
Fw: CCUP21-0007/Rosewood Commercial Cannabis - Public Comment Letter

From Evan R. Mattes <Evan.Mattes@edcgov.us>

Date Fri 2/21/2025 11:50 AM

To Planning Department <planning@edcgov.us>

 1 attachment (36 KB)

CCUP21-0007 - Rosewood - 2nd Public Review Letter for Planning Commission Hearing 2-27-25 - final.docx;

From: Cammy &/or Michael Morreale <mcmorreale@sbcglobal.net>

Sent: Thursday, February 20, 2025 10:52 AM

To: Planning Department <planning@edcgov.us>

Cc: Christine Schaulferberger <cschaufel@gmail.com>; Evan R. Mattes <Evan.Mattes@edcgov.us>; BOS-District II <bostwo@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; Michael Morreale <mmorreale522@gmail.com>; Carolyn Clary <cclary8786@gmail.com>

Subject: CCUP21-0007/Rosewood Commercial Cannabis - Public Comment Letter

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Dear Clerk of Planning Commision:

Can you please upload this letter to the Planning Commission Calendar for 2/27/25.

Also, can you please distribute this letter to everyone you normally send it to **in addition to sending it to all Planning Board Members and all Board of Supervisors.**

Thanks for you help,

Cammy Morreale
818-681-8552

Cammy Morreale
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Somerset, CA 95684
mcmorreale@sbcglobal.net

February 20, 2025

VIA E-MAIL

El Dorado County Planning Commission
% Evan Mattes, Senior Planner
2850 Fairlane Court
Placerville, CA 95667
planning@edcgov.us

RE: CCUP21-0007/Rosewood Commercial Cannabis

Dear Planning Commissioners:

I am a resident in South County and urge you to make the following decisions in the February 27, 2025 Planning Commission hearing:

- **Reject the Mitigated Negative Declaration “MND” and Initial Study** as there are flaws and gaps in the evidence and there is “Substantial Evidence & Fair Argument” there will be significant environmental impact. In this situation, the **“Fair Argument Standard” requires there must be an Environmental Impact Report “EIR”.**
 - **Reject the Mitigation Monitoring and Reporting Plan “MMRP”** as there are flaws and gaps in the evidence and there is “Substantial Evidence & Fair Argument” there will be significant environmental impact. In this situation, the **“Fair Argument Standard” requires there must be an Environmental Impact Report “EIR”.**
 - **Deny the Commercial Cannabis Use Permit** as there are flaws and gaps in the evidence and there is “Substantial Evidence & Fair Argument” there will be significant environmental impact. In this situation, the **“Fair Argument Standard” requires there must be an Environmental Impact Report “EIR”.**
- 1) This project (Rosewood) is asking for reduction of the setback lines (for all four sides) – it is my understanding from the Board of Supervisor’s Meeting on **4/9/24** (File 24-0688) – that the BOS directed staff to **NO** longer pursue any additional changes to the cannabis ordinance, including setbacks, canopy limits, propagation, and manufacturing. **We urge you to uphold this decision and NOT allow this project to reduce the property set back lines.**
 - 2) This project (Rosewood) requires a full EIR just like the Single Source/Pinette project as per the precedence set in the Board of Supervisor’s Appeal Hearing on **5/21/24** – for CCUP-

A24-0002 Single Source/Pinette, the BOS made the following actions: 1) Deny appeal CCUP-A24-0002 and uphold the Planning Commission's continuation off calendar of Commercial Cannabis Use Permit CCUP21-0004 with **direction to prepare an Environmental Impact Report (EIR) or revise the project to address public concerns and testimony**; and 2) Adopt and Authorize the Chair to sign Resolution 083-2024 (Attachment D), denying appeal CCUP-A24-0002 of CCUP21-0004 with Findings of Fact.

- 3) The bus stop is less than 1,000 feet from the property line. This should be an automation STOP for this project.

I offer you two additional examples below THERE ARE MORE representing there is "Substantial Evidence" for the "Fair Argument Standard" supporting our request that the Project prepare an EIR. An EIR is required when there is substantial evidence of Significant Environmental Impact.

Odor - Has a recognized dispersion modeling tool, such as AERMOD, been used to simulate odor dispersion at Rosewood? If not, what methodology was employed?

- How does the methodology align with CEQA's standards for environmental analysis and modeling accuracy?
- How does the modeling demonstrate compliance with El Dorado County's 7 D/T odor threshold at the property line under varying operational and weather conditions?

The MND includes standards for maximum allowable odors measured by the County at the property line. It also has provisions for mitigation measures to be installed should County measurements exceed the 7 D/T benchmarks. However, it is unclear how the proposed mitigation measures would actually reduce perceived odors in the surrounding communities. This is substantial evidence of a fair argument that the project will have impacts on the environment. The "Fair Argument Standard" requires there must be an Environmental Impact Report.

Fire Safe Plan (FSP) - The Fire Safe Plan fails to meet the CEQA **substantial evidence** standard. Specifically, the plan lacks any reference to the occupied 10-acre residential parcel that directly adjoins the entire 585-foot eastern boundary of one of the applicant's parcels. Additionally, the plan does not acknowledge that the access road, Rosewood Lane, traverses this occupied residential property as a right-of-way. These omissions raise significant concerns regarding the plan's adequacy in addressing potential wildfire impacts and ensuring proper mitigation measures.

Additionally, the reference to the 45 acre parcel to the south as a residential property is incorrect, as it is the Vino de Oro Vineyard and Winery that is included in the Fairplay American Viticultural Area (AVA).

This is substantial evidence of a fair argument that the project will have impacts on the environment. The "Fair Argument Standard" requires there must be an Environmental Impact Report.

RECAP:

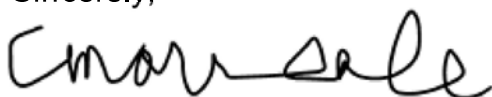
These two Fact Based arguments support the "Fair Argument Standard" and Substantial Evidence that there will be Significant Environmental Impact.

TAKE APPROPRIATE ACTION ON February 27, 2025 BY DOING THE FOLLOWING:

- **Reject** the Mitigated Negative Declaration “MND” and Initial Study as there are flaws and gaps in the evidence and there is “Substantial Evidence & Fair Argument” there will be significant environmental impact. In this situation, the **“Fair Argument Standard” requires there must be an Environmental Impact Report “EIR”.**
- **Reject** the Mitigation Monitoring and Reporting Plan “MMRP” as there are flaws and gaps in the evidence and there is “Substantial Evidence & Fair Argument” there will be significant environmental impact. In this situation, the **“Fair Argument Standard” requires there must be an Environmental Impact Report “EIR”.**
- **Deny** the Commercial Cannabis Use Permit as there are flaws and gaps in the evidence and there is “Substantial Evidence & Fair Argument” there will be significant environmental impact. In this situation, the **“Fair Argument Standard” requires there must be an Environmental Impact Report “EIR”.**

Thank you for your consideration!

Sincerely,



Cammy Morreale