



## RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

### **RESOLUTION SETTING FORTH THE DECISION OF THE BOARD OF SUPERVISORS ON CCUP-A25-0001, APPEAL OF CCUP21-0007 AND ADOPTING FINDINGS OF FACT**

**WHEREAS**, the Board of Supervisors hears appeals of judicial or quasi-judicial proceedings taken from decisions and rulings of the Planning Commission; and

**WHEREAS**, upon appeal from a decision or ruling of the Planning Commission, the Board may sustain or overrule the action, or may modify conditions attached thereto, or may substitute its own determination upon a hearing de novo; and

**WHEREAS**, The decision of the Board shall be rendered at the conclusion of the hearing, unless it is stipulated by the parties that the matter may be submitted for a later decision upon a certain date; and

**WHEREAS**, the Board shall adopt finding to apprise the parties of the basis for the action taken; and

**WHEREAS**, the decision of the Board shall be final in all matters.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors of the County of El Dorado hereby finds that the appeal of Jason Kipperman on CCUP-A25-0001 is hereby denied and CCUP21-0007 is denied.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the following findings are adopted:

- The appeal is denied based on the written record and testimony considered by both the Board and Planning Commission.
- The Findings of Denial are as adopted by the Planning Commission on 2/27/24 in file # 25-0251, the project: 1) Does not meet the requirements of the cannabis ordinance, particularly reduced setbacks from property lines and a bus stop due to land use conflicts, air quality impacts, and groundwater usage. 2) Is injurious to the public health, safety and welfare and injurious to the neighborhood due to land use conflicts, air quality impacts, traffic safety and groundwater usage.
- With denial, the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program remain as unadopted by the Planning Commission on 2/27/25.
- This appeal decision is not detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Resolution \_\_\_\_\_  
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PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote of said Board:

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

Ayes:  
Noes:  
Absent:

By: \_\_\_\_\_  
Deputy Clerk

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Chair, Board of Supervisors