



## PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Aaron Mount, Senior Planner

DATE: June 16, 2021

RE: **CCUP21-0002/ Harde Commercial Cannabis Cultivation  
Commercial Cannabis Use Permit  
Assessor's Parcel Number: 093-032-071**

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**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 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 6540 Perry Creek Rd., Somerset, Ca -APN: 093-032-071. The project is located on a 57-acre parcel in the PA-20 zone district. This application is for 68,560 square feet of outdoor cannabis cultivation, ancillary activities to cultivation (processing, harvest storage, product packaging), and transportation-only distribution. The operation will have 3 full time and 5 seasonal employees.



2021 APR 30 PM 3:09  
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## CONDITIONAL/MINOR USE PERMIT

FILE # CCUP21-0002

ASSESSOR'S PARCEL NO.(s) 093-032-71

PROJECT NAME/REQUEST: (Describe proposed use) Organic Farming Innovations Cannabis Farm

APPLICANT/AGENT Rod Miller, Earth Groovy Products

Mailing Address 6170 Oak Ridge Circle El Dorado CA 95623  
P.O. Box or Street City State & Zip

Phone ( ) 530-503-9078 or 530-748-9822 EMAIL: rod@earthgroovy.com

PROPERTY OWNER David O. Harde

Mailing Address 6540 Perry Creek Rd., Somerset, Ca 95684  
P.O. Box or Street City State & Zip

Phone ( ) 530-906-7892 EMAIL: davidharde123@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT \_\_\_\_\_

Mailing Address \_\_\_\_\_  
P.O. Box or Street City State & Zip

Phone ( ) \_\_\_\_\_ EMAIL: \_\_\_\_\_

LOCATION: The property is located on the N and S side of 6540 Perry Creek Rd.

2,146.47 feet/miles N / E / W / S street or road

2,146.47 feet/miles of the intersection with Fairplay Rd.  
N / E / W / S major street or road

in the Somerset, CA area. PROPERTY SIZE 57.29

acreage / square footage

X David O. Harde Date March 9, 2021  
signature of property owner or authorized agent

### FOR OFFICE USE ONLY

Date 3/11/21 Fee \$ 2883 Receipt # 29772 Rec'd by MOUNT Census \_\_\_\_\_

Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor Dist \_\_\_\_\_ Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY PLANNING COMMISSION  
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

APPEAL: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary \_\_\_\_\_

(Application Revised 4/2016)

**CCUP21-0002**



## EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5355

<http://edcgov.us/Planning/>

### **REQUIRED SUBMITTAL INFORMATION** **for Conditional/Minor Use Permit**

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

#### **FORMS AND MAPS REQUIRED**

Check (✓)  
Applicant County

- |                                     |     |  |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1)  | Application form, completed and signed.  |
| <input checked="" type="checkbox"/> | 2)  | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.   |
| <input checked="" type="checkbox"/> | 3)  | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.  |
| <input checked="" type="checkbox"/> | 4)  | A copy of official Assessor's map, showing the property outlined in red.   |
| <input checked="" type="checkbox"/> | 5)  | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.   |
| <input checked="" type="checkbox"/> | 6)  | Environmental Questionnaire form, completed and signed.  |
| <input checked="" type="checkbox"/> | 7)  | Provide name, mailing address and phone number of all property owners and their agents.  |
| <input checked="" type="checkbox"/> | 8)  | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <input checked="" type="checkbox"/> | 9)  | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".  |
| <input type="checkbox"/>            | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.  |

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# CCUP21-0002

(Last revised 04/16)

# **FORMS AND MAPS REQUIRED**

Check (✓)  
Applicant County

☐ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

☒ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

- ☒ a) Percolation rate and location of test on 4.5 acres or smaller
- ☒ b) Depth of soil and location of test
- ☒ c) Depth of groundwater and location of test
- ☒ d) Direction and percent of slope of the ground
- ☒ e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- ☒ f) Identify the area to be used for sewage disposal
- ☒ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

☒ 13) Preceding parcel map, final map, or record of survey, if any exists.

☐ 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following:

- ☐ a) General identification of the oak tree canopy, noting significant oak tree species ( e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).
- ☐ b) Parcels having canopy cover of at least ten percent (10%) are subject to oak tree canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

☐ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

FORMS AND MAPS REQUIRED

Check (✓)  
Applicant County

- ☒ 15) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- ☐ 16) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- ☒ 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- ☐ 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- ☒ 19) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- ☒ 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- ☒ 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

#### SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓) Applicant County	
<input checked="" type="checkbox"/>	1) Project name (if applicable).
<input checked="" type="checkbox"/>	2) Name, address of applicant and designer (if applicable).
<input checked="" type="checkbox"/>	3) Date, north arrow, and scale.
<input checked="" type="checkbox"/>	4) Entire parcel of land showing perimeter with dimensions.
<input checked="" type="checkbox"/>	5) All roads, alleys, streets, and their names.
<input checked="" type="checkbox"/>	6) Location of easements, their purpose and width.
<input checked="" type="checkbox"/>	7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
<input checked="" type="checkbox"/>	8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
<input checked="" type="checkbox"/>	9) Trash and litter storage or collection areas, and propane tank location(s).
<input checked="" type="checkbox"/>	10) Total gross square footage of proposed buildings.
<input checked="" type="checkbox"/>	11) Proposed/existing fences or walls.
<input type="checkbox"/>	12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
<input type="checkbox"/>	13) Pedestrian walkways, courtyards, etc. (if proposed).
<input checked="" type="checkbox"/>	14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards).
<input checked="" type="checkbox"/>	15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
<input checked="" type="checkbox"/>	16) Existing/proposed fire hydrants.
<input type="checkbox"/>	17) Tentative subdivision or parcel map (if applicable).
<input type="checkbox"/>	18) Public uses (schools, parks, etc.)
<input type="checkbox"/>	19) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).

#### SITE PLAN REQUIREMENTS

Check (✓)  
Applicant County

- ☐ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- ☐ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

#### PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (✓)  
Applicant County

- ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- ☐ 2) Note quantity/type of trees to be removed.
- ☐ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- ☐ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- ☐ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

#### PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)  
Applicant County

- ☒ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- ☒ 2) Drainage improvements, culverts, drains, etc.
- ☒ 3) Limits of cut and fill.

**PLAN OF BUILDING ELEVATIONS**

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)  
Applicant County

- |                          |    |  |
|--------------------------|----|--|
| <input type="checkbox"/> | 1) | Building design, elevations of all sides.  |
| <input type="checkbox"/> | 2) | Exterior materials, finishes, and colors.  |
| <input type="checkbox"/> | 3) | Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses. |

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

**NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.**



## EL DORADO COUNTY PLANNING SERVICES

30 PM 3:05

### REQUIRED SUBMITTAL INFORMATION

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for

### SUPPLEMENTAL SUBMITTAL INFORMATION FOR COMMERCIAL CANNABIS FACILITIES

#### PROJECT DESCRIPTION QUESTIONNAIRE

(Required for ALL license types)

Any responses that exceed available space should be provided in an attached document, with answers to questions listed by section number, item number, in the order requested. The applicant must put together a well-organized application with all sections clearly labeled and items numbered in the order that they were asked. If the applicant attempts to reformat the responses out of order or without clearly labelling the section and number of the application item the applicant is addressing, the application will be rejected. Please fill out the Transportation Impact Study (TIS) form at the end of the pre application.

1. What State of California cannabis business license types are you applying for? (check all that apply)

- ☒ Cultivation/Nursery
- ☐ Delivery
- ☒ Distribution
- ☐ Dispensary/Retail
- ☐ Laboratory
- ☐ Manufacture
- ☐ Micro Business

2. What is the location/situs of the proposed cannabis business site? If the site includes contiguous APN's, all APN's must be listed. To determine your zoning designation, click on the following (please have your APN number): <http://edcapps.edcgov.us/Planning/parceldatainfo.asp> If you do not know your APN, click here: <https://parcel.edcgov.us/>

Address	APN	Zoning Designation	Land Use Designation
6540 Perry Creek Rd., Somerset, Ca 95684	093-032-71	PA-20	AL

3. Do you own the property, lease the property, or have another arrangement? Explain. If you are the owner please provide evidence of property ownership & authorization.

The applicant is the owner of the property. The deed is attached.

# CCUP21-0002

Please attach the following supporting information, as applicable.

- Copy of current deed, or other proof of ownership for the property where commercial activity will occur.
- Copy of lease or similar instrument explicitly authorizing cannabis business activities and development/permits you are applying for (if you are not the property owner).
- Notarized written consent of the property owner to allow named applicant(s) to apply for cannabis business permit activity (if you are not the owner of record and do not have authority to apply for commercial cannabis permits through lease or written agreement).

**4. Aerial Imagery (OPTIONAL: may be included with other maps): Please attach the following supporting information:**

- a. Vicinity Map- Aerial vicinity map with parcel boundaries clearly demarcated showing all parcel(s) associated with proposed cannabis business and surrounding neighboring parcels.
- b. Site Map- Updated (recent) aerial photo of the proposed cannabis annual operating site in relation to the entire parcel(s) that shows all structures and/or grow areas superimposed/outlined over aerial where cannabis business activities will occur. Label all business activity areas and show dimensions. The map must be of sufficient scale and level of detail to accurately depict the proposed location of the cannabis activity on the property. For very large parcels show overview map with entire parcel depicted and provide a zoomed-in map of the portion of the parcel where cannabis business activities will occur. See Supplemental Materials (pp. 20-23) for examples of appropriate aerial maps.

**5. Copy of Assessor's Parcel map highlighting all parcels involved in cannabis annual operating permit application. This could require a trip to the Planning and Building Department.**

**6. Interior Facility Plan (floor plan) for existing and proposed structures. See Phase 1, Supplemental Materials (pg. 22).**

**7. Lighting Diagram for cultivation structures. See Phase 1, Supplemental Materials (pg. 23).**

**8. If you have/had an existing cannabis business in the El Dorado County, did you or will you relocate your cannabis business?**

☐ Yes ☒ No

If so, identify previous location. \_\_\_\_\_  
Please attach documentation.

**9. Are there any contracts or easements that affect the use of the property? e.g. Williamson Act Contract, etc.**

☒ Yes ☐ No

If yes, attach contract information to this packet.

**10. Does the property for which a license is sought have a residence onsite or under construction?**

☒ Yes ☐ No

If no, please explain status: \_\_\_\_\_

11. If applicable, does or will the cultivator or cultivation manager reside on property for which a license is requested? Attach evidence if available.

☒ Yes ☐ No

12. Provide the name and contact information for the Designated Local Contact?

David O. Harde, 6540 Perry Creek Rd., Somerset, Ca., 95684  
Email: davidharde123@gmail.com  
Cell: 530-906-7892

13. Program Scope

- a. Please provide a short, general overview of the proposed cannabis facility (attach additional sheets if needed). Please limit your description to the physical and logistical requirements of the facility ONLY.

See Supplemental Information sheet.

- b. Please indicate what products/services will be provided by the facility (attach additional sheets if needed).

See Supplemental Information sheet.

- c. Will there be multiple licensees associated with this parcel, e.g., is co-location proposed? This includes existing dispensaries.

☒ Yes ☐ No  
If yes, please also complete Phase 1, Form F

- d. Will there be multiple parcels sharing infrastructure, e.g., is a master planned site proposed?

☐ Yes ☒ No  
If yes, please also complete Phase 1, Form F

- e. Provide description of number of employees proposed.

*Distinguish between seasonal, full/part-time employees, and if employment is existing now or proposed. Clarify number of employees associated with each license type proposed or if same employees will perform various duties across multiple license types for your business.*

Three full-time employees and three seasonal temporary workers.

- f. Will the operation maintain a fleet of vehicles?

☒ Yes ☐ No

*If yes, explain further below including intended use of vehicles. Be sure to note existing vehicles and their use, as distinct from what is proposed in the future (if your operation has been in operation at the project location in the past).*

- g. Will delivery vehicles come to the facility?

☒ Yes ☐ No

*If so, provide estimates on frequency and number of deliveries based upon proposed project buildout.*

Estimated four per week during build out in Phase one and two.

- h. What is the source of electricity for the cannabis business operation?

☒ PG&E  
☐ Generator  
☒ Renewables (specify)  
☐ Other (specify) Phase two adds grid tied solar power.

*Generators may be used as a secondary or back-up power source pursuant to a valid permit from the El Dorado County Air Quality Management District and evidence that it meets EDC noise standards.*

- i. What is the source of water for the cannabis operation?

☒ Well  
☐ District  
☐ Spring  
☐ Other (specify) \_\_\_\_\_

*If you have a copy of the statement of water diversion, or other permit, license or registration filed with the California State Water Resources Control Board (SWRCB), Division of Water Rights, attach to your application.*

- j. How will wastewater be removed? This includes wastewater from cultivation or manufacturing processes.

☒ Septic  
☐ District  
☐ Other (specify) \_\_\_\_\_

- k. What are the proposed hours of operation? Note differences, if applicable, for each license type.

8 AM to 7 PM

- l. If you intend to phase your development over several years and gradually add on square footage/structures, licensed activities, employees and the like, please describe approximate phasing plan (e.g. Year 1, Year 2, Year 3 with accompanying description of the physical development and operational requirements of each phase).

If no applicable, insert "N/A" and move on to next question.

See Supplemental Information Sheet.

- m. Describe ALL proposed land alteration needed to support site improvements such as development of structures, roads/parking, employee facilities, septic, fencing, etc. Check each of the following additional items that apply and describe in detail.

*Attach additional sheet if necessary*

Estimated grading (cut/fill) required to provide road access, support structural development, etc.,

Type and number of native oak trees to be removed, acreage of other vegetation to be altered/removed. Ensure full description includes any trimming of trees/vegetation.

Note any previous site alteration done to support existing operations (if applicable).

Stream/river crossings required to access cannabis operation. Detail if permits will be needed for development proposed near streams/river crossings. Provide determination from CDFW or USACE if available.

See Supplemental Information Sheet.

- n. Will any of the following operations be performed as part of the cannabis operation?



Open outdoor storage, processing and/or mixing of soil or soil amendments



Vegetation clearing, soil disturbance or road construction/maintenance.



Process that may generate fumes, dust, smoke or strong odors (Includes: manufacturing, processing, production, testing, dispensing facilities)



Open outdoor burning



Aggregate and/or wood processing activities

See Supplemental Information Sheet.

- o. Will you be using or storing hazardous materials?

☒ Yes ☐ No

- p. Are you aware of sensitive habitat or species of special concern on your property?

☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_

- q. Do you or will you illuminate any portion of the property that is visible from the exterior between sunset and sunrise (e.g., security lights, mixed lighting)?

☒ Yes ☐ No  
If yes, describe how you will comply with the El Dorado County Zoning Ordinance Chapter 130.34.

See Supplemental Information Sheet.

- r. How do you intend to secure your site and comply with the Security and wildlife exclusionary fencing development standards (Article 4 – Special Use Regulations, Chapter 130.41 – Cannabis)

Explain and attach additional sheets and diagrams as needed.

See Supplemental Information Sheet.

- s. How do you intend to manage onsite cannabis waste?

Non-economically valuable cannabis waste will be composted on-site.

- t. How do you intend to comply with the (Article 4 – Special Use Regulations, Chapter 130.41 – Cannabis), Renewable Energy Sources?

See Supplemental Information Sheet

- u. Have you completed a Business Plan for your operation?

☒ Yes ☐ No  
If yes, you may submit a copy for review.

- v. Do you understand that the County staff may inspect your site, sometimes without notice?

☒ Yes ☐ No

**FORM A**  
**Identifying Information (Required for ALL Applicants)**

a. APPLICANT NAME (PRINT)	(Note: Applicant must be one of the owners, directors or board members listed below who is authorized to act on behalf of the business. Please attach a completed Applicant / Owner Certification Form; see supplemental documents)		
Organic Farming Innovations Inc. David O. Harde			
b. AGENT NAME (PRINT) supplemental documents)	(Note: Submit an "Owner-Agent" authorization if applicable; see supplemental documents)		
Rod Miller, Earth Groovy Products LLC			
c. MAILING ADDRESS (Street number and name, city, state, zip code)			
6540 Perry Creek Road Somerset, California 95684			
d. PHONE NUMBER(S) Primary:		Alternate:	
530-906-7892			
e. E-MAIL(S) Primary:		Alternate:	
davidharde123@gmail.com			
f. TYPE OF OWNERSHIP (Check one)			
<input type="checkbox"/> Sole Owner <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership (LP) <input type="checkbox"/> Limited Liability Company (LLC) <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Other (Specify) _____			
<p>If the applicant is other than a natural person (including general partnerships of more than one individual natural person), the applicant must provide documentation regarding the nature of the entity and the names of the individual natural persons who manage, own or control the entity. The most common entities are corporations, limited liability companies (LLCs), limited partnerships (LPs), or trusts. These entities can be multi-layered and/or interlocking, e.g. a corporation can be owned by another corporation. If that is the case, documents for those other related entities are needed until the individual natural persons who manage, own or control the entities can be identified.</p>			
g. LIST ALL OFFICERS, DIRECTORS, GENERAL PARTNERS (if LLP) AND MANAGERS (if LLC), AND THEIR TITLES (attach additional sheets if necessary)			
Printed Name	Title	Printed Name	Title
David O. Harde	CEO		
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title

Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title

LIST ALL STOCKHOLDERS, LIMITED PARTNERS, LLC MEMBERS OR THOSE WITH A FINANCIAL INTEREST IN THE BUSINESS OF THE APPLICANT, AND THEIR PERCENTAGE OF OWNERSHIP. MUST TOTAL 100%

(Attach additional sheets if necessary)

Printed Name David O. Harde	100 %	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
<b>TOTAL OF ALL PERCENTAGES:</b>	%		

a. Federal Tax Identification Number for this business	TBD	<input type="checkbox"/> NONE
b. State Tax Identification Number	TBD	<input type="checkbox"/> NONE
c. Board of Equalization Tax Identification Number for this business	TBD	<input type="checkbox"/> NONE



Supplemental Information CUP Application  
Commercial Cannabis Use Permit  
Organic Farming Innovations Inc.

David O. Harde  
6540 Perry Creek Rd., Somerset, CA, 95684  
Email: davidharde123@gmail.com  
Cell: 530-906-7892  
APN# 093-032-71

9.

The property has a Williamson Act contract. SB 527 (2019) declares of the existing law that cannabis is compatible with existing Williamson Act contracts. We have a legal opinion that states that cannabis cultivation is a general plan compatible activity in Agricultural zones and districts. The project and cannabis premises will not affect the existing vineyard acreage. The existing vineyard will gross the over \$13,500 revenue required to maintain a Williamson Act contract.

13. a.

The project seeks licenses for 68,560 sq. ft. of outdoor full-term cultivation, ancillary activities to cultivation (processing, harvest storage, and product packaging), and transportation-only distribution. The 57.29 acre parcel is zoned PA and is an existing agricultural operation growing grapes, fruit, and vegetables. The project will expand the production of "agricultural products" and increase the total cultivation areas of the property.

The property has an entrance and exit on Perry Creek Rd. The property has an existing residence, three existing wells, an existing 8.5k gallon tank, and grid power.

The cultivation areas will be a mix of new areas in undeveloped portions of the property and cultivation intercropped between rows of grapes. The project applicant tested intercropping within a vineyard during the last several hemp seasons. The growth of cannabis is an existing condition of the property due to the years of growing hemp on-site. There is no evidence from this intercropping that cannabis terpenes affect the flavor of grapes.

Phase One of the project will add a greenhouse for immature plants, 58,560 sq. ft. of THC cannabis cultivation areas intercropped within an existing grape vineyard, compost area, security features (cameras, DVR storage, alarm sensors, motion detection lights, new fencing and gates), circulation access driveway for vehicles, fire trucks and parking, and a chemical storage cabinet. Phase One will utilize an existing building for processing, harvest storage (for record storage also), and product packaging. An additional 5k gallon water tank will be installed. Fire hydrants will be installed next to the access driveway connected to Perry Creek Road. The access driveway will be improved to meet fire code standards and allow vehicles to enter and exit the property without turning around. The circulation plan is attached to the project application.

Phase Two of the project will include creating 10,000 sq. ft. of new cultivation areas in the Northern portion of the property, and construction of a building to replace the existing building for processing, harvest storage, and product packaging. The new building will be used for record storage. Phase Two will also include the completion of a photovoltaic system that has a building permit approved for a 14.49KW system. The permit ID: 261155 was approved on February 20, 2019.

The project will seek setbacks waivers from Perry Creek (~349) and the East property line boundary (~20'). There are no close neighboring residences that can receive off-site impacts from the site. Project mitigations will also prevent offsite impacts. The cultivation areas are more than 1,900' away from Pioneer Park.

Restrooms in the residence will be used for workers.

13. b.

THC commercial cannabis flower and biomass for distribution to retail and manufacturing.

13. f.

The operation will perform "transportation only type 13" activities to distributors and manufacturers.

13. l.

**Phase One** of the project will add a greenhouse for immature plants, 58,560 sq. ft. of THC cannabis cultivation areas intercropped within an existing grape vineyard, compost area, security features (cameras, DVR storage, alarm sensors, motion detection lights, new fencing and gates), circulation access driveway for vehicles fire trucks and parking, and a chemical storage cabinet. It will utilize an existing building for processing, harvest storage (for record storage also), and product packaging.

**Phase Two** of the project will include creating 10,000 sq. ft. of new cultivation areas in the Northern portion of the property, construction of a building to replace the existing building for processing, harvest storage, and product packaging. The new building will be used for record storage. Phase Two will also include the completion of a photovoltaic system that has a building permit approved for a 14.49KW solar renewable energy system. The permit ID: 261155 was approved on February 20, 2019.

13. m.

The project includes site preparation for the improved access driveway, greenhouse. The project also includes site preparation for Phase Two 10k sq. ft. new cultivation areas (state licenses D and E) and a Phase Two processing, packaging, and harvest building. The site preparation activity will not require a grading preparation. The circulation plan that shows the improved access driveway is attached to the CUP application package.

The improved access driveway and cultivation license areas will require the removal of orchard trees and non-sensitive scrub vegetation.

13. n.

Organic soil amendments may be applied to cultivation areas in methods similar to other agricultural operations that produce "agricultural products" (Section 26069(a) Business and Professions Code). Soil amendments will be stored and applied to cultivation areas in a manner to prevent exposure to rain and wind that would cause the movement of nutrients or environmental contaminants outside of cultivation areas.

13. q.

The lighting will be directed downward and will not spill outside of the property where the project is located. See the Photometric analysis prepared for the conditional use permit application.

13. r.

Project entrances will have secure gates that prevent intruders from driving through or climbing over the gate. Cameras, alarm sensors, and lights will monitor potential trespass access points. 6' field game fencing with at least a single barbed wire strand along the top of the fence will secure the cultivation areas.

13. t.

During phase one of the project renewal energy will be purchased from PG&E's Solar Choice or Regional Renewable Choice. Phase Two of the project will include the installation of 14.49KW of grid-tied solar panels to provide renewable power for the project.

File # \_\_\_\_\_  
Date Filed: \_\_\_\_\_

**EL DORADO COUNTY PLANNING SERVICES  
ENVIRONMENTAL QUESTIONNAIRE**

Project Title Organic Farming Innovations Inc. Commercial Cannabis Use Permit  
Lead Agency Planning Services  
Name of Owner David O. Harde Telephone 530-906-7892  
Address 6540 Perry Creek Road, Somerset, California 95684  
Name of Applicant David O. Harde Telephone 530-906-7892  
Address 6540 Perry Creek Road, Somerset, California 95684  
Project Location 6540 Perry Creek Road, Somerset, California 95684  
Assessor's Parcel Number(s) 093-032-71  
Acreage 57.29 Zoning PA-20

**Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.**

1. Type of project and description: Outdoor cultivation of 68,560 THC commercial cannabis with support buildings and immature plant greenhouse.
2. What is the number of units/parcels proposed? N/A

**GEOLOGY AND SOILS**

3. Identify the percentage of land in the following slope categories:  
☒ 0 to 10%    ☒ 11 to 15%    ☐ 16 to 20%    ☐ 21 to 29%    ☐ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No. Percentages are 85% in 0 to 10% and rest is 11% to 15%
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?  
No the project will add agriculturally compatible activities and areas.

**DRAINAGE AND HYDROLOGY**

6. Is the project located within the flood plain of any stream or river? If so, which one?  
No
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?  
~1,400' Name of the water body? Perry Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No absolutely not. Water Board permits require extensive BMPs.

**CCUP21-0002**

9. Will the project result in the physical alteration of a natural body of water or drainage way?  
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?  
No. See Biological assessment.

#### **VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: See Biological Assessment
12. How many trees of 6-inch diameter will be removed when this project is implemented?  
None

#### **FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? Pioneer
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?  
The parcel has existing farm pond & will add 2 fire hydrants & a 5k gallon water to the (e) 8.5k gal tank
15. What is the distance to the nearest fire station? 1.7 Miles Station 38 Pioneer Fire
16. Will the project create any dead-end roads greater than 500 feet in length?  
No. See circulation access road plan
17. Will the project involve the burning of any material including brush, trees and construction materials?  
No

#### **NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?  
No
19. What types of noise would be created by the establishment of this land use, both during and after construction? See Below in extra space provided.

#### **AIR QUALITY**

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? See the Cannabis Odor plan. Dusts are major cannabis contaminants & will be limited.

#### **WATER QUALITY**

21. Is the proposed water source: ☐ public or ☒ private, ☐ treated or ☐ untreated?  
Name the system: Well
22. What is the water use (residential, agricultural, industrial or commercial)?  
agricultural. The project site is an existing agricultural site with grapes and vegetables.

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project?  
(e.g., Indian burial grounds, gold mines, etc.) See the Project Cultural and  
Archaeological report.

25. What is the proposed method of sewage disposal? Private septic system \_\_\_\_\_ sanitation district  
Name of district: \_\_\_\_\_

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No.

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No. See the OSTR and VMT Report.

28. Will the project reduce or restrict access to public lands, parks or any public facilities?  
No

29. Will the project result in the introduction of activities not currently found within the community?  
No. The project is an extension of an existing agricultural operation. Family are the primary workers.

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?  
No.

31. Will the project require the extension of existing public utility lines? If so, identify and give distances:  
No

**GENERAL**

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? Yes. State law says that cannabis is compatible with Williamson Act contracts.
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?  
The registered pesticides used on cannabis are below the state hazardous materials threshold.  
The existing farm is a certified organic agricultural operation. Minor amounts haz sub. e.g. diesel use.
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?  
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)?  
No.
36. Will the project displace any community residents? No it will not

**DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS** (attach additional sheets if necessary)

The noise is comparable to noise associated with existing agricultural operations. New building construction and greenhouse construction will not exceed could acoustic standards. See Acoustical Technical Memo.  
Immature Greenhouse Fans will produce an average of 70 decibels. Effects of the fan noise should not extend beyond 35' from greenhouse.

**MITIGATION MEASURES** (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

1) If trees are cut down during the nesting season they will be inspected by a biologist to prevent protect bird nesting sites from being disturbed. 2) If cannabis odors exceed county standards an odor control system will be installed at the area generating the odor exceedance.

Form completed by:

Rod Miller

Date:

3/08/21



## COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

### Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning  
Attn: Natalie Porter  
2850 Fairlane Court  
Placerville, CA 95667

Fax: (530) 642-0508  
Phone: (530) 621-5442  
Email: [natalie.porter@edcgov.us](mailto:natalie.porter@edcgov.us)

#### Applicant Information:

Name: David O. Harde

Phone #: 530-906-7892

Address: 6540 Perry Creek Rd., Somerset, Ca 95684

Email: davidharde123@gmail.com

#### Project Information:

Name of Project: Somerset Gourmet

Planning Number: \_\_\_\_\_

Project Location: 6540 Perry Creek Rd.

Bldg Size: \_\_\_\_\_

APN(s): 093-032-71

Project Planner: \_\_\_\_\_

Number of units: \_\_\_\_\_

Description of Project: (Use, Number of Units, Building Size, etc.)

Commercial Cannabis Operating and Use Permit for cultivation of 68,560 sq.ft. THC cannabis. The operation will have 3 full time and 5 seasonal temporary employees. The parcel has an existing agricultural operation. The addition of commercial cannabis will create a de minimis amount of new traffic on Perry Creek Rd. Grant Johnson of Prism Engineering has prepared OSTR and VMT reports for the project.

**Please attach a project site plan**

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

# CCUP21-0002

Rev 8/20/18



## COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

### Transportation Impact Study (TIS) – Initial Determination (Page 2)

#### TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- |  |  |
|--|--|
| <input type="checkbox"/> 4 or less single family homes                 | <input type="checkbox"/> 28,000 square feet or less for warehouse    |
| <input type="checkbox"/> 4 or less multi-family units                  | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches     |
| <input type="checkbox"/> 8,600 square feet or less for general office  | <input type="checkbox"/> 20 or less sites for campgrounds            |
| <input type="checkbox"/> 10,000 square feet or less for industrial     | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B        |

☐ None apply – a TIS is required with applicable fee.

#### County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

\_\_\_\_\_  
CDS Long Range Planning Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
ADH TS

OSTR waiver approved by:

\_\_\_\_\_  
Department of Transportation Director or Designee

\_\_\_\_\_  
Date

**PRINT**

Rev 8/20/18



**EL DORADO COUNTY  
PLANNING and BUILDING DEPARTMENT**

2850 Fairlane Court  
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

Phone: (530) 621-5355  
Fax: (530) 642-0508

Pre-application Worksheet **CCPA20-0008**  
**APN 093-032-071**

Prepared by: Aaron Mount

1. APN/Acreage/General Plan/Zoning (webpage: Parcel Data page attached)
2. Surrounding Zoning and General Plan (Potential Buffers from: Ag Zones, MR, and TPZ)
3. Other resources to consider:
  - A. Aerial maps (attached)
  - B. APN page (attached)
  - C. GIS layers
  - D. TRAKIT data (attached)

**Site General Plan Land Use Designation/Zoning**

AL-A

PA-20

**Proposed Project Description/Location:**

Cannabis Cultivation and Processing

**Staff observations, issues and notes:**

Parcel is within the PA-20 zone district which by Ordinance has a maximum total canopy cultivation area of 2 acres.

The parcel is voluntarily encumbered by a Williamson Act contract. The site must continue to meet the Williamson Act criteria. Cannabis cultivation cannot replace any ag uses that have been evaluated as part of meeting the minimum annual gross income requirement. The State has determined that commercial cannabis is compatible with agricultural uses and Williamson Act contracted lands. As part of the review of the Commercial Cannabis Use Permit the Ag Dept. will review your contract and it's criteria for compliance.

The taxed cultivation area is defined by the canopy area:

"For outdoor cultivation and nurseries, canopy shall be calculated in square feet and measured using physical boundaries of all area(s) that will contain mature plants at any point in time, including the space within the boundaries. Canopy may be noncontiguous, but each unique area included in the total canopy calculation shall be separated by a physical boundary, such as a fence, hedgerow, garden plot, or other stable, semipermanent structure that clearly demarcates the canopy edge.

Please contact your local fire district to verify if there are any fire code issues with this use and site.

Oak tree removal needs to be evaluated by an arborist. This should be included in the general biological study for the property.

**CCUP21-0002**

Disposal of cannabis material must be consistent with State requirements.

Commercial cannabis processing activities may not be permitted in a residential dwelling or accessory structure connected to a residential dwelling.

Cannabis Ordinance setback reductions are being requested. Structures must meet minimum PA Zone District setbacks of 50' for agricultural structures and 30' for residential structures. Setbacks are measured from edge of road easement or property line, whichever is closer.

**Staff conclusion and direction to applicant:**

Requires a Commercial Cannabis Use Permit

Studies required in addition to the standard requirements of a CUP:

Photometric Study if exterior lighting is to be used

Acoustic Study if noise generating sources proposed

Odor Study and odor control plan

Fire Safe Study

Standard technical studies required:

General Biological Study

Cultural Resource Study

Traffic Study analyzing the new CEQA VMT (Vehicle Miles Traveled) requirement.

Customized CUP checklist to be provided.

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 202-58284-LW

AND WHEN RECORDED MAIL TO

DAVID O. HARDE AND TOBY Y. LANDIS, TRUSTEES OF  
THE DAVID HARDE AND TOBY LANDIS LIVING TRUST  
AND TOBY LANDIS  
6540 PERRY CREEK ROAD,  
SOMERSET, CA 95684

El Dorado, County Recorder  
William Schultz Co Recorder Office

DOC- 2005-0071786-00

RECEIVED  
PLANNING DEPARTMENT  
Friday, AUG 26, 2005 14:30:00  
Ttl Pd \$10.00

Nbr-0000768190  
LMW/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned grantor(s) declare(s): 11911

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID O. HARDE AND TOBY Y. LANDIS, TRUSTEES OF THE DAVID HARDE AND TOBY LANDIS LIVING TRUST

Hereby GRANT(S) to DAVID O. HARDE AND TOBY Y. LANDIS, husband and wife, as Joint Tenants

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

LOT 4, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, IN TOWNSHIP 9 NORTH, RANGE 12 EAST, M.D.B.&M.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED IN THE DEED FROM WILLIAM E. KLARE ET UX TO BURTON WILLIS AND LESLIE WILLIS, RECORDED NOVEMBER 14, 1941 IN BOOK 190 OF OFFICIAL RECORDS OF EL DORADO COUNTY AT PAGE 170.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM EARL KLARE ET UX TO FRED DAVIS AND LEENA H. DAVIS, RECORDED JANUARY 3, 1948 IN BOOK 251 AT PAGE 173 OF OFFICIAL RECORDS OF EL DORADO COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THE DEED FROM WILLIAM EARL KLARE ET UX TO PETE SHOLKEY AND BERTHA SHOLKEY, RECORDED JULY 31, 1953 IN BOOK 329 AT PAGE 67 OF OFFICIAL RECORDS OF EL DORADO COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN THAT CERTAIN JUDGEMENT RECORDED JUNE 10, 2003 IN SERIES NO. 2003-0057764 OFFICIAL RECORDS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTIONS OF THE CENTERLINE OF PERRY CREEK ROAD AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 9 NORTH, RANGE 12 EAST, M.D.B.&M., FROM WHICH THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, MARKED BY A ONE AND ONE-HALF (1-1/2") INCH CAPPED IRON PIPE STAMPED "LS 3279", "1985" AND APPROPRIATELY FOR SAID CORNER, BEARS SOUTH 00 DEG 08' 28" EAST 238.30 FEET; THENCE FROM SAID POINT OF BEGINNING AND LEAVING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WESTERLY ALONG THE CENTERLINE OF SAID PERRY CREEK ROAD THE FOLLOWING TWO (2) COURSES: (1) NORTH 80 DEG 41' 49" WEST 90.35 FEET AND (2) NORTH 84 DEG 10' 45" WEST 34.30 FEET TO A POINT AT THE SOUTHERLY PROJECTION OF AN OLD NORTH-SOUTH FENCE LINE; THENCE LEAVING THE CENTERLINE OF SAID PERRY CREEK ROAD NORTH 02 DEG 57' 11" EAST 22.75 FEET TO A THREE QUARTER (3/4") INCH CAPPED IRON PIPE STAMPED "RCE 20462-1988" AT THE CORNER OF AN OLD FENCE LINE; THENCE NORTHERLY ALONG SAID OLD MAIL TAX STATEMENT TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

017700PLg.doc 10/9/01

# CCUP21-0002

071786

ENCE LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 02 DEG 57' 11" EAST 184.36 FEET TO A THREE-  
 QUARTER (3/4") INCH CAPPED IRON PIPE STAMPED "RCE 20462-1988"; (2) NORTH 00 DEG 55' 10" WEST 209.26  
 FEET TO A SIMILAR PIPE; (3) NORTH 05 DEG 33' 39" EAST 292.50 FEET TO A SIMILAR PIPE; (4) NORTH 01 DEG  
 37' 49" EAST 152.44 FEET TO A SIMILAR PIPE; (5) NORTH 02 DEG 04' 28" EAST 209.63 FEET TO A SIMILAR PIPE;  
 AND (6) NORTH 65 DEG 06' 17" EAST 64.54 FEET TO A SIMILAR PIPE IN THE NORTH LINE OF THE SOUTHEAST  
 QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE LEAVING SAID OLD FENCE LINE  
 EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
 SECTION 19, SOUTH 88 DEG 39' 17" EAST 15.07 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST  
 QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, MARKED BY A STANDARD B.L.M. MONUMENT  
 STAMPED "1988" AND APPROPRIATELY FOR SAID CORNER; THENCE SOUTHERLY ALONG THE EAST LINE OF  
 THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 00 DEG 06' 28" EAST 1113.98 FEET TO THE POINT OF  
 BEGINNING.

A.P.N. 093-032-71-100

Dated: August 23, 2005

STATE OF CALIFORNIA  
 COUNTY OF

*Toby Y Landis Trustee*  
 TOBY Y LANDIS, TRUSTEE  
*David O. Harde Trustee*  
 DAVID O. HARDE, TRUSTEE

On 8-23-05 before me, L. Wilson  
 personally appeared  
David O. Harde and Toby Y Landis

personally known to me (or proved to me on the basis of  
 satisfactory evidence) to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and acknowledged to me that  
 he/she/they executed the same in his/her/their authorized  
 capacity(ies), and that by his/her/their signature(s) on the  
 instrument the person(s), or the entity upon behalf of which the  
 person(s) acted, executed the instrument



WITNESS my hand and official seal.

Signature: L. Wilson  
 4-23-06

MAIL TAX STATEMENT TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

NAME			SAME AS ABOVE			CITY & STATE		
08/26/2005.20050071786						01TrustPg.doc (09/01)		

Recording Requested by:  
ReconTrust Company, N.A.  
176 Countrywide Way  
MS: LAN-88  
Lancaster, CA 93535-9944  
(800) 540-2684

When recorded return to:  
DAVID O HARDE, TOBY Y LANDIS  
6540 Perry Creek Rd  
Somerset, CA 95684



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2005-0075134-00**

Check Number 18534407

Thursday, SEP 08, 2005 08:00:00

Tel Pd \$16.00

Nbr-0000772723

CLC/C1/2-1

Above Space for Recorder's Use  
DOCID#000209251392005N

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, DAVID O HARDE, TOBY Y LANDIS


was the original Trustor, under that certain Deed of Trust dated 10/09/2002 and recorded 10/18/2002, as Instrument or Document No. 2002007955200, in Book N/A, Page N/A, of Official Records of the County of EL DORADO, State of California.

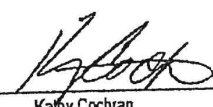
WHEREAS, the undersigned, Mortgage Electronic Registration Systems, Inc., as the present Beneficiary(s) under said Deed of Trust hereby substitutes a new Trustee, ReconTrust Company, N.A., under said Deed of Trust, and ReconTrust Company, N.A. as Trustee under said Deed of Trust does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by Trustee under said Deed of Trust.

Dated: 08/29/2005

New Trustee:  
ReconTrust Company, N.A.

Current Beneficiary:  
Mortgage Electronic Registration Systems, Inc.

  
David Leighton  
Assistant Secretary

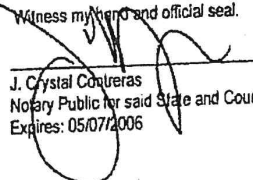
  
Kathy Cochran  
Assistant Secretary

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 08/29/2005, before me, J. Crystal Contreras, Notary Public, personally appeared David Leighton and Kathy Cochran, both personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.



Witness my hand and official seal.

  
J. Crystal Contreras  
Notary Public for said State and County  
Expires: 05/07/2006

09/08/2005, 20050075134



State Water Resources Control Board

2021 MAR 30 PM 3:10  
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PLANNING DEPARTMENT



Cannabis General Order Application Number: 428167  
Fee Payment Application Number: BA50428167  
Self-Certification Date: 07/13/2020

## NOTICE OF RECEIPT

### STATE WATER RESOURCES CONTROL BOARD GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH CANNABIS CULTIVATION ACTIVITIES

Your application for coverage under the Cannabis General Order has been received.

### CDFA License

For dischargers seeking a cultivation license from CDFA, this Notice of Receipt is insufficient. Upon payment of your application fee (see Fee Payment section) and submittal of Native American tribal authorization (if needed; see Native American Tribe Authorization section below), you will receive a separate Notice of Applicability (NOA) to be used for obtaining a CDFA license.

### Fee Payment

Within 30 calendar days of submitting your application, you must pay an application fee in order for your application to be complete.

Your fee category is: Tier 2 Low Risk. Your application fee is \$1,000.00.

Fees are reassessed on a yearly basis based on program revenue, expenses, and stakeholder input. You can review the current Water Boards Fee Schedule and stakeholder announcements by visiting the following website: <https://www.waterboards.ca.gov/resources/fees/> (<https://www.waterboards.ca.gov/resources/fees/>).

The application fee can be paid using electronic funds transfer, a credit card, a check, money order, or cashier check.

- If you are paying via electronic funds transfer or credit card, visit the following website: [http://www.waterboards.ca.gov/make\\_a\\_payment/](http://www.waterboards.ca.gov/make_a_payment/) ([http://www.waterboards.ca.gov/make\\_a\\_payment/](http://www.waterboards.ca.gov/make_a_payment/)). Include your Fee Payment Application Number when submitting your payment. Your Fee Payment Application Number can be found at the top right-hand corner of this Notice.
- If you are paying with a check, money order, or cashier check, make the check payable to the "State Water Resources Control Board", write the Fee Payment Application Number on the check, money order, or cashier check, and submit the payment to the following address:  
State Water Resources Control Board  
ATTN: Water Quality Fees - Cannabis General Order  
PO Box 1888

**CCUP21-0002**

Sacramento, CA 95812-1888.

Instructions for Paying Application Fees by Cash:

All cash payments must be submitted directly to the State Water Resources Control Board (State Water Board), not the Regional Water Quality Control Board. The State Water Board is able to accept cash payments at its downtown Sacramento location. Cash payments, however, will require additional time and an appointment with the State Water Board Sacramento office. A delay in enrollment due to the need for a cash payment is not an excuse for non-compliance with applicable enrollment requirements. To schedule an appointment to make a cash payment, please call (916) 341-5021.

## Technical Reports

In accordance with the Cannabis General Order, you may have one or more technical reports due. Below is the list of technical reports due based on your site conditions.

All technical reports shall be submitted electronically to the Central Valley Regional Water Board-Sacramento office at the following email address: [centralvalleysacramento@waterboards.ca.gov](mailto:centralvalleysacramento@waterboards.ca.gov) (mailto:centralvalleysacramento@waterboards.ca.gov) and shall include "Cannabis General Order" in the email subject line and your WDID Number and the Cannabis General Order Application Number. Your WDID Number will be assigned upon issuance of the Notice of Applicability and the Cannabis General Order Application Number can be found on the top-right hand corner of this Notice. Refer to the Cannabis General Order for additional information regarding submittal of these technical reports.

Based on the information you provided, your site conditions are: Tier 2 Low Risk with a cultivation area greater than 1 acre and a slope less than or equal to 30 percent.

List of Technical Reports Due:

- 1) Site Management Plan - due within 90 days of application submittal
- 2) Nitrogen Management Plan - due within 90 days of application submittal

## Compliance with Best Practicable Treatment or Control (BPTC) Measures

You have certified that your site qualifies as a Tier 2 Low Risk site and that you will complete improvements to achieve compliance by the onset of the winter period following submittal of this application. Winter period is defined in Attachment A of the Cannabis General Order.

## Native American Tribe Authorization

This section does not apply to you.

For additional information regarding your application, please contact the Central Valley Regional Water Board – Sacramento office.

Current contact information for the Central Valley Regional Water Board – Sacramento office:

11020 Sun Center Drive, Suite 200

Rancho Cordova, CA 95670

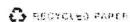
(916) 464- 3291

[centralvalleysacramento@waterboards.ca.gov](mailto:centralvalleysacramento@waterboards.ca.gov) (mailto:centralvalleysacramento@waterboards.ca.gov)

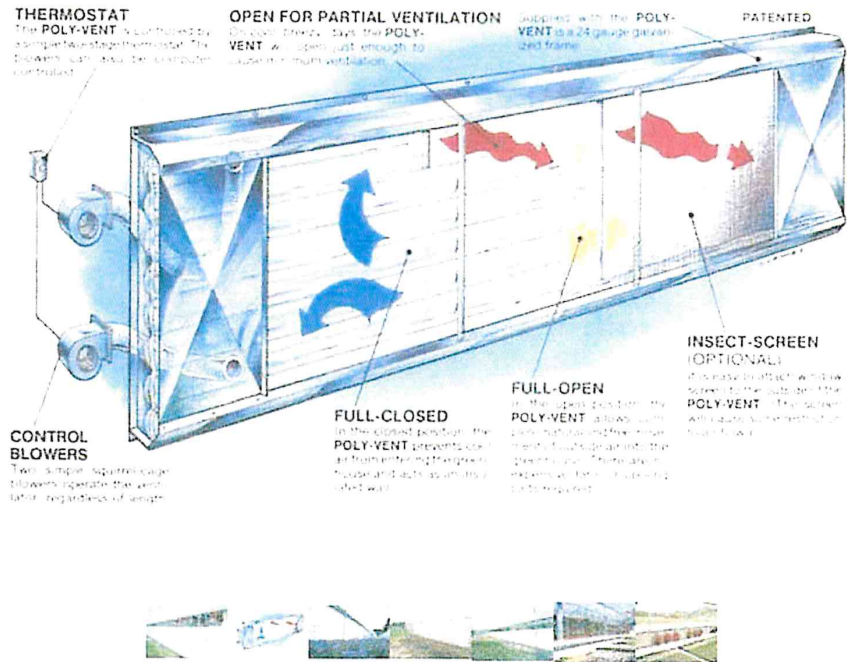
If you notice any errors in your application, please contact the Central Valley Regional Water Board – Sacramento office for more information on providing the correct information. **Do not resubmit your application or begin a new application for the purposes of correcting errors, unless you are instructed to do so by the State Water Board or Regional Water Board.**

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)



# Poly-Vent® Natural Ventilation System

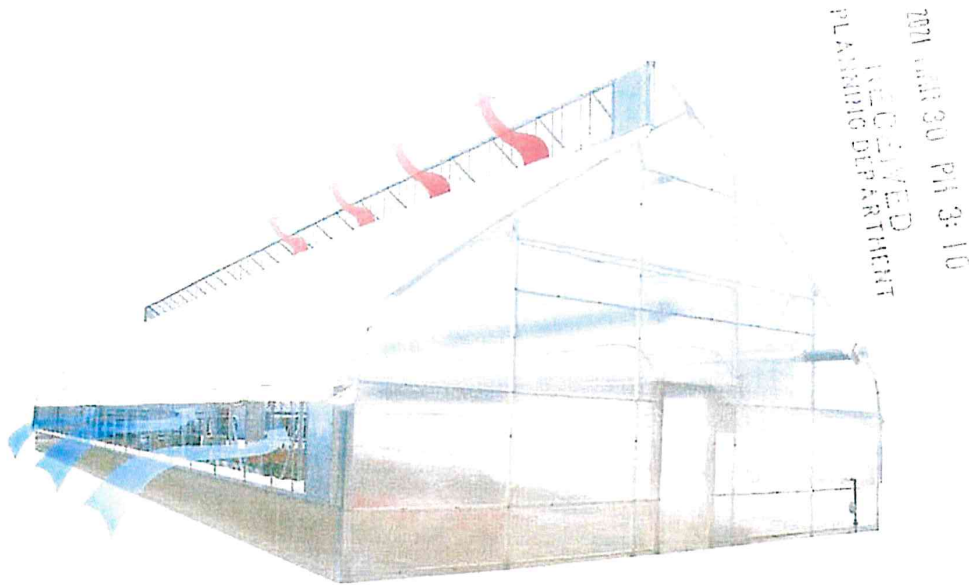


« Previous | Next »  
(Image 2 of 7)

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## XA-30 Commercial Greenhouse



« Previous | Next »  
(Image 1 of 6)



6540 Perry Creek Road, Somerset, CA 95684 530-906-7892

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PLANNING DEPARTMENT

March 8, 2021

Aaron Mount  
Senior Planner  
County of El Dorado  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

Subject: Cultivation Commercial Cannabis Use Permit Application 6540 Perry Creek Rd.

Dear Aaron:

I have attached my Cultivation Commercial Cannabis Use Permit Application for 6540 Perry Creek Rd., Somerset, CA 95684.

The application package includes Cannabis Condition Use Permit Application forms, site plans, floor plans, operational business plans, and environmental technical assessments. After the County accepts the application then we will submit our state license application and forward it to you. There are two sets of site plans attached. The set prepared by GD Consulting are to be used for improving the access driveway. The set prepared by getasiteplan.com should be used for the detailed locations and square footage of the cannabis licensing.

We are seeking setback waivers to the road and property line setbacks. The ordinance setbacks are arbitrary and capricious. Our environmental technical studies show the lack of or prevented offsite impacts with our requested setbacks. The cultivation areas available for the project site do not allow for 800' setbacks.

We are happy to supply whatever additional information you desire or make changes to the application to answer questions.

Rod Miller of Earth Groovy Products LLC is working with me as an agent and can assist me in answering whatever questions that you may have.

Thank you for your attention to this matter.

Sincerely,  


David O Harde

CEO

Organic Farming Innovations Inc.

[davidharde123@gmail.com](mailto:davidharde123@gmail.com)

Cc: Paul Castillo [paul.castillo@rimonlaw.com](mailto:paul.castillo@rimonlaw.com)

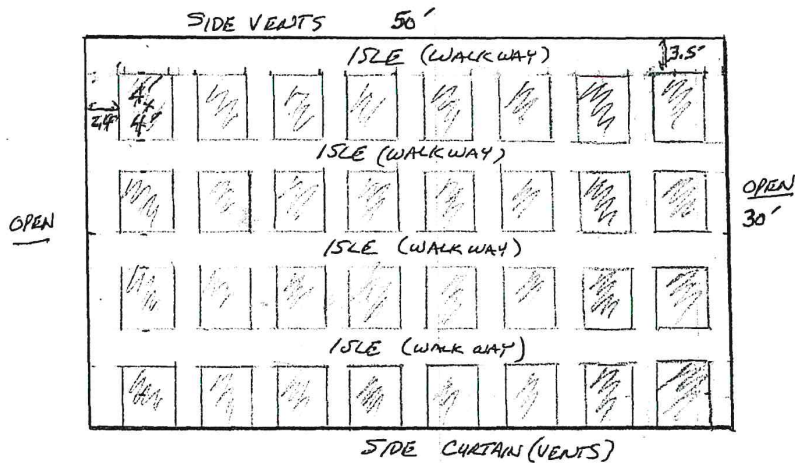
**CCUP21-0002**

CANNABIS FACILITY IMMATURE PLANT GREENHOUSE  
30' X 50' AREA  
LOCATION ( B )

DESCRIPTION: Poly-Tex XA-300 FREE SPAN  
Poly-vent Side Wall Ventilation

OPERATING EQUIPMENT: Four(4) Dayton Shaded Blowers  
Model 4C006B, 115 V, 1/20 HP, or equivalent

GREENHOUSE FLOORPLAN: 32, 4'x4' EBB AND FLOW TRAYS w/PALLETS (GROUND)



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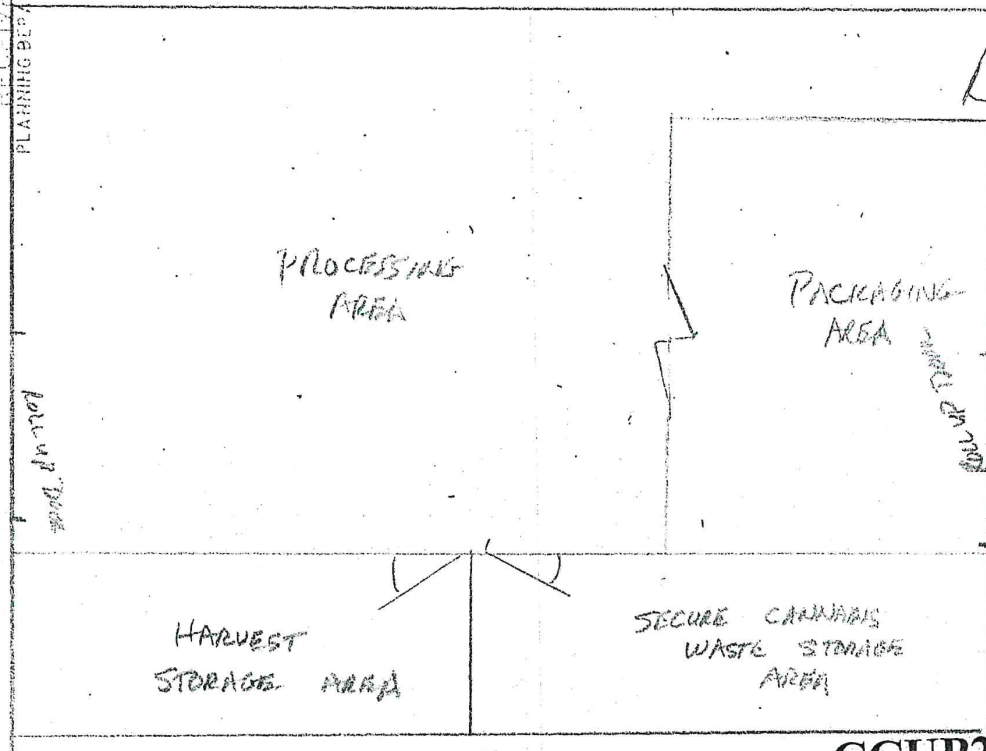
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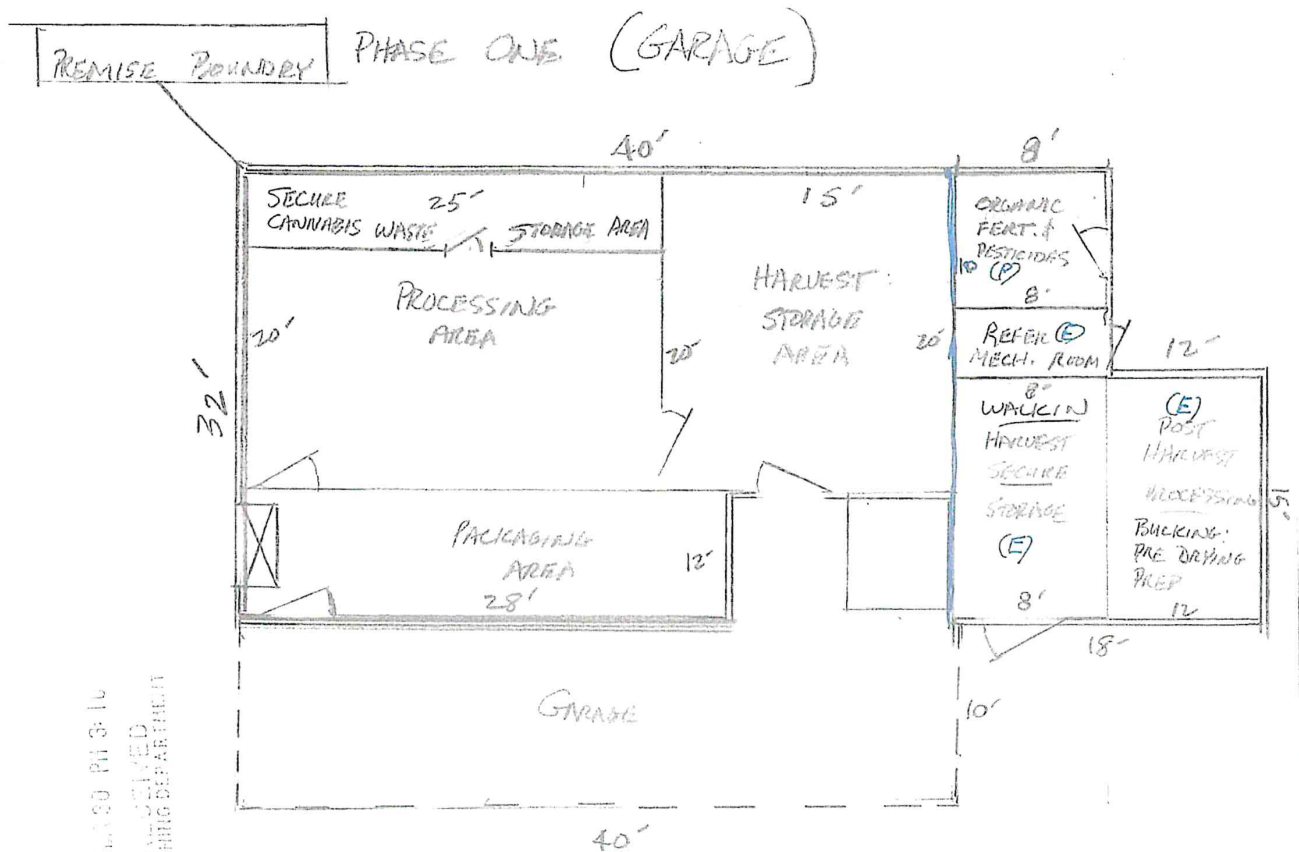
PHASE II  
NEW BUILDING: 35' x 50'  
PROCESSING / PACKAGING  
HARVEST STORAGE / WASTE STORAGE

W



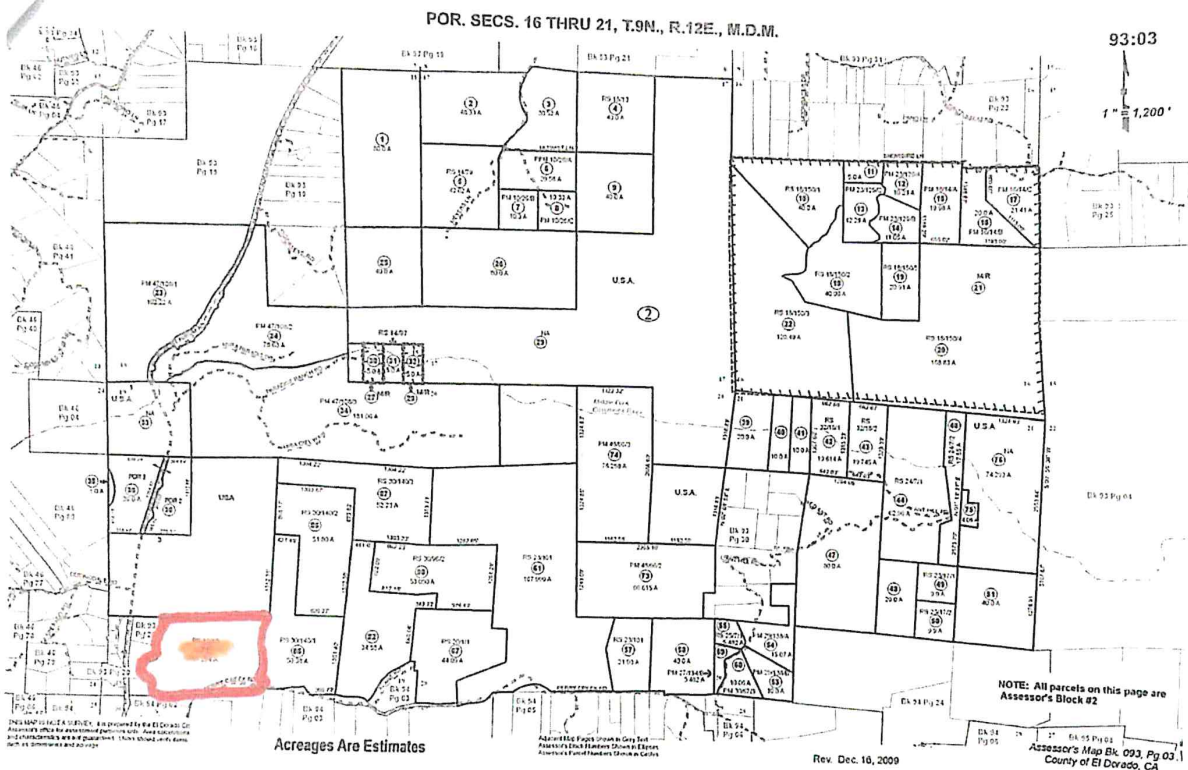
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EXISTING PHASE I  
PREMISE: PACK - PROCESS

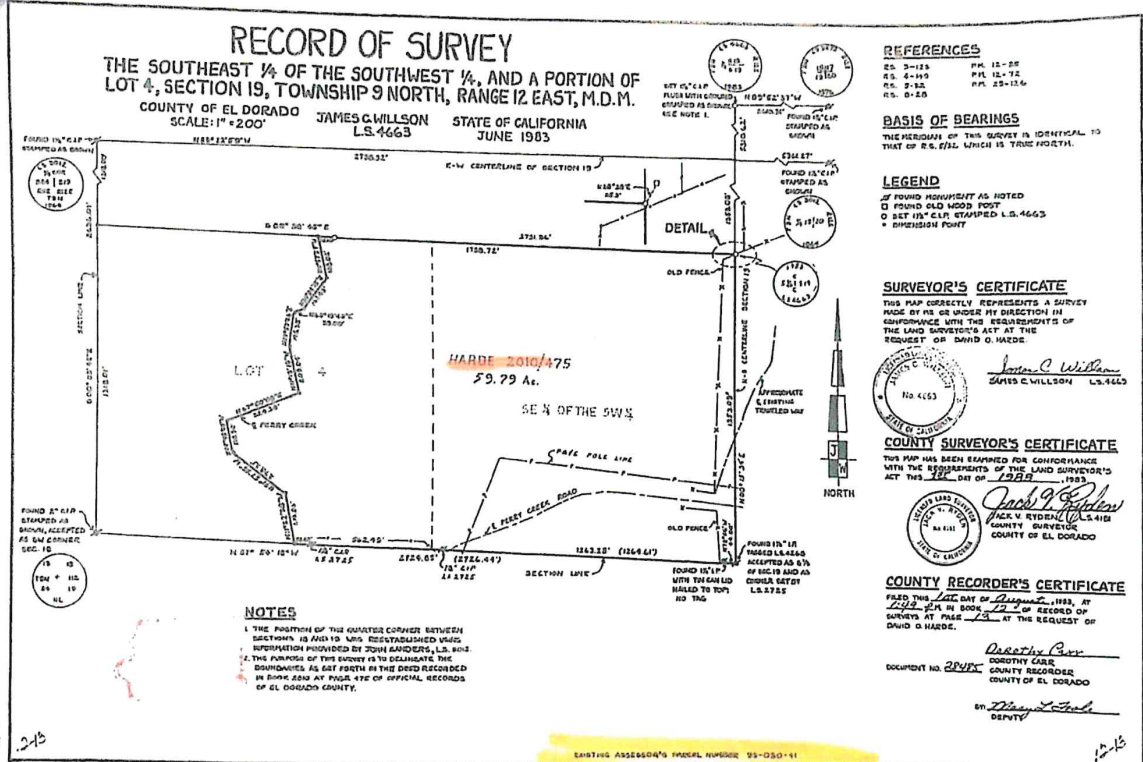


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CCUP21-0002



<b>C. L. RAFFETY, C.P.A.</b> Treasurer & Tax Collector 360 Fair Lane Placerville CA 95667-4107 (530) 621-5800		<b>EL DORADO COUNTY 2018/2019 SECURED PROPERTY TAX STATEMENT</b> For Fiscal Year Beginning July 1, 2018 and Ending June 30, 2019	
ASSESSMENT # <b>093-032-071-000</b>	FEE PARCEL # <b>093-032-071-000</b>	TAX RATE AREA <b>093-005</b>	CONTACT # 
RETAIN THIS PORTION FOR YOUR RECORDS		PROPERTY DESCRIPTION / SITUS <b>6540 PERRY CREEK RD</b> Assessed (a) Land only (b) 2018 <b>HARDE DAVID O TR</b>	
IMPORTANT MESSAGE			

**CURRENT ASSESSEE(S)** 093-032-071-000  
 HARDE DAVID O TR  
 6540 PERRY CREEK RD  
 SOMERSET CA 95684-9525

3 - 3 - 6295

ASSESSED VALUES - GENERAL TAXES AND EXEMPTIONS				FOR QUESTIONS CALL:
	ASSESSED VALUE X	TAX RATE %	GENERAL TAXES	
LAND	68,316			ADDRESS CHANGES 530-621-5719 VALUE PLACERVILLE 530-621-5719 VALUE LAKE TAHOE 530-573-3422 EXEMPTIONS 530-621-5719 TAX RATES 530-621-5470 PAYMENTS 530-621-5800
GROWING IMPROVEMENTS	32,581			
STRUCTURAL IMPROVEMENTS	378,553			
HOMEOWNERS EXEMPTION	- 7,000			
<b>NET TAXABLE VALUE</b>	<b>472,450</b>	<b>1.000000</b>	<b>\$ 4,724.50</b>	
<b>VOTER APPROVED TAXES AND TAXING AGENCY DIRECT CHARGES</b>				<b>CONTACT PHONE NUMBERS</b>
35692 VOTER DEBT: EL DORADO HIGH SCHOOL ELECTN 2008	472,450	0.011836	55.92	530-621-5470
35351 VOTER DEBT: LOS RIOS COLLEGE ELECTION OF 2008	472,450	0.007300	34.48	916-874-7431
35691 VOTER DEBT: EL DORADO HIGH SCHOOL ELECTN 1997	472,450	0.002852	13.45	530-621-5470
35850 VOTER DEBT: LOS RIOS COLLEGE ELECTION OF 2002	472,450	0.005800	27.40	916-874-7431
54215 FIRE/EMS SPCL TAX: PIONEER FPD ELECTN 11/2/11		DIRECT CHARGE	05.84	530-620-4444
53201 SPCL TAX: CSA#7 11/4/1987 AMBULANCE W. SLOPE		DIRECT CHARGE	25.00	530-621-6505
<b>SUBTOTAL</b>			<b>\$ 242.12</b>	
<b>TOTAL TAX DUE</b>			<b>\$ 4,966.62</b>	

Pay online or remit payment with appropriate stub

Plot Size: 24"x36"

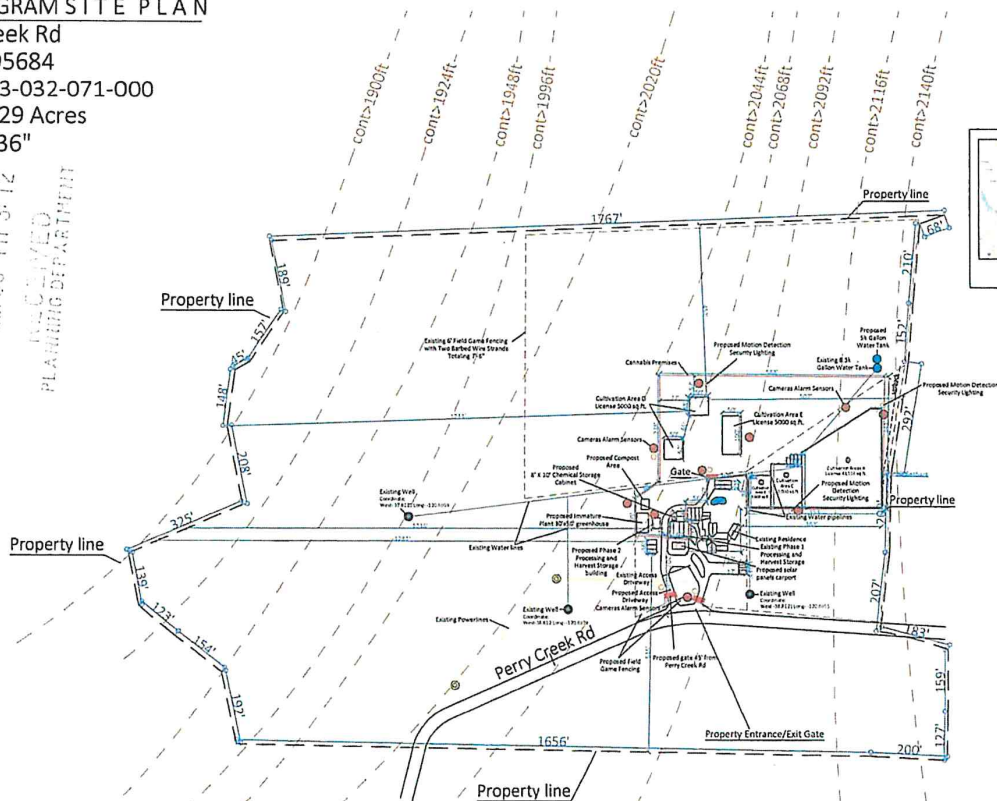
[illegible]VICINITY MAP

Created by:

CCUP21-0002

6540 Perry Creek Rd  
Somerset CA 95684  
Parcel 1 ID: 093-032-071-000  
Lot 1 area: 57.29 Acres  
Plot Size: 24"x36"

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**Owners: David Harde**  
6540 Perry Creek Road,  
Somerset, CA 95684  
530-906-7892  
davidharde123@gmail.com  
68,560 sqft. Cultivation

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CCUP21-0002