



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

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**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:** CCUP21-0004/Single Source

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number 046-710-017, consists of a 46.53-acre parcel, located on the north side of D'Agostini Drive, approximately 1 mile west of the intersection with Mt Aukum Road, in the Somerset area, Supervisorial District 2.

**PROJECT DESCRIPTION:** Commercial Cannabis Use Permit (CCUP) for the construction and operation of a cannabis cultivation, harvest, processing, and storage facility on a 47.7-acre parcel. The project would consist of approximately 87,120 square feet (sf) of full-time outdoor cannabis cultivation area, a 240-sf modular office, a solar power system, and eight 320-sf shipping containers. Processing would seasonally occur within a temporary tent which would be located within the cultivation area. The cannabis cultivation area would include approximately 1.28 acres of hoop houses located on the east portion of the project area. The applicant would access power using a combination of solar power, a backup generator which would be located within a 120-sf tough shed, and a connection with existing Pacific Gas & Electric (PG&E) infrastructure. The solar panel array would be located west of the cultivation area.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **January 30, 2024**, and ending **February 28, 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 March 14, 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  
January 29, 2024