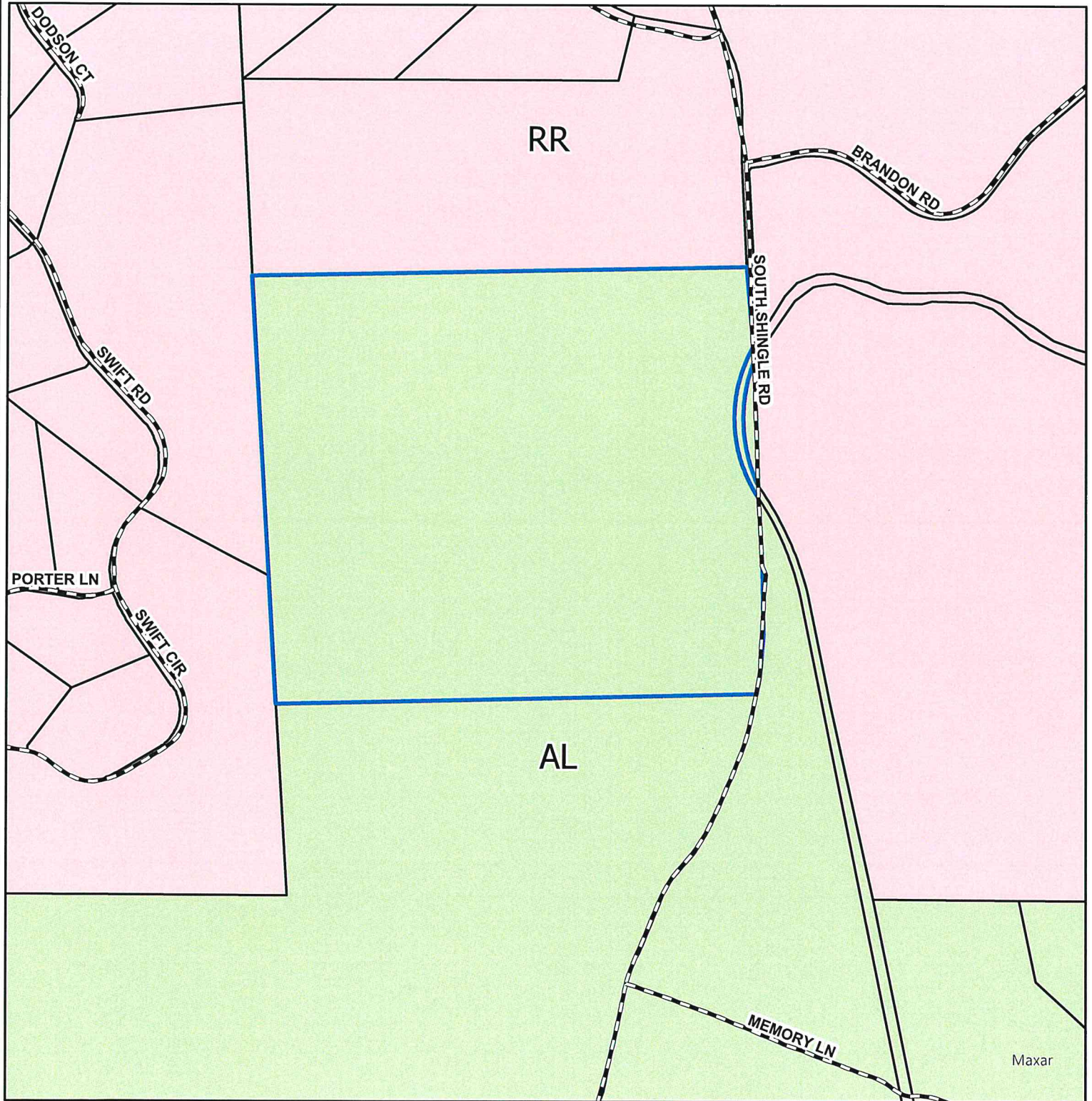
Transportation Corridor

0 0.13 0.25 Miles



Green Gables Farm

Landuse



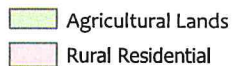
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MAP PREPARED BY: Sara Dougherty DATE: April 24, 2021

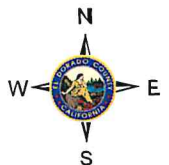
PROJECT ID: sec0074423_GGFarm_L

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



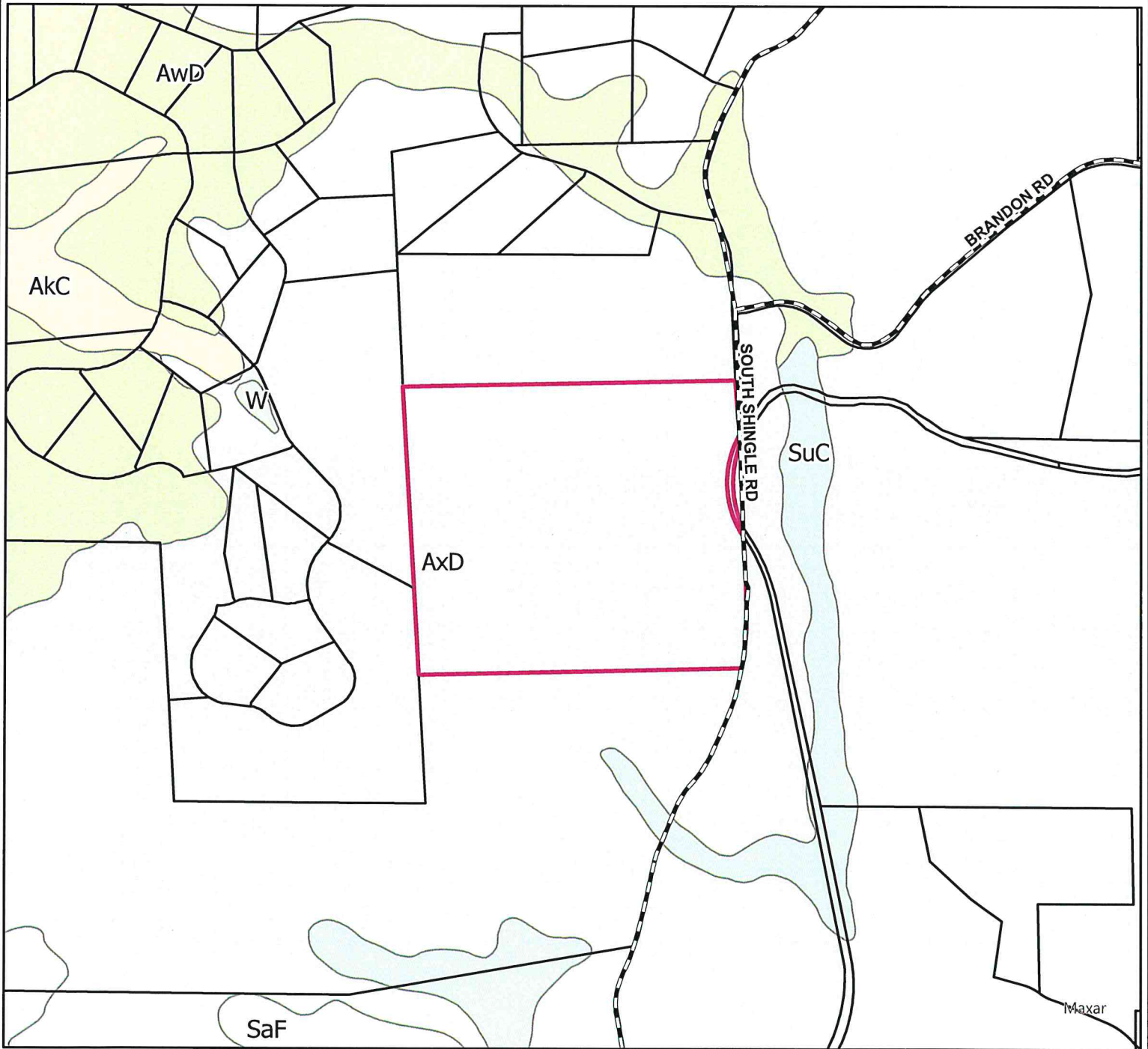
0 0.13 0.25 Miles

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



Green Gables Farm

Soils



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MAP PREPARED BY: Sara Dougherty DATE: April 26, 2021

PROJECT ID: see0074423_GGFarm_s

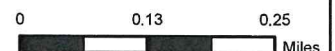
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

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

- Roads
- GG Farm
- Parcel Base

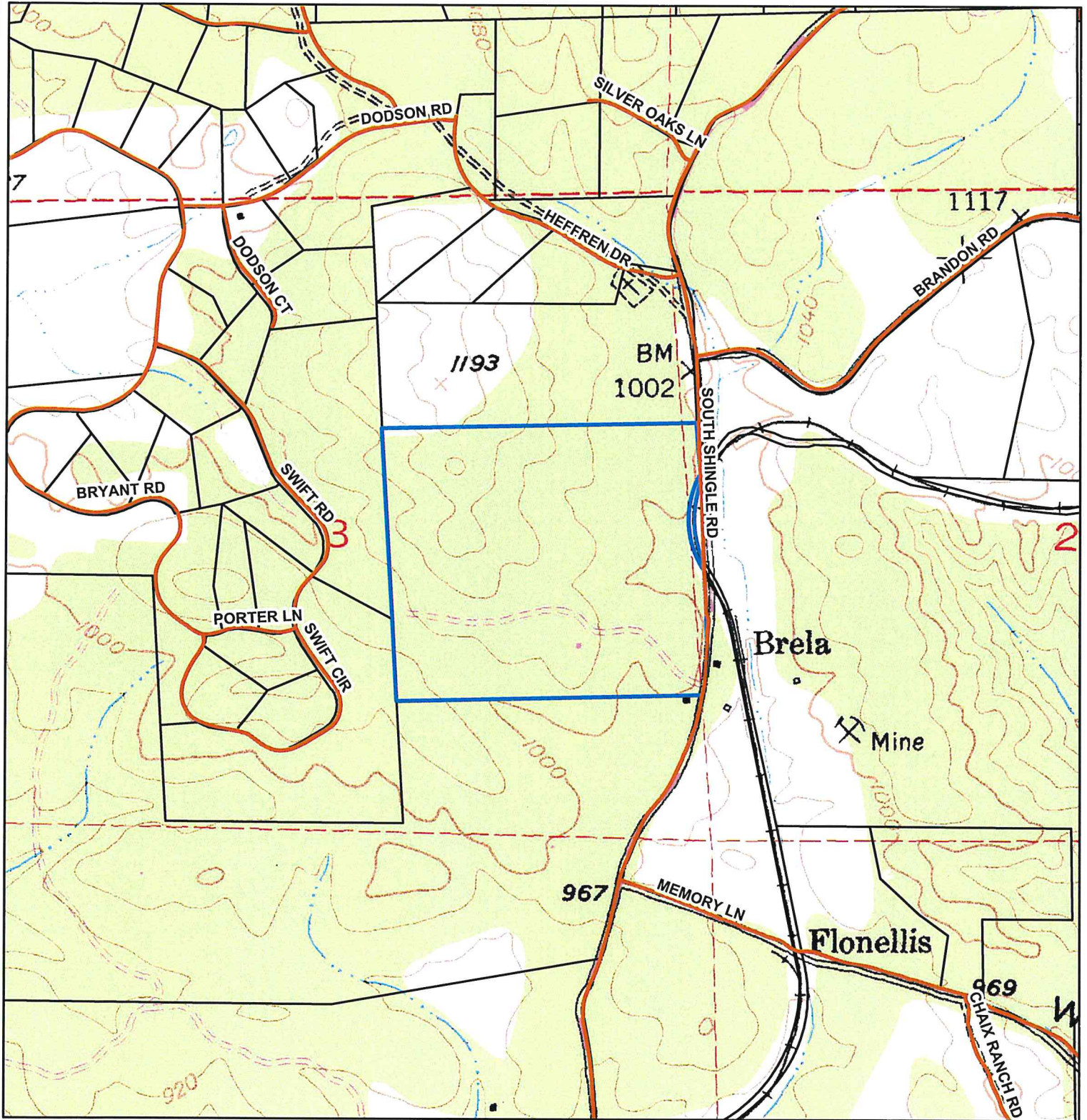
Soils

- Argonaut Gravelly Loam, 2 to 15 Percent Slopes
- Argonaut Gravelly Loam, 2 to 15 Percent Slopes
- Auburn Very Rocky Silt Loam, 2 to 30 Percent Slopes
- Serpentine Rock Land
- Sobranite Silt Loam, 3 to 15 Percent Slopes
- Water



Green Gables Farm

Topography



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MAP PREPARED BY: Sara Dougherty DATE: April 26, 2021

PROJECT ID: sec0074423_GGFarm_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (930) 621-6511 FAX (930) 626-8731

 Roads

 GG Farm

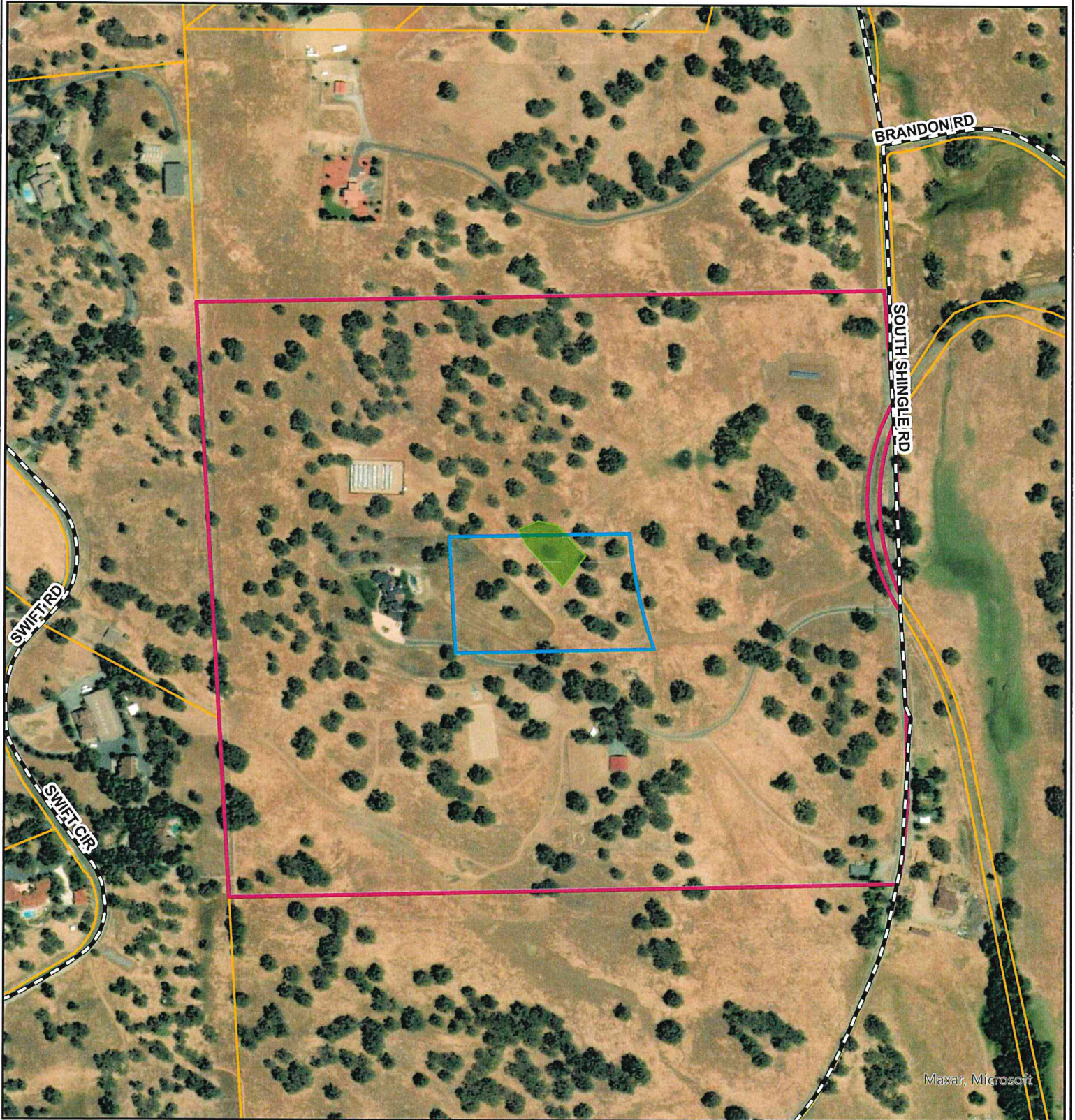
 Parcel Base

0 0.1 0.2 0.4

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



Green Gables Farm



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MAP PREPARED BY: Sara Dougherty DATE: April 22, 2021

PROJECT ID: sec0074423_GGFarm_a

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



Roads



Parcel Base



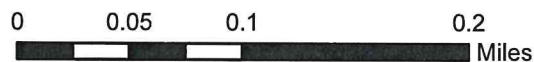
Cultivation Area



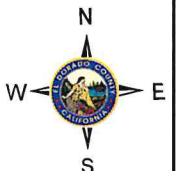
GG Farm



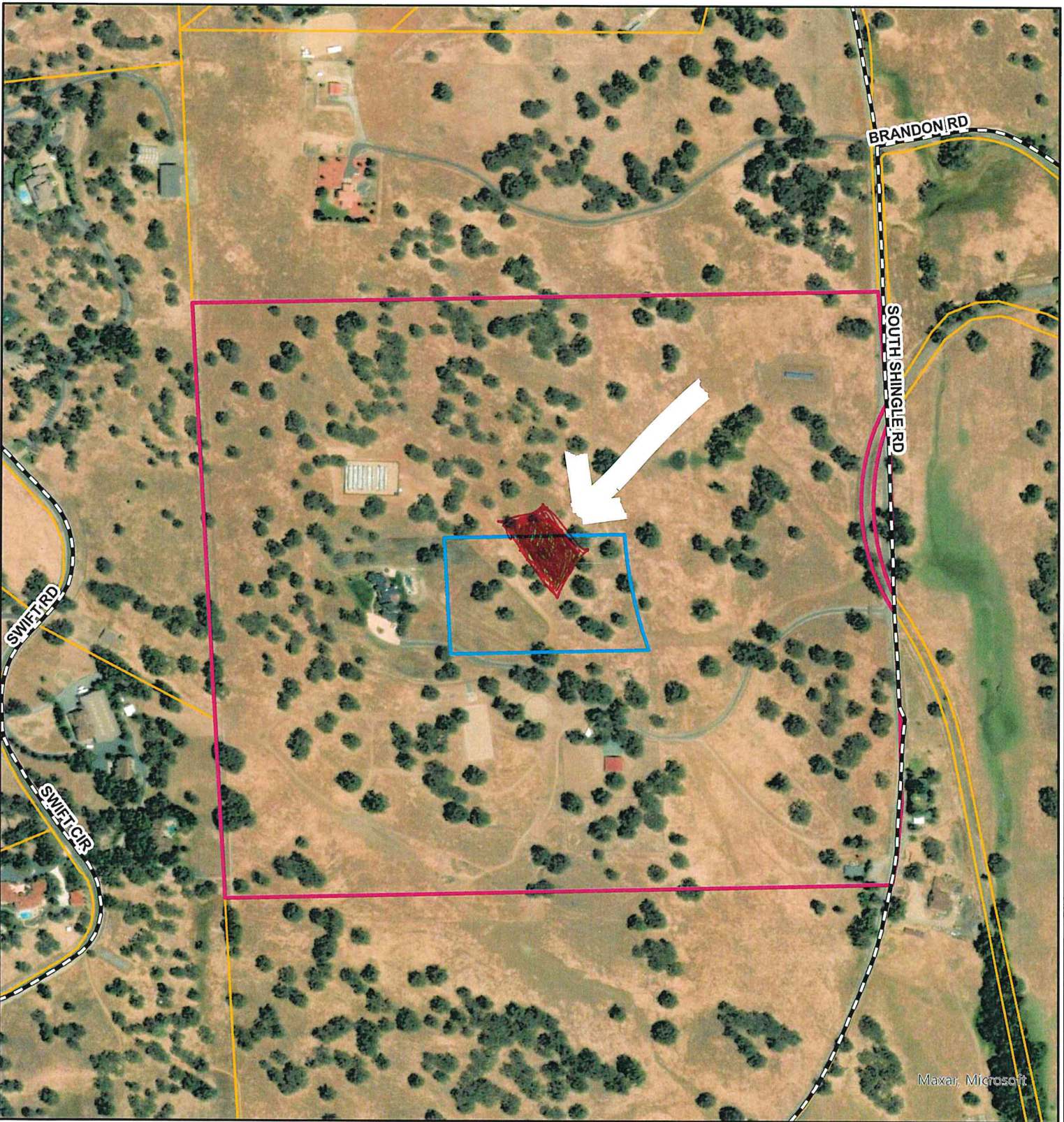
800ft Setback



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



Green Gables Farm



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- | | | |
|---------|---------------|------------------|
| Roads | Parcel Base | Cultivation Area |
| GG Farm | 800ft Setback | |



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

