



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

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**PLACERVILLE OFFICE:**

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**BUILDING**

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### **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

**LEAD AGENCY:** County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

**CONTACT:** County Planner: Evan Mattes, 530-621-5994

**PROJECT:** CCUP21-0002/Harde

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number 093-032-071, consists of a 57.29-acre parcel, located south of the community of Somerset, and it is generally situated north and south of Perry Creek Road, in the Fair Play area, Supervisorial District 2.

**PROJECT DESCRIPTION:** Commercial Cannabis Use Permit (CCUP) for the construction and operation of a cannabis cultivation operation within an approximately 7-acre cannabis premises. The cannabis premises includes four (4) outdoor cannabis cultivation areas with the following square footage: Area A-1 is 43,000 square feet (sf), Area B-1 is 10,000 sf, Area B-2 is 10,000 sf, and Area B-3 is 5,000 sf. Total square footage for outdoor cannabis cultivation is 68,000 sf. Additionally, the project would include support infrastructure such as a 1,500-sf greenhouse for immature plant canopy, a 1,500-sf compost area, a 160-sf chemical and secure storage building, a 1,152-sf drying storage building, two processing and harvest buildings (1,760-sf building in Phase 1 and 1,750-sf building in Phase 2), a 143-sf secure storage vault, a 117-sf office and shipping records building, and extensive fencing. The applicant would acquire power from a connection with an existing Pacific Gas & Electric (PG&E) infrastructure and would add grid-tied solar power. Processing would be done on site.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **December 19, 2023**, and ending **January 17, 2024**. Any written comments must be received within the public review period. Copies of the Draft MND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://www.edcgov.us/Government/planning/Cannabis/Pages/Cannabis-Current-Projects.aspx>.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Evan Mattes, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: [planning@edcgov.us](mailto:planning@edcgov.us)

**PUBLIC HEARING:** The public hearing for the MND is tentatively scheduled to be heard at the January 25, 2024 Planning Commission meeting. Please check the Planning Commission agenda at <https://eldorado.legistar.com/Calendar.aspx> for changes to this tentatively scheduled hearing date.

COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
KAREN L. GARNER, Director  
December 18, 2023