



PLANNING DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Planning Commission Agenda of: March 28, 2024

FROM: Evan Mattes, Senior Planner Item No.: 2

DATE: March 27, 2024 Legistar No.: 24-0520

RE: CCUP21-0004/Single Source Solutions

The purpose of this memorandum is to amend Planning Staff's recommendation to the Planning Commission for Commercial Cannabis Use Permit CCUP21-0004 Single Source Solutions.

On March 25, 2024 public comment on CCUP21-0004 was received from Tod Moore with concerns regarding odor, water impacts, County standards and compliance with the California Environmental Quality Act (CEQA). As part of the public comment letter the commenter attached an Appendix of Exhibits, including Appendix A, an Odor Study prepared by Paul Schafer of SCS Engineers & Environmental Consultants. Appendix A disagreed with the baseline and conclusions of the project odor study prepared by Ray Kapahi of Environmental Permitting Specialists.

Pursuant to CEQA section 15064(g), *“If there is disagreement among expert opinion supported by facts over the significance of an effect on the environment, the Lead Agency shall treat the effect as significant and shall prepare and EIR”*. As there are two qualified professionals with differing expert opinion Planning Staff is amending their recommendation to the Planning Commission to continue the project off calendar to allow for the preparation of an Environment Impact Report (EIR) or allow the applicant to revise their project to address public comment concerns and testimony.

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