



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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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: CCUP20-0003/Kilzer

PROJECT LOCATION: The property, identified by Assessor's Parcel Number(s) 041-900-003, consisting of 10 acres, is located on the southwest side of Stephanie Court, approximately 0.5 mile south of the intersection with Happy Valley Road, in the Somerset area, Supervisorial District 2.

PROJECT DESCRIPTION: Commercial Cannabis Use Permit (CCUP) for the construction and operation of a cannabis cultivation facility on a 10-acre parcel. The project would consist of 4,950 square feet (sf) of outdoor cannabis cultivation for the first year and an additional 1,500-sf of outdoor canopy would be added in the third year, for a total of 6,450-sf of outdoor mature canopy. Additionally, the project would include 955-sf of support area. This would include: one proposed compost area totaling 100-sf; one proposed immature plant area totaling 200-sf; and one existing, approximately 655-sf detached garage that would be repurposed to provide harvest drying and storage areas, cannabis waste storage, equipment and supplies storage, and chemical storage. The applicant proposes to install a polyethylene, 10,000-gallon water storage tank on-site to provide water for cultivation purposes and for fire suppression, if needed. Processing of the product would be done off-site.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **May 13, 2024**, and ending **June 11, 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.eldoradocounty.ca.gov/Services/Businesses/Cannabis-Information/Cannabis-Current-CEQA-Documents>.

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

PUBLIC HEARING: The public hearing for the MND is tentatively scheduled to be heard at the June 27, 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
May 10, 2024