

**CCUP20-0005/ Arabian
Commercial Cannabis
Cultivation Commercial
Cannabis Use Permit
Assessor's Parcel Number:
041-900-008**

Planning Request and Project Description:

Planning Services is processing the attached application for a Commercial Cannabis Use Permit and requests the project be placed on the Agricultural Commission's Agenda. Section 130.41.200.5.N of the Zoning Ordinance states "Recommendation of the Agricultural Commission. An application for a Commercial Cannabis Use Permit for outdoor or mixed-light cultivation must be reviewed by the Agricultural Commission 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:

CCUP20-0005 - ARABIAN COMMERCIAL CANNABIS CULTIVATION (Robert Arabian): A Commercial Cannabis Use Permit request for the cultivation of commercial cannabis located at 5445 Hawkeye Court, Somerset, Ca. The project is located on a 20-acre parcel in an RL-20 zone district. This application is for up to 9,639 square feet of outdoor cultivation with no light assistance. The cannabis will be grown from seed started on premises, grown to maturity, harvested & transported to a licensed manufacturing facility for further processing. Shade cloth structures will be installed over the canopy areas using hoops. The hoops will remain in place year round and the covering will be used temporarily as needed based on the growing conditions. For instance when conditions are very hot, shade cloth can be added to reduce stress on plants and reduce the amount of water needed in the soil. The applicant will be the sole full time employee. The property, identified by Assessor's Parcel Number 041-910-008, is located on the south side of Hawkeye Road, approximately 0.5 mile south of the intersection with Happy Valley Road, in the Somerset area.

Parcel Description:

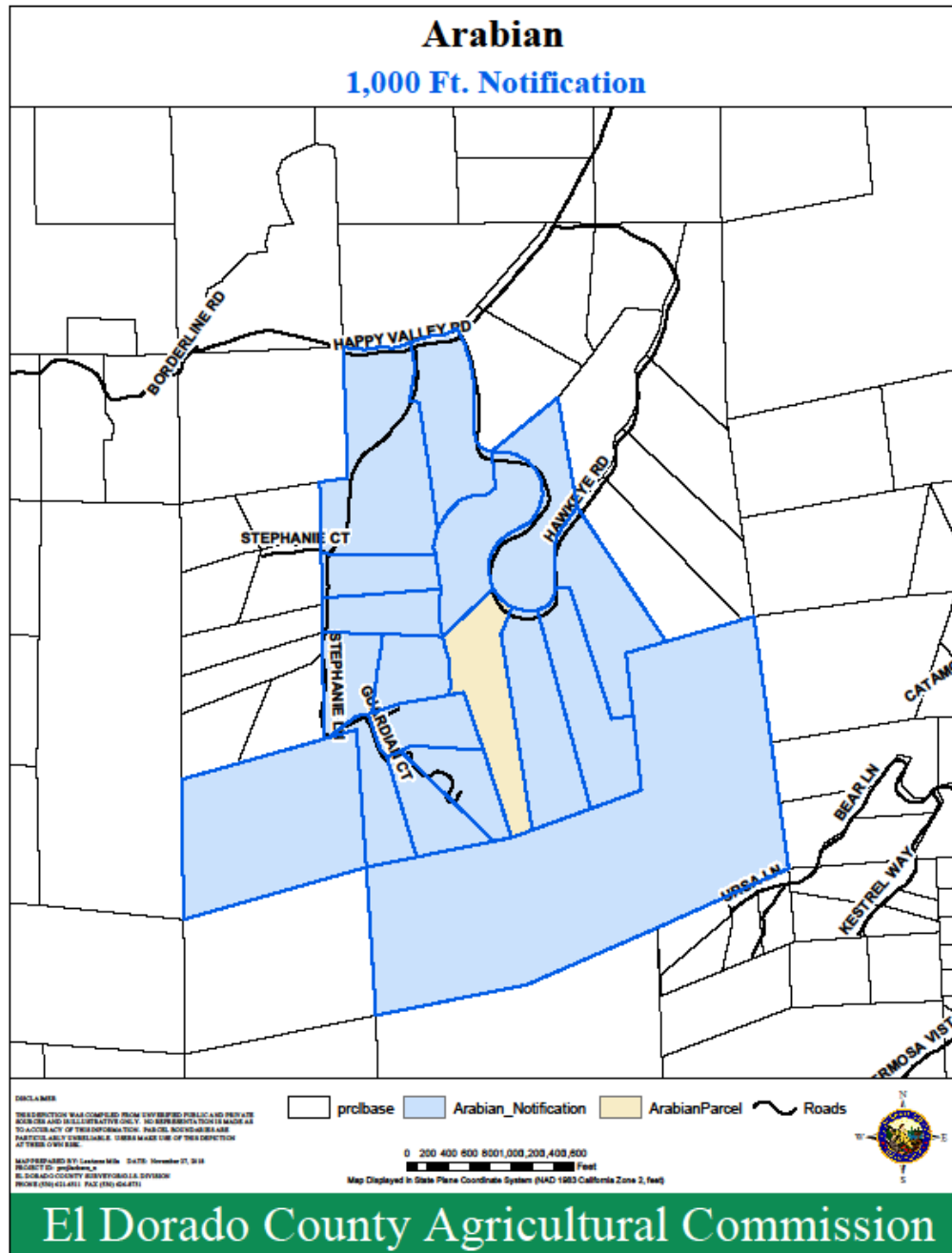
Parcel Number and Acreage: 041-900-008, 20 acres

Agricultural District: None

Land Use Designation: Rural Residential, RR

Zoning: RL-20 (Rural Lands, 20 acres)

No Choice Soils



1000 Ft. notification

Arabian Commercial Cannabis

Proximity to Agricultural District

Legend:

- Ag District
- Arabian Parcel
- Ag Preserves
- Parcel Base
- Major Roads

Map Information:

Scale: 0 to 1 Mile

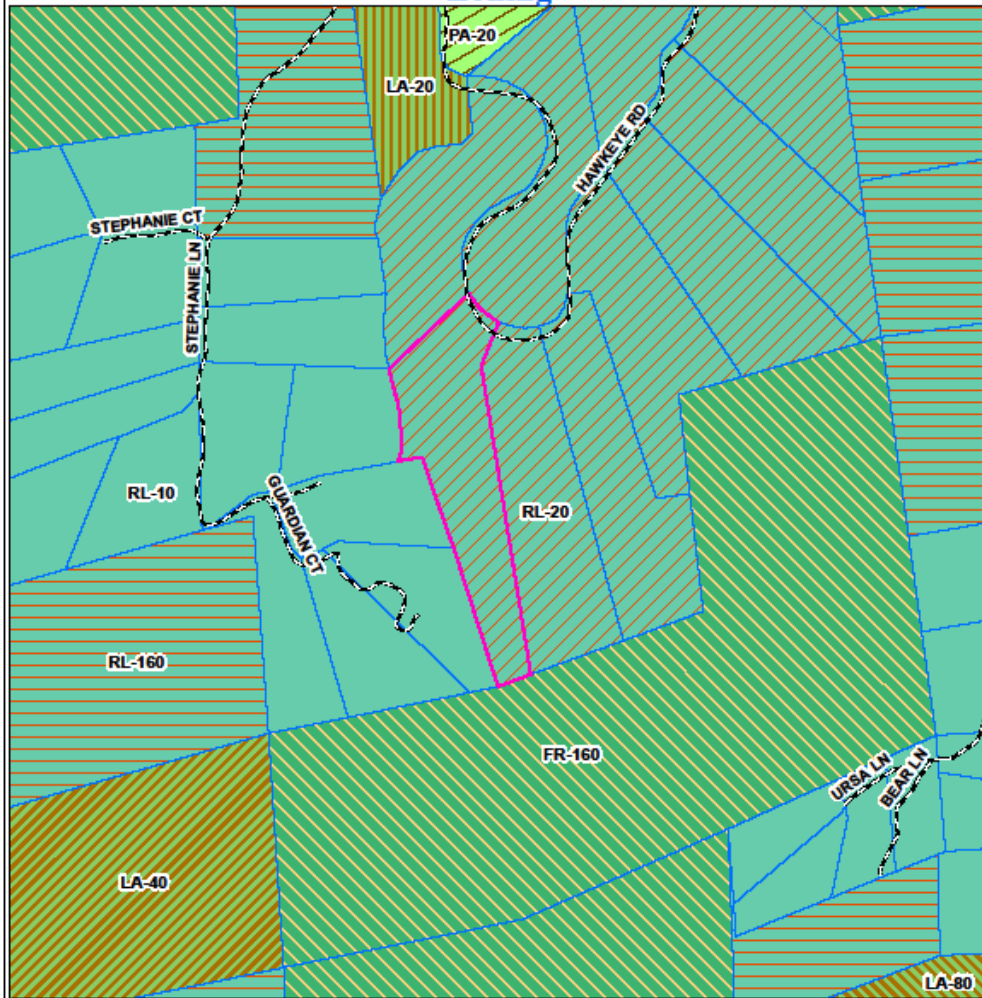
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

**This parcel is not in an
Agricultural District or
and an Ag Preserve.**

Arabian Commercial Cannabis

Zoning



DISCLAIMER
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MAP PREPARED BY: Jackson Mills Date: November 07, 2018 PROJECT ID: arabian_cann
EL DORADO COUNTY REVENUE & ASSESSMENT DIVISION PHONE: (951) 431-4111 FAX: (951) 654-4711

Parcel Base
Arabian Parcel
Roads

LA-20 = Limited Agriculture 20 Acres
LA-40 = Limited Agriculture 40 Acres
LA-80 = Limited Agriculture 80 Acres
PA-20 = Planned Agriculture 20 Acres

FR-160 = Forest Resource 160 Acres
RL-10 = Rural Land 10 Acres
RL-20 = Rural Land 20 Acres
RL-160 = Rural Land 160 Acres

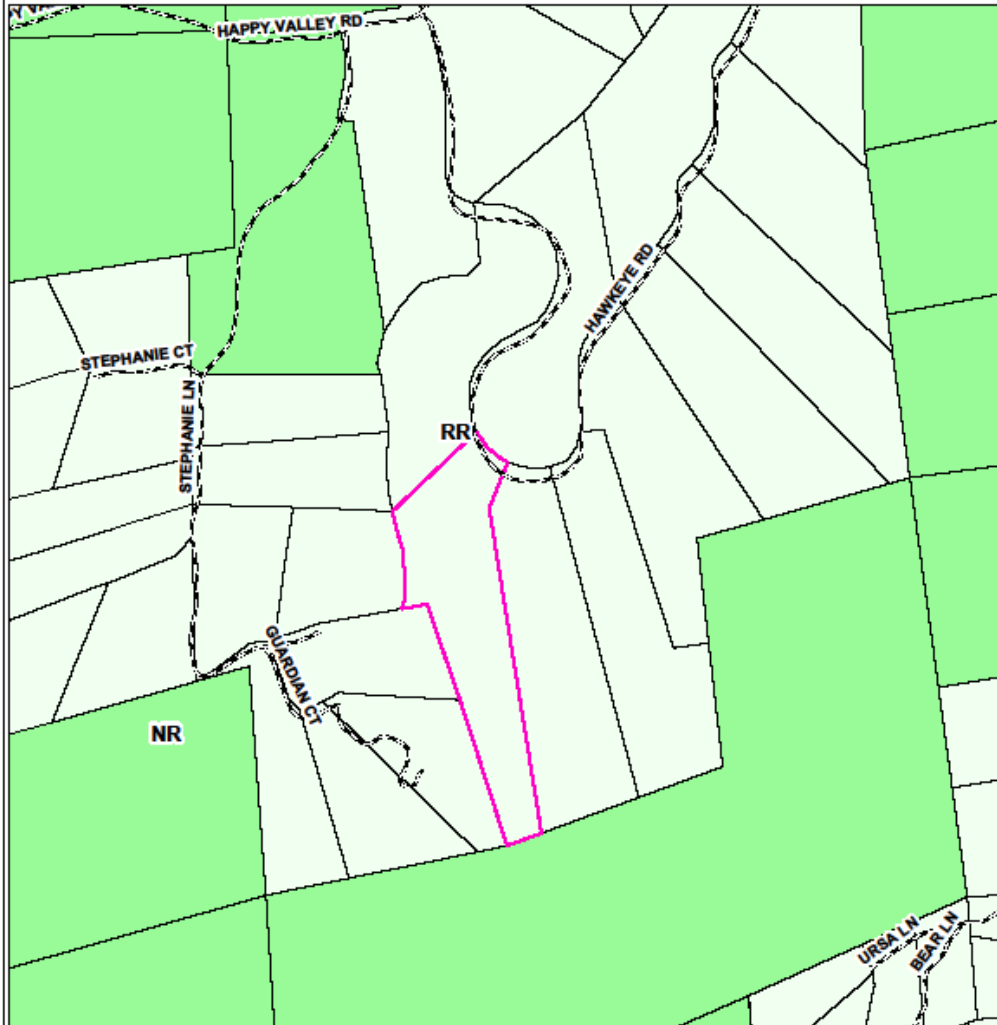
Scale: 0 100 200 300 400 500 600 700 800 Feet
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 12, Spheroid)

El Dorado County Agricultural Commission

Zoning

RL-20: Rural Land, 20 Acres

Arabian Commercial Cannabis Land Use



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AT THEIR OWN RISK.
MAP PREPARED BY: [Name] DATE: December 27, 2018
PROJECT ID: [ID Number]
EL DORADO COUNTY AGRICULTURAL COMMISSION
PHONE (951) 614-1111 FAX (951) 614-1111

Legend:
Parcels
Arabian Parcel
Roads
Natural Resources
Rural Residential

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

Scale: 0 100 200 300 400 500 600 700 Feet

El Dorado County Agricultural Commission

Land Use

RR: Rural Residential

Arabian Commercial Cannabis

Soils

The map displays a parcel of land outlined in blue, labeled 'ArabianParcel'. The parcel is situated within a larger area divided into different soil types, each represented by a specific color and labeled with a code. The soil types include: 'Holland very rocky coarse sandy loam, 15 to 50 percent slopes' (light orange), 'Hotaw very rocky coarse sandy loam, 15 to 50 percent slopes' (light blue), 'Musick rocky sandy loam, 5 to 15 percent slopes' (light green), 'Musick sandy loam, 9 to 15 percent slopes' (medium green), 'Acidic rock land' (light purple), and 'Chalk very rocky coarse sandy loam, 50 to 70 percent slopes' (light green). The map also shows several roads: 'HAWKEYE RD' at the top, 'STEPHANIE LN' on the left, and 'GUARDIAN CT' at the bottom left. Other labels include 'MrC', 'HtE', 'HkE', 'AaF', 'CcF', and 'MsC'. A scale bar at the bottom right indicates distances from 0 to 500 feet. A north arrow is located at the bottom right. The map is titled 'Arabian Commercial Cannabis' and 'Soils'.

0 100 200 300 400 500 Feet

ArabianParcel

Soils

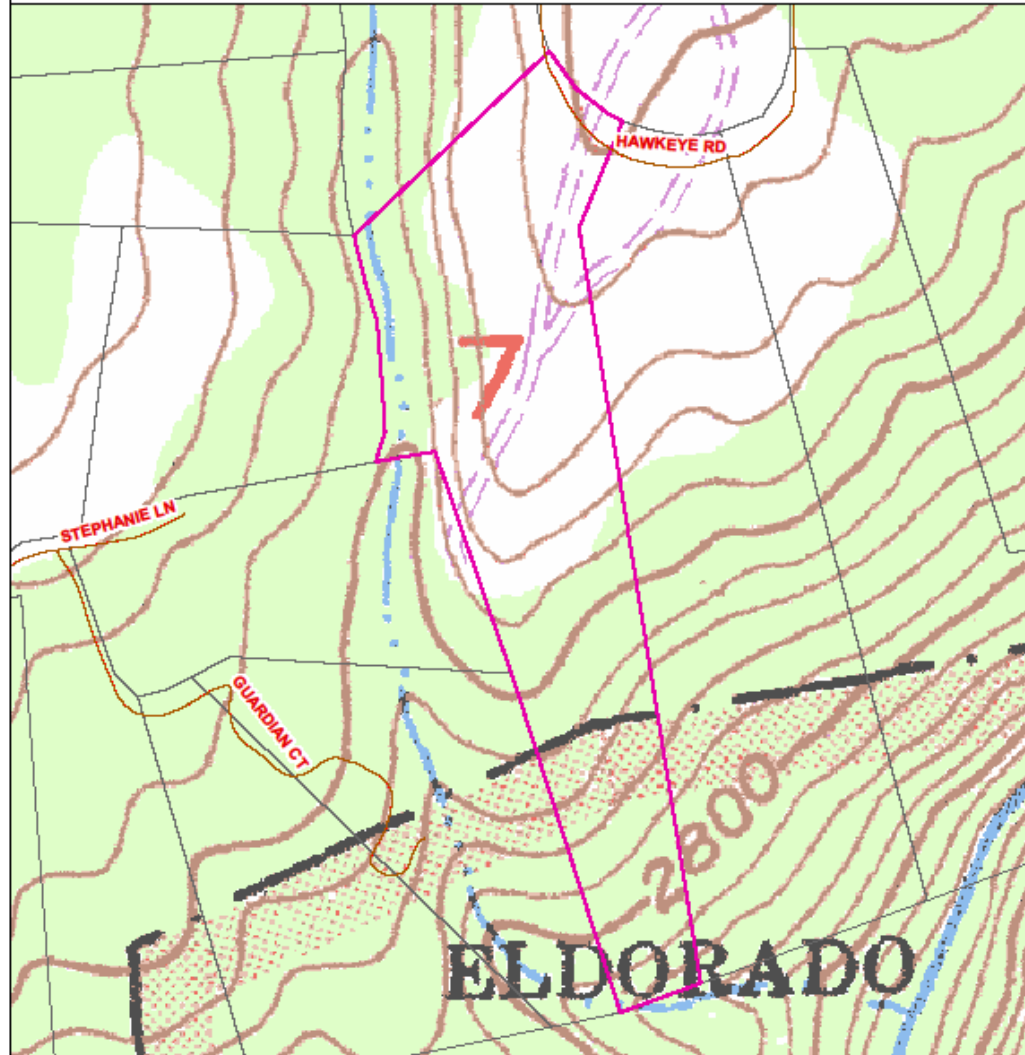
- Acidic rock land
- Chalk very rocky coarse sandy loam, 50 to 70 percent slopes
- Holland very rocky coarse sandy loam, 15 to 50 percent slopes
- Hotaw very rocky coarse sandy loam, 15 to 50 percent slopes
- Musick rocky sandy loam, 5 to 15 percent slopes
- Musick sandy loam, 9 to 15 percent slopes

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

El Dorado County Agricultural Commission

No Choice Soils

Arabian Commercial Cannabis Topography



DISCLAIMER:
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PARTICULARLY UNRELIABLE. USER WAIVES USE OF THIS DRAWING
AT THEIR OWN RISK.
MAP PREPARED BY: Leslee M. M. Co. 10: November 17, 2018
PROJECT ID: 20180101
EL DORADO COUNTY SURVEYOR'S OFFICE
PHONE (916) 431-4811 FAX (916) 431-4811

Legend

curroads Parcels ArabianParcel Roads

0 100 200 300 400 500
Feet

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



El Dorado County Agricultural Commission

Arabian Commercial Cannabis



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MAP PREPARED BY: Lachlan M. Smith November 17, 2023

PROJECT ID: Arabian_2

EL DORADO COUNTY SURVEYOR'S OFFICE

PHONE (951) 411-1411 FAX (951) 411-1412

Legend

- Parcel Base
- Arabian 800 Ft
- HardeParcelF
- ArabianParcel

0 100 200 300 Feet

Map Displayed in State Plane Coordinate System, NAD 83, California Zone 2, NAD 83

El Dorado County Agricultural Commission

























Discussion:

A site visit was conducted on July 22, 2021 to review the location for the proposed cultivation area.

Staff Recommendation:

Staff recommends support of the applicants proposal for a cannabis cultivation operation on a 20 acre property located at 5445 Hawkeye Court, Somerset Ca. - APN: 041-900-008 based on the following analysis of compliance with General Plan policies:

Relevant Policies:

2.2.2.2

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

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

Policy 2.2.2.2 is not applicable as the parcel are not in an Agricultural District.

8.1.4.1

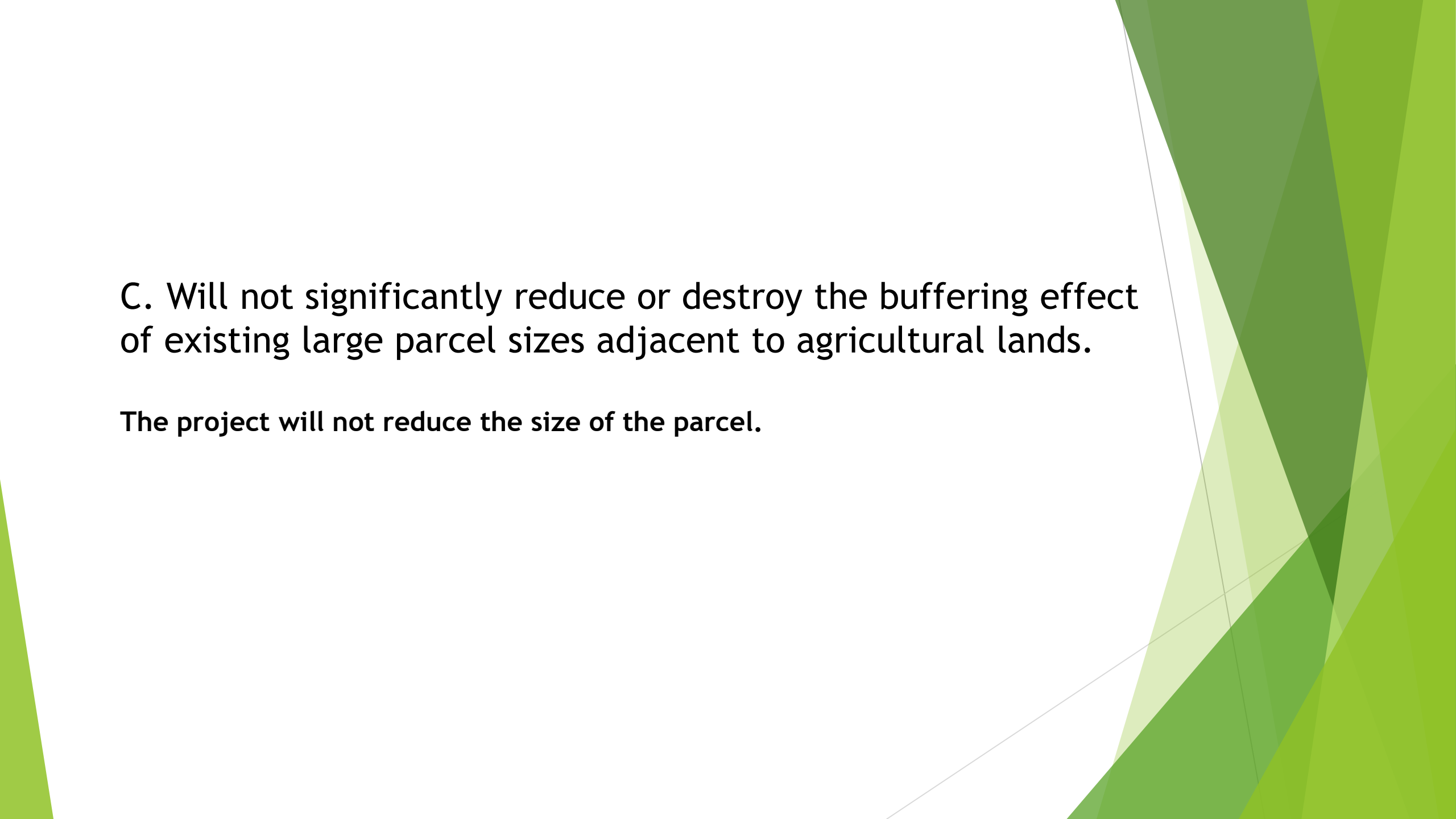
The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and

There is a Limited Agriculture parcel to the north, which has a vineyard and is approximately 1400 feet away from the cultivation site. The cultivation site should not have any affect on the vineyard.

- 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 parcel is zoned RL and is surrounded by RL zoned parcels.

The background of the slide features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, ranging from light lime to dark forest green. These shapes are concentrated on the right side of the slide, creating a modern, layered effect.

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The project will not reduce the size of the parcel.

8.1.3.5

On any parcel 10 acres or larger identified as having an existing or potential agricultural Use, the Agricultural Commission must consider and provide a recommendation on the Agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Policy 8.1.3.5 is not applicable as this parcel does not have agricultural zoning.

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 unable to meet the 800 ft. setback from the property line due to the constraints from the size of the parcel.

The applicant has designed his project to meet the design threshold the County requires. The applicant has submitted an odor study that supports the projects ability to meet design thresholds.

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 #1	123	37.5	16,718	3,741	4.47	4.48
Eastern Property Line #2	125	38.1	50,261	14,231	3.53	5.66
Eastern Property Line #3	125	38.1	31,464	9,415	3.34	5.98
Western Property Line	330	100.6	25,706	5,329	4.82	4.15
Northern Property Line	298	90.9	18,882	4,352	4.34	4.61
Southern Property Line	1438	438.4	31,464	<4,801 ^a	>6.55	>3.05
Baseline DT	20					
Notes						

a. The Southern property line lies outside the modeling grid. The concentration at the Sotherhern property line below this value.

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					