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Item 3

4 Pages

Re: Commercial Cannabis Use Permit CCUP21-0007, Rosewood project

From Michael Pinette <michaelpca@gmail.com>

Date Wed 2/26/2025 4:48 PM

To Planning Department <planning@edcgov.us>

Cc kim biskner <kbiskner4@yahoo.com>; Annette Greenough <annettelgreenough@gmail.com>; Whitney Ordelleide <whitney.ordelleide@gmail.com>

 1 attachment (18 KB)

Pinette letter amendment -- ccup0007.docx;

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3rd time is a charm... see attached, corrected

On Wed, Feb 26, 2025 at 1:31 PM Planning Department <planning@edcgov.us> wrote:

Dear Mr. Pinette,

Thank you for reaching out regarding your submitted public comment. Once a public comment has been officially received and recorded, it cannot be altered or removed. However, we can accept a new submission from you to be included in the record.

As your email did not include an attachment, please feel free to send the amended document, and we will ensure it is added to the record for consideration during the Planning Commission meeting on Thursday, February 27, 2025.

Please note that the deadline for comments is 3:00 PM. To ensure your amended document is included in the record, please email it before this time.

Please let us know if you have any questions.

Best regards,

County of El Dorado

Planning and Building Department (Planning Services)

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5355

From: Michael Pinette <michaelpca@gmail.com>

Sent: Wednesday, February 26, 2025 12:58 PM

To: Planning Department <planning@edcgov.us>; kim biskner <kbiskner4@yahoo.com>; Annette Greenough

<annettelgreenough@gmail.com>; Whitney Ordelheide <whitney.ordelheide@gmail.com>

Subject: Commercial Cannabis Use Permit CCUP21-0007, Rosewood project

ATTN: El Dorado County, Planning Commission Staff:

Planning commission and staff,

Attached is an amendment to my letter submitted as a public comment on Agenda Item #3, file #25-0251, related to Rosewood (Commercial Cannabis Use Permit CCUP21-0007) request for the construction and operation of a cannabis cultivation facility for medical and adult-use recreational cannabis.

I sent a letter earlier in January on this CCUP project, and I would like to make sure that my letter e-signature is amended to read the following:

Mike Pinette, El Dorado Growers Alliance CFO/Treasure. Please remove the secondary title of AFSC Chair which I did in error, it causes a conflict of interest with a non-profit. If you require me to resubmit the entire letter amended as suggested I am happy to do that as well.

Please ensure this public comment is added to the record and included for consideration during the Planning Commission meeting set for Thursday, February 27th, 2025.

Regards,

With regards

Mike Pinette

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From: Michael Pinette <michaelpca@gmail.com>
Sent: Friday, January 3, 2025 3:06 AM
To: Planning Department <planning@edcgov.us>
Cc: Lee Tannenbaum <lee.tannenbaum@gmail.com>; Kevin McCarty <kevinwmccarty@pm.me>
Subject: CCU P-0007, Rosewood

TWIMC, Planning Commissioners, Planning Staff, interested citizens.

I write on behalf of Jason Kipperman and his team investing in their CCUP Project. Like every project before the commission in the past three years, he and his team have patiently abided by the process, followed the rules, helped prod and push staff to abide by the process, such that it is, to bring his very legal and open project request to this hearing. Unlike what has happened to each and every licensee, it is my hope you put facts and legality and majority opinion above rapproach and do not legitimize or overweight personal opinions, abject and wrongful speculation regarding the usual tropes ..crime, noise, water rights, traffic, pesticides, unfit for the neighborhood, and the coupe de grace Deputy Ishmael (shameful). I think at this point we are beyond the tropes, focus on facts and legality. Those opposed froth at the mouth pining on about clean air, keeping El Dorado safe and a farming community—nothing will make this vision be achieved, frankly what every legal grower and licensee wants more true than approving CCUP -0007.

Of those opposed, what are they doing to preserve nature, support farming, build safe and legally approved land use projects for cannabis, creating employment opportunities to a region that desperately needs new industry to succeed??? Cannabis farming has proven to enhance soils and the environment by removing toxins, yet people don't want to listen to facts and science.

CCUP21-0007 Rosewood. Is not asking for any exemptions to which I am aware, a very clean legal project. The ISMND is solid, so is the CEQA from Helix, no need for an EIR. Jason and his team want to support and enrich the community despite unwarranted and specious speculation. CCUP 0007 complies with all county and state regulations and has a mitigated negative deck, proper odor, noise and traffic reports. It is a small project. It fits into the profile for what naysayers are requesting.... Keeping the county rural and safe. As an agricultural preserve property as defined in the El Dorado General Plan of 1996, Jason and his team have higher water rights than those voicing opinions, which has been ignored far too often in these commission hearings. Jason is following the rules for county and state laws, so must the Commission and planning staff. The extreme one-off voices should be given no standing legally to oppose this project, period.

With regards,

Michael Pinette
CFO, Treasurer El Dorado Growers Advocacy Alliance 650-269-0063

Good morning, commissioners.

My name is Michael Pinette and I am the CFO/Treasurer of the EDC Growers Alliance, EDGAA.

I want to take a moment today to speak not about any single project, but about the role and legal responsibilities of the Planning Commission. The work you do is essential to ensuring land use decisions are made fairly, legally, and in accordance with state and local regulations—not personal preference or political pressure.

As members of this Commission, you are bound by California land use law, CEQA, and El Dorado County ordinances. Your decisions must be objective, fact-based, and legally defensible. Under CEQA, for example, you may require additional environmental review only if there is substantial scientific evidence that a project may cause a significant impact (14 CCR § 15064(f)). Public opinion, speculation, or personal discomfort are not legally sufficient grounds to justify denying a project or imposing unnecessary requirements.

This is particularly relevant when it comes to hydrological studies. Neither this Commission nor the Board of Supervisors can arbitrarily require a hydrological study unless there is scientific proof that water impacts will occur and that current mitigation measures are inadequate (14 CCR § 15155). Without this proof, imposing such a requirement would be beyond your authority.

Additionally, when considering land use compatibility, we must apply sound planning principles, not arbitrary interpretations of the law. A bus stop is not a sensitive site under CEQA or zoning laws. Treating it as such would set an unmanageable precedent where every temporary gathering spot—whether it be a mail drop-off, a transit stop, or a delivery zone—would suddenly be subject to special land use restrictions. That is not how zoning works.

At the end of the day, this Commission's duty is clear: apply the law, not emotions or personal biases. Each project must be reviewed under the same objective legal framework applied to every other land use application. To do otherwise would be to undermine the integrity of this Commission and expose the County to legal challenges.

I urge you to focus on your legal mandate, follow the objective standards set forth by CEQA, County ordinances and staff recommendations, and ensure that your decisions are based on fact, law, and sound land use planning principles—nothing more, and certainly nothing less. Please approve this project.

Thank you.

Michael Pinette
CFO/Treasurer, EDC Growers Alliance

Petitions for EDS Panning Commission re Rosewood

From Christine Schaufelberger <cschaufel@gmail.com>

Date Wed 2/26/2025 8:02 PM

To Planning Department <planning@edcgov.us>

 1 attachment (2 MB)

Petitions Somerset Community.pdf;

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I realize these are too late for the hearing on 2/27/25, but please add them to the documents file later. Thanks

PETITION TO DENY CONDITIONAL USE PERMIT (CCUP21-0007) FOR THE ROSEWOOD LANE CANNABIS PROJECT. February 18, 2025

To: El Dorado County Planning Commission, 2850 Fairlane Court, Placerville, CA 95667

We, the undersigned residents of El Dorado County, **strongly oppose** the approval of the **Rosewood Lane Cannabis Cultivation Project (CCUP21-0007)**, located in a small, quiet residential neighborhood on a private road at Omo Ranch Road and Derby Lane.

This project **poses serious risks** to the safety, well-being (human, wildlife, water, air, soil, etc.), and character of the Somerset rural community. We urge the **Planning Commission to deny this permit and require a full EIR** as this fact-based evidence of: 1) Significant Impacts to the Environment; 2) Violations to the County Ordinance property setback lines. In addition, there are numerous **unresolved concerns**: Increasing number of Cannabis projects in rural south county; the lack of response from EDC Planning and Building staff to our concerns; increased fire danger in high and extremely high fire zones; water quantity and quality risk; odor and noise pollution impacts., etc.

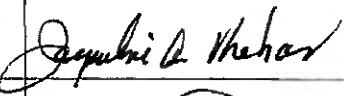


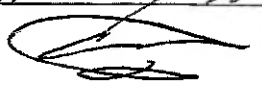
NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
		OPTIONAL	
Susan L. Vasquez	3021 Spaulden Hwy Mt. Auburn, CA 95656	mfx486@gmail 775-721-7541	Susan L. Vasquez
Annie Bowers	6146 Hawk Hawk Ln Somerset CA	530 391 0577 abowers@yahoo.com	Annie Bowers
Jan Taylor	7621 Sycamore Dr Somerset CA 95684	530 407 3138 jantaylor7621@gmail.com	Jan Taylor
Janet Teller	3032 Little Spk Rd Somerset, CA 95684	916 769-6456	Janet Teller
Kathy Martinez	6515 Bertone Dr Somerset 95684	925-963-5078	Kathy Martinez
Carmy Morreale	6625 Perry Creek Rd Somerset, 95684	memorale @ SOCglobal.net	Carmy Morreale
Michael Morreale	6625 Perry Creek Rd Somerset, CA 95684	mmorreale522. @gmail.com	Michael Morreale
Sharon Ross	SOMERSET 3033 Little Spk Rd	530-620-2009	Sharon Ross
Jane Gardner	2681 Nob Hill Dr Mt Auburn, CA	530 620 2021	Jane Gardner
James Gardner	2681 Nob Hill Dr. Mt Auburn, CA 95656	530-391-4102	James Gardner
Sharon Robach	7052 Bertone Dr. Somerset, CA 95684	530/620-0332	Sharon D. Robach
Barry Robach	7052 Bertone Dr. Somerset, CA 95684	530/620-0332	Barry Robach

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NAME	ADDRESS	EMAIL/PHONE OPTIONAL	SIGNATURE
Jackie Mehus	6961 Fairplay Rd. Somerset, CA 95686	jackiemehus@gmail.com	
Carol Catania	7041 Fairplay Rd. Somerset, CA 95684	rcatania2@gmail.com	
Debra Makin	4620 Cogate Ridge Rd. Somerset, CA 95684	650-861-0995	
Aaron Brooks	3440 Derby Ct Somerset CA 95684	530	
Shay Sperril Stacy Sperril	3440 Derby Ct. Somerset, CA 95684		