



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**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:** CCUP20-0004/Green Gables Growers

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number(s) 087-021-057, consisting of 105 acres, is located on the west side of South Shingle Road, approximately 1.5 miles north of the intersection with Latrobe Road, in the Latrobe area, Supervisorial District 2.

**PROJECT DESCRIPTION:** Commercial Cannabis Use Permit for the construction and operation of a mixed light commercial cannabis cultivation facility. The proposed project involves the construction of a 7,825-sf mixed light cannabis cultivation operation in eight (8) greenhouses, which would be planted immediately upon project approval and issuance of necessary permits. Additional infrastructure includes a 238-sf solid surface parking lot, 3,825-sf gravel parking area, a septic tank and leach field, and rockery wall contained within a 19,855-sf fenced area on the property. The septic tank and adjoining leach field would service the proposed prefabricated Americans with Disabilities Act (ADA) accessible restroom, while an existing on-site well south of the project site would supply water for cannabis irrigation. The project does not include the storage or processing of cannabis on-site. An existing solar panel system, located northeast of the proposed fenced cannabis cultivation premises, would provide energy for the cannabis operation. Construction activities would yield a total cut of 560.20 cubic yards and total fill of 2,208.10 cubic yards which would require the import of 1,647.9 cubic yards of clean fill. The total area of land to be disturbed would be approximately 0.6 acre.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **February 9, 2023**, and ending **March 10, 2023**. 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:** A public hearing before the Planning Commission has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
KAREN L. GARNER, Director  
February 8, 2023