

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** CCUP21-0002/Harde

Lead Agency: <u>El Dorado County Planning and Building Department</u>	Contact Person: <u>Evan Mattes</u>
Mailing Address: <u>2850 Fairlane Court</u>	Phone: <u>530-621-5994</u>
City: <u>Placerville</u> Zip: <u>95667</u>	County: <u>El Dorado</u>

**Project Location:** County: El Dorado City/Nearest Community: Fair Play  
 Cross Streets: Perry Creek Road approximately 0.3 miles north of the intersection with Fairplay Road Zip Code: 95684  
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 36 ' 48.51 " N / 120 ° 41 ' 48.35 " W Total Acres: 57.29 acres  
 Assessor's Parcel No.: 093-032-071 Section: 21 Twp.: 9n Range: 12e Base: MDM  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: Perry Creek, Spanish Creek, Middle Fork Cosumnes River  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Pioneer Union

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____ <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Educational: _____ <input type="checkbox"/> Recreational: _____ <input type="checkbox"/> Water Facilities: Type _____ MGD _____	<input type="checkbox"/> Transportation: Type _____ <input type="checkbox"/> Mining: Mineral _____ <input type="checkbox"/> Power: Type _____ MW _____ <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ <input type="checkbox"/> Hazardous Waste: Type _____ <input checked="" type="checkbox"/> Other: <u>Cannabis Cultivation</u>
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**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

Agriculture/Agricultural Grazing 40-Acres(AG-40)/Agricultural Lands

**Project Description:** *(please use a separate page if necessary)*

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.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                                    | <input type="checkbox"/> Office of Historic Preservation                         |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                    |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of                       |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                     |
| <input type="checkbox"/> Caltrans District # _____                              | <input type="checkbox"/> Public Utilities Commission                             |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                     |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of         |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.               |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy     |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                           |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                          |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                                  |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                               |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> SWRCB: Water Quality                                    |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                     |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                          |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of                 |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Other: <u>Department of Cannabis Control</u> |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                        |  |
| <input type="checkbox"/> Native American Heritage Commission                    |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date December 19, 2023 Ending Date January 17, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 12-13-2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.