

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

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.

Parcel Description:

Parcel Number and Acreage: 093-032-071, 57 Acres

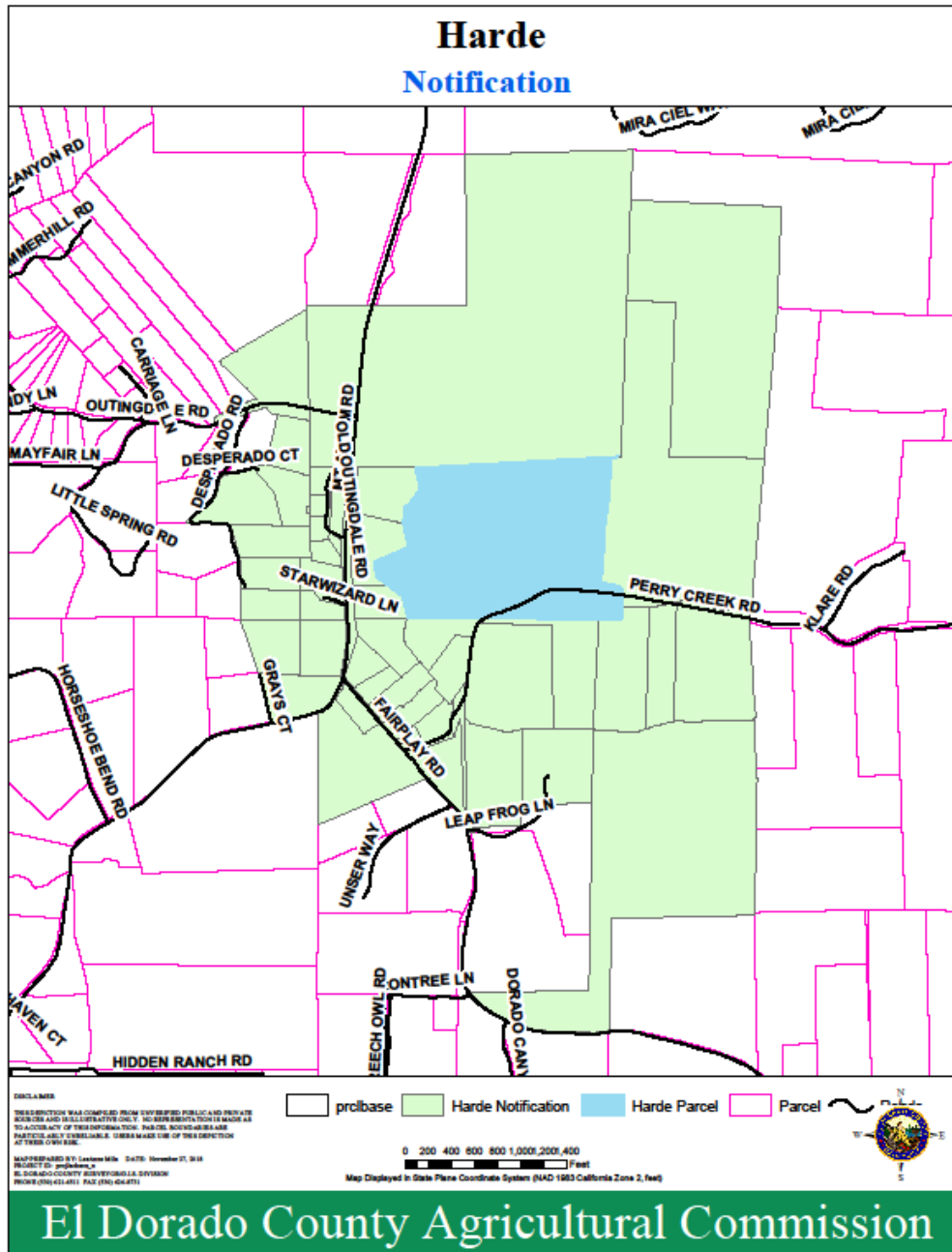
Agricultural District: Yes

Land Use Designation: Agricultural Lands, AL

Zoning: PA-20 (Planned Agriculture, 20 Acres).

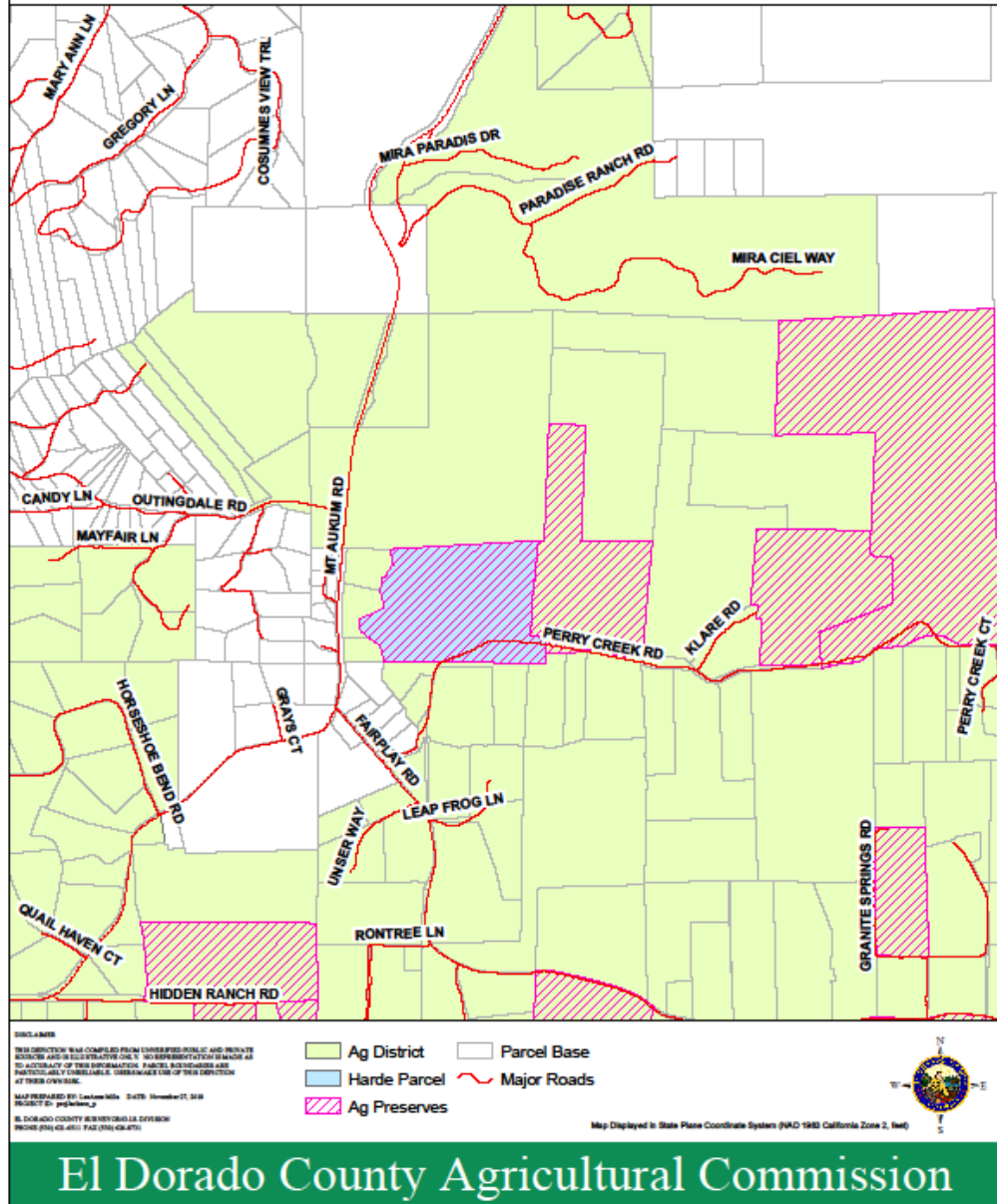
Choice Soils:

HgC - Holland coarse sandy loam, 9 to 15 percent slopes



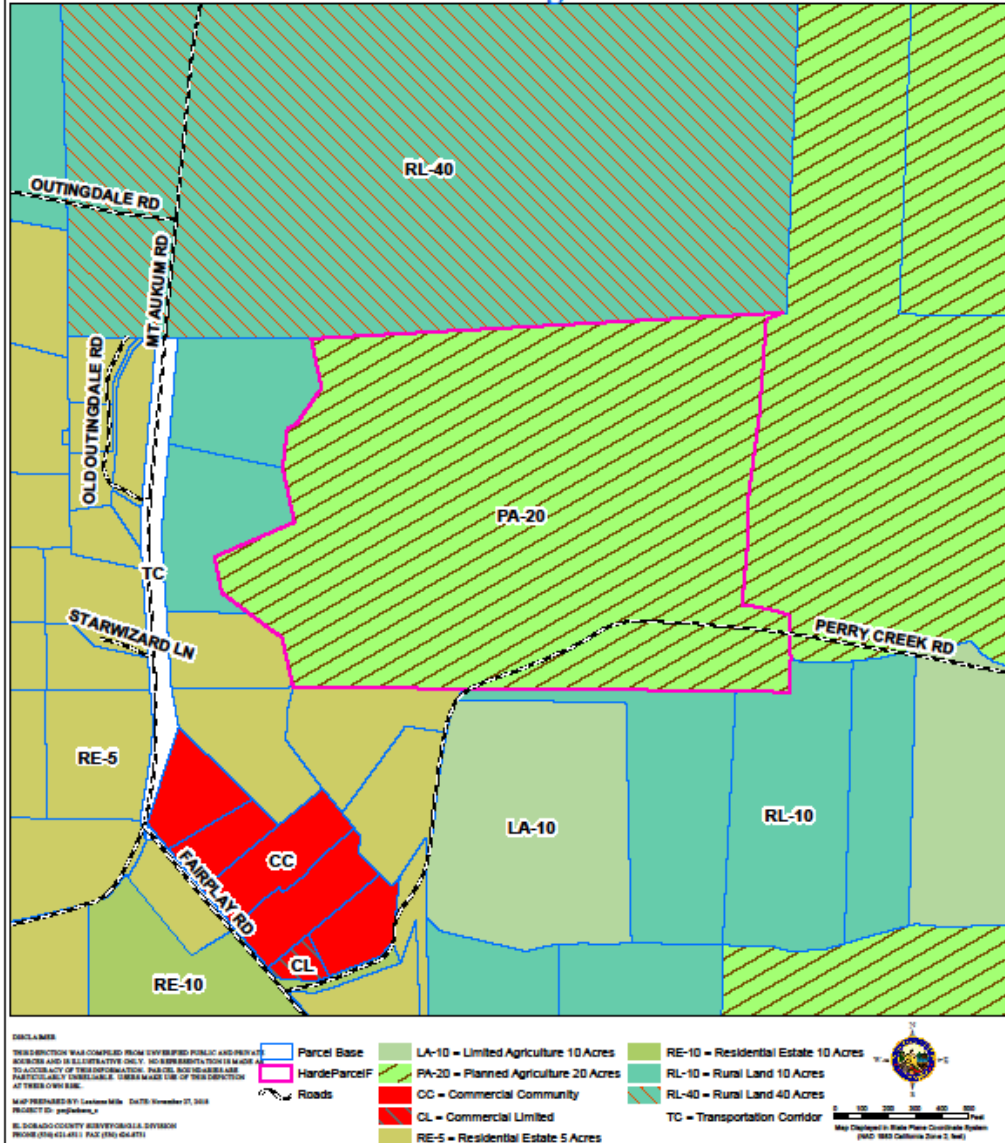
1000 Ft. notification

Harde Commercial Cannabis Proximity to Agricultural District



**This parcel is in an
Agricultural District,
and an Ag Preserve.**

Harde Commercial Cannabis Zoning



El Dorado County Agricultural Commission

Zoning

**PA-20: Planned
Agriculture, 20 Acres**

Harde Commercial Cannabis Land Use

OS

AL

RR

C

PF

MDR

OUTINGDALE RD

OLD OUTINGDALE RD

MT AUBURN RD

STARWIZD LN

FAIRPLAY RD

PERRY CREEK RD

Legend:

- Parcels
- Harde Parcel
- Roads
- Agricultural Lands
- Commercial
- Medium Density Residential
- Open Space
- Public Facilities
- Rural Residential

DISCLAIMER
REPRESENTATION WAS COMPILED FROM DIVERSED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCELS, ROADS AND AREAS PARTICULARLY VULNERABLE. OVERLAP AND USE OF THIS INFORMATION AT YOUR OWN RISK.

MAP PREPARED BY: Landon M. Smith, November 17, 2018
PROPERTY OF: jgphelan, LLC
EL DORADO COUNTY, 10000 EL DORADO BLVD., SUITE 100
PO BOX 60000, EL DORADO, CA 95621-0000

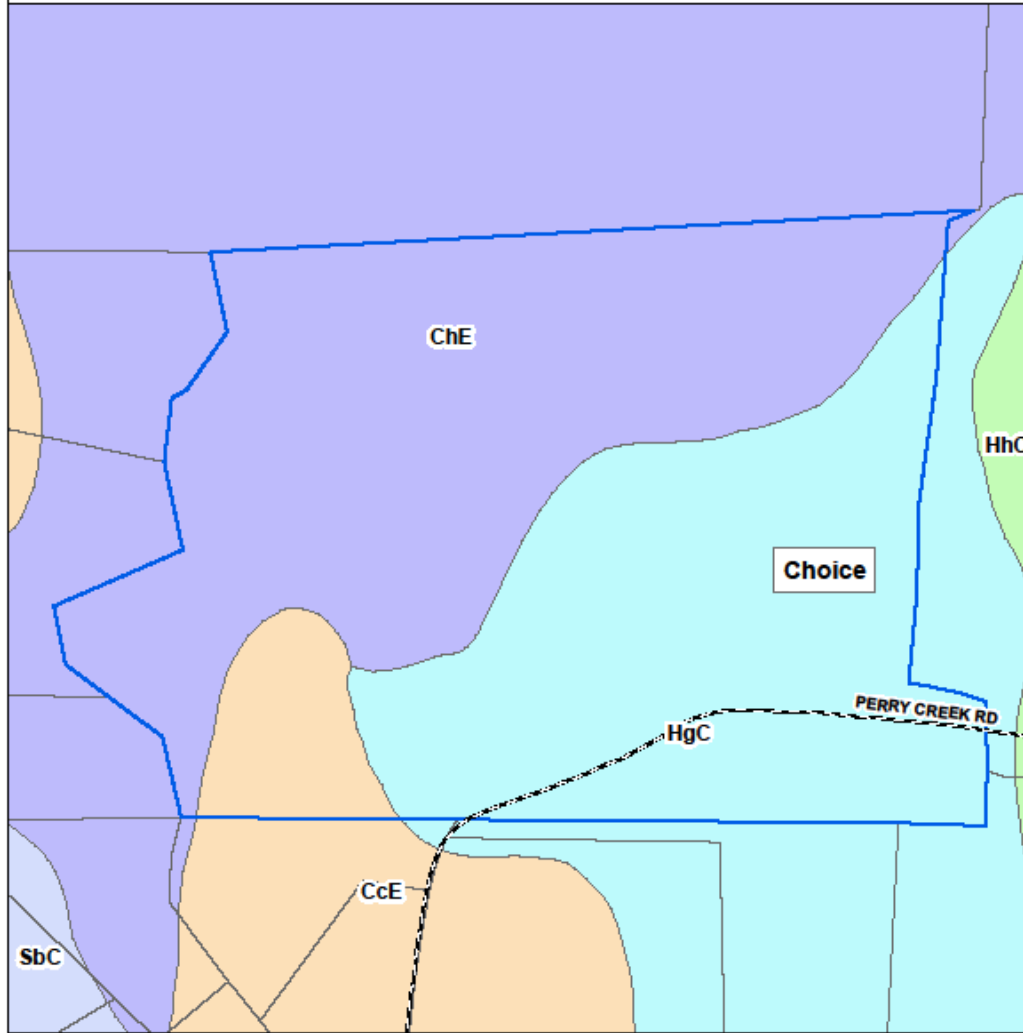
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

AL: Agricultural Lands

Harde Commercial Cannabis

Soils



Choice Soils:

HgC: Holland Coarse Sandy Loam, 9 to 15 percent

DISCLAIMER: THIS INFORMATION WAS COMPILED FROM DIVERSED PUBLIC AND PRIVATE SOURCES AND IS FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION. PUBLIC SOURCES ARE PARTICULARLY AVAILABLE. USERS MAKE USE OF THIS INFORMATION AT THEIR OWN RISK.

MAP PREPARED BY: Luciana M. DATE: November 17, 2018
PROJECT ID: jg/leban, j
EL DORADO COUNTY RESIDENTIAL DIVISION
PHONE: (951) 451-1111 FAX: (951) 451-1111

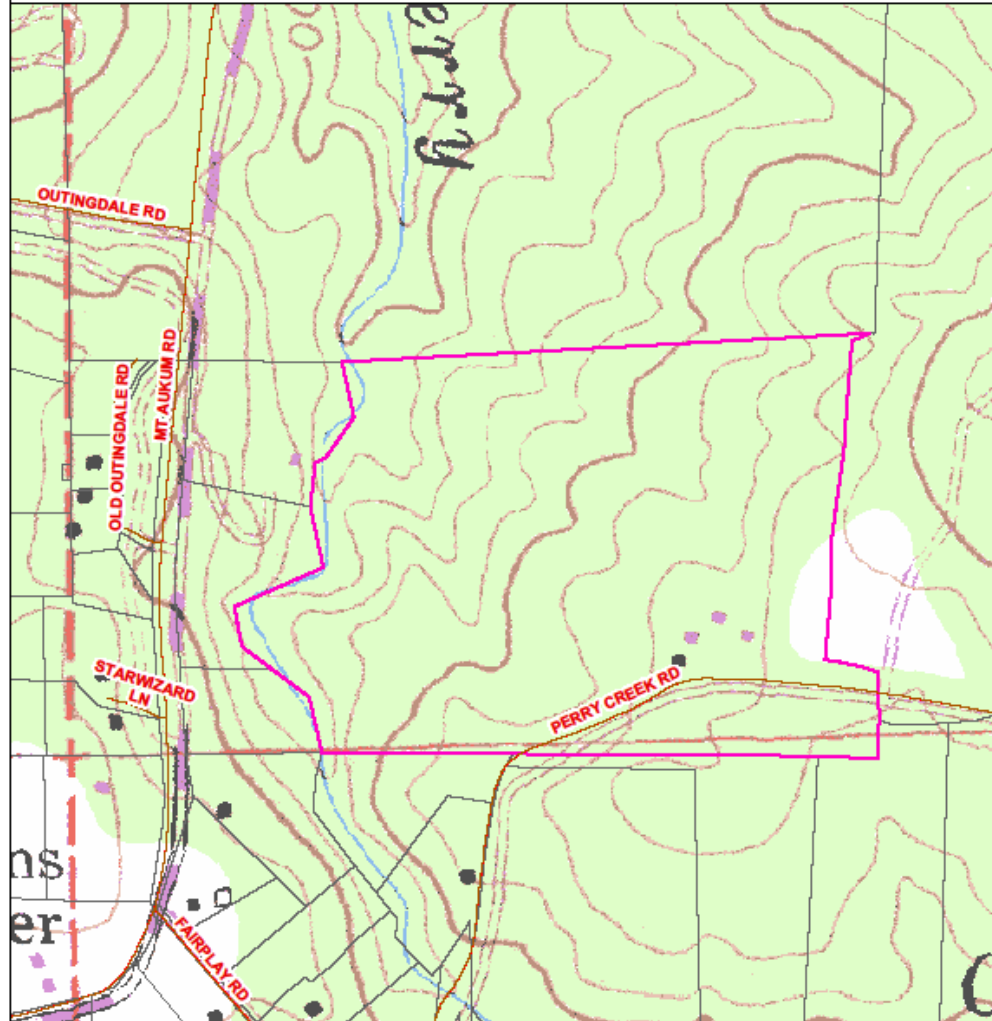
Soils

- Harde/choiceF
- ChE
- CcE
- HhC
- SbC
- Holland coarse sandy loam, 9 to 15 percent slopes
- Holland rocky coarse sandy loam, 5 to 15 percent slopes
- Shaver coarse sandy loam, 9 to 15 percent slopes
- Chalk very rocky coarse sandy loam, 9 to 50 percent slopes
- Chenabake very rocky coarse sandy loam, 9 to 50 percent slopes

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

El Dorado County Agricultural Commission

Harde Commercial Cannabis Topography



DISCLAIMER
THIS DRAWING WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE
SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS
TO ACCURACY OF THIS INFORMATION. PARCELS, NOT-TO-SHARE, ARE
PARTICULARLY UNRELIABLE. USER MAKES USE OF THIS DRAWING
AT THEIR OWN RISK.
MAP PREPARED BY: Lacharville Date: November 27, 2018
PROJECT ID: p00100001
EL DORADO COUNTY SURVEYING & DESIGN
PHONE (916) 431-4311 FAX (916) 431-4311

Legend
curroads Parcels HardeParcelF Roads

0 100 200 300 400 500 600 Feet
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Harde Commercial Cannabis

Note:
The 800 Ft. setback is not possible on this property
The parcel is approx. 1700 Ft. x 1300 Ft.

Approximate Cannabis Location

PERRY CREEK RD

DISCLAIMER
THIS INFORMATION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCELS, BOUNDARIES ARE PARTIALLY UNRELIABLE. CURRENCEY USE OF THIS INFORMATION AT THEIR OWN RISK.

MAP PREPARED BY: Lucian M. Smith, November 27, 2018

PROJECT ID: J-1000-18

EL DORADO COUNTY AGRICULTURAL COMMISSION
PHONE: (951) 661-1111 FAX: (951) 661-1112

Legend

- Parcel Base
- HardeParcelF
- Parcel
- Roads

0 100 200 300 400 Feet

Map Clicked in Data Base Coordinates System (NAD 1983 California Zone 10 North)



El Dorado County Agricultural Commission















Discussion:

A site visit was conducted on July 22, 2021 to assess the placement of the proposed cultivation area.

Staff Findings:

Staff finds that there will be no impact on agriculture based on the following analysis of relevant General Plan policies and County design thresholds for Commercial Cannabis

Relevant Policies:

2.2.2.2

The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage expansion of agricultural activities and production.

In regards to Policy 2.2.2.2:

No crops will be removed, so the principal activity on this parcel will remain agriculture.

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.


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.

In regards to Policy 2.2.2.2: No crops will be removed, so the principal activity on this parcel will remain agriculture.

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
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.



**In regards to Policy 8.1.4.1:
no zoning or parcel size changes are proposed.
The PA zoned parcel to the east has a walnut orchard
approximately 640 feet from the proposed cultivation
site. There should not be any affect on the orchard.**

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.

In regards to Policy 8.1.3.5:

The existing vineyard is well established and has been interplanted in a previous season with no detrimental effect. The applicants plan is not to remove any of the vineyard or to change the agricultural arts on the proposed cannabis area, or the surrounding agricultural area. It does not appear based on the applicants feedback that this will diminish or impair the parcels agricultural use.

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.

The applicant is requesting a waiver from the setbacks on 3 sides of his project area.

The eastern property line is unable to meet the County's design threshold of 7 DT. Odor mitigation measures have been recommended by the consulting company that completed the odor study. According to the consultants, concentration of odors at nearby homes are not expected to exceed the 7 DT threshold. Mitigation measures considered are an outdoor misting system with a water and odor control platform.

The distances and odor readings are outlined in the odor study as follows:

Location	Distance to Property Line		Maximum Conc.	Conc. At Property Line	Lowest Dilution Ratio	Fenceline DT
	(ft)	(m)				
Eastern Property Line	20	6.1	1,764	1,640	1.08	18.59
North Property Line	550	167.7	17,617	3,619	4.87	4.11
Western Property Line	1250	381.1	17,617	3,926	4.49	4.46
Southern Property Line	250	76.2	17,617	2,407	7.32	2.73
Baseline DT	20					