



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

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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: Aaron Mount, 530-621-5345

PROJECT: CCUP20-0002/Green Valley Farm Commercial Cannabis Cultivation

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 104-520-008, consisting of approximately 178 acres, is located on the south side of Rattlesnake Bar Road, approximately 1.5 miles west of the intersection with State Route (SR) 49, in the Pilot Hill area, Supervisorial District 2.

PROJECT DESCRIPTION: The project applicant is seeking a Commercial Cannabis Use Permit (CCUP) for the construction and operation of a cannabis cultivation facility on an approximately 178-acre parcel. The project would consist of 10,000 square feet (sf) of outdoor cannabis cultivation for the first two years and transition to mixed-light cultivation of the same square footage from the third year onward. The cannabis cultivation facility would include five 2,000-sf hoop houses for the first two years of operation, and greenhouses of the same dimensions to replace the hoop houses for the third year and beyond, for a total of 10,000 sf of flowering canopy. Additionally, the project includes the construction of 6,120 sf of support area. This would include: two 2,000-sf hoop houses totaling 4,000 square feet; one 160-sf metal container as a chemical storage area; one 160-sf metal container as an agricultural materials storage area; one 600-sf compost area; and one 1,200-sf building for harvest storage, administrative hold, curing, packaging, and processing. Processing of the product would be completed on-site. The applicant would also install a 5-kilowatt (kW) solar panel system to provide primary power for the greenhouse operations, acquiring the remaining power from a connection with existing Pacific Gas & Electric (PG&E) infrastructure.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **March 3, 2022**, and ending **April 1, 2022**. 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://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Aaron Mount, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: 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
March 2, 2022