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November 6, 2024

Aaron Mount  
Planning Manager  
Planning Department  
El Dorado County

**Subject:** Ministerial Project: Tribal Wellness Center at 3655 North Shingle Road, Shingle Springs, CA (Building #0376040, Grading #0376039)

Dear Mr. Mount,

I hope you are doing well. I am reaching out to clarify certain aspects and to formally request an expedited review for the Tribal Wellness Center project located at 3655 North Shingle Road, Shingle Springs, CA (Building #0376040, Grading #0376039).

Funded through the Behavioral Health Continuum Infrastructure Program (BHCIP) under AB 133, this project provides culturally relevant therapeutic services for Native Americans, including equine and horticultural therapy. The facility is intended to serve a similar role to licensed day programs, and there are about six in El Dorado County. Ours is comparable capacity to one located in Placerville, serving up to 250 individuals. Our building covers approximately 5,200 square feet on a 2-acre lot.

### **CEQA Exemption and Ministerial Nature of the Project**

This project qualifies as ministerial under the California Environmental Quality Act. Welfare and Institution Code Section 5960.3(a) stipulates:

*“Notwithstanding any other law, a facility project funded by a grant pursuant to this chapter shall be deemed consistent with and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or ANY OTHER DISCRETIONARY REVIEWS OR APPROVALS.”*

This provision confirms that this project requires a ministerial determination by the county. Under CEQA Guidelines Section 15268, ministerial projects do not fall under CEQA review.

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As the project complies with all applicable objective standards, it qualifies for ministerial approval, and issuance of the grading and building permits should proceed without discretionary delay.

### **Zoning Exemption and AB 133 Compliance**

Beyond CEQA exemption, this project is also exempt from local zoning ordinances and conditional use permits, as per Welfare & Institutions Code Section 5960.3(a).

### **Community Engagement and Board Considerations**

Though this project does not require discretionary review, we remain attentive to the community's and Board of Supervisors' concerns. We have proactively addressed their feedback by incorporating specific mitigations into the site plan, ensuring minimal environmental impact while preserving the project's key objectives.

In light of this project's ministerial classification and its exemption from CEQA and local zoning requirements, I respectfully urge the prompt issuance of the necessary permits following the final review of our revised plans submitted on November 1.

Thank you for your attention and timely consideration of this matter.

Please feel free to reach out with any questions.

Sincerely,

*Gina Wasdyke*

Gina Wasdyke, President  
HomeCA Inc.

*Ramona Valadez*

Ramona Valadez, Executive Director  
Native Directions Inc.