

# AKWAABA FARMS VISIBILITY SURVEY



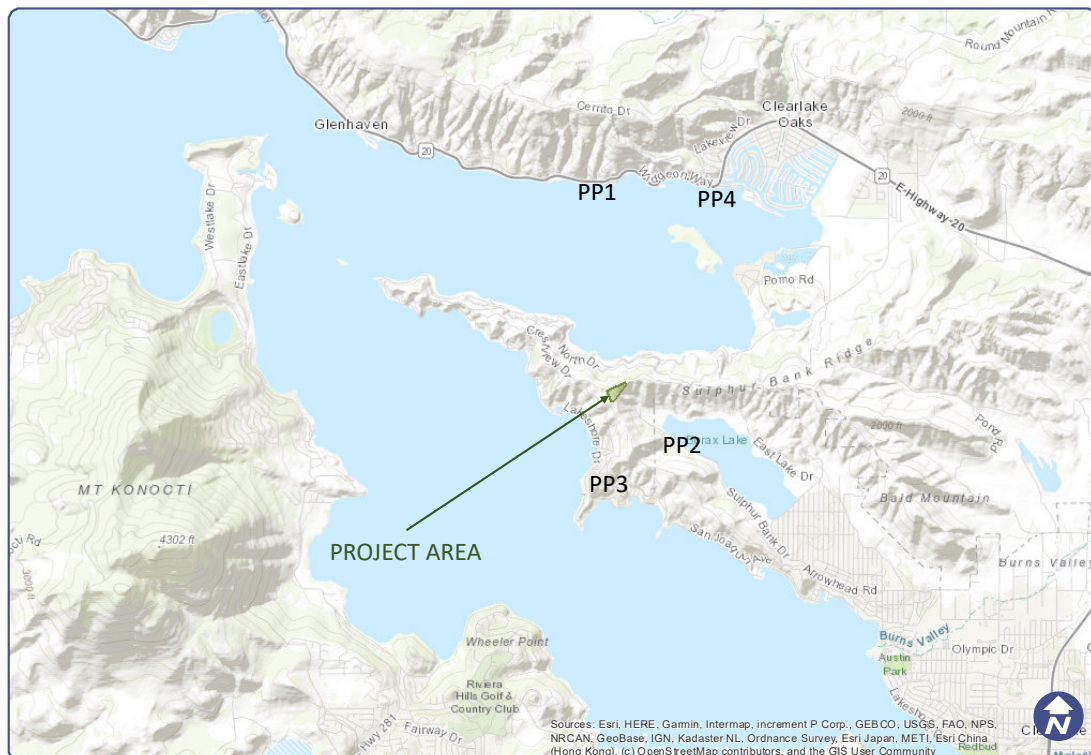
11795 North Drive, Clearlake Park, CA 95424  
Lake County APN 010-019-15

## **PROJECT DESCRIPTION**

Akwaaba, LLC (“Akwaaba”) is seeking a Major Use Permit from the County of Lake for a proposed Outdoor Commercial Cannabis Cultivation Operation at 11795 North Drive near Clearlake Park, CA on Lake County APN 010-019-15 (Project Parcel). The Project Parcel is located just west of the City of Clearlake, along the spine of Sulphur Bank Ridge, and is accessed via North Drive and Crestview Drive. The Project Parcel supports a Blue Oak Woodland habitat, with an overstory of mature blue oaks and gray pine. The proposed cultivation operation has been designed to avoid impacts to the trees and shrubbery of the Project Parcel. The Project Parcel has been improved with a metal barn, a groundwater well, and six 5,000-gallon water storage tanks. Akwaaba’s proposed cultivation operation would be composed of two A-Type 3 “Medium Outdoor” cultivation areas, with a combined total canopy area of 73,560 ft<sup>2</sup>, and an A-Type 2B “Small Mixed-Light” cultivation area, with a total canopy area of 9,720 ft<sup>2</sup>.

## **VISIBILITY SURVEY**

During Akwaaba’s initial Planning Commission Hearing on June 23<sup>rd</sup>, 2022, the Commission expressed concern that the proposed cannabis cultivation operation would be visible from Clear Lake and surrounding areas. Therefore, Akwaaba has prepared this Visibility Survey Report, for the Commission to review prior to and/or during Akwaaba’s continued Planning Commission Hearing on July 28<sup>th</sup>, 2022. On the following pages, you will see multiple photos take from publicly accessible vantage points around Clear Lake of the Project Parcel. All the photos were taken using a Samsung S21 Ultra 5G cellular phone. A florescent orange wind sock was erected within the Project Area (as shown in the photo on the first page of this report) to increase the visibility of the Site. The locations from which the photos were taken are shown in the Visibility Survey Map below. Additionally, the easternmost portion of the Project Parcel is located within a Scenic Combining District identified within the Shoreline Area Plan (Scenic Combining District Map shown on the next page). However, the proposed cultivation operation would be located over 500 feet west of the Scenic Combining District, and Akwaaba is not proposing any structures or activities that would be restricted by the Regulations for Scenic Combining Districts established in Article 34 of the Lake County Zoning Ordinance.







Site Boundary
  Scenic Combining District

Scenic Combining Districts  
 Lake APNs: 010-019-15



0 250 500 1,000  
 Feet

Parcel and SC boundaries  
 provided by Lake County  
 Map date: 11/2021





Southeast View of Project Parcel from Highway 20 between Glenhaven and Clearlake Oaks (Photo Point PP1)



Zoomed View of Project Area from Highway 20 between Glenhaven and Clearlake Oaks (Photo Point PP1)

The Project Site is located on the south side of the ridge in this photo. The Project Site is not visible in this photo due to topography and vegetation.



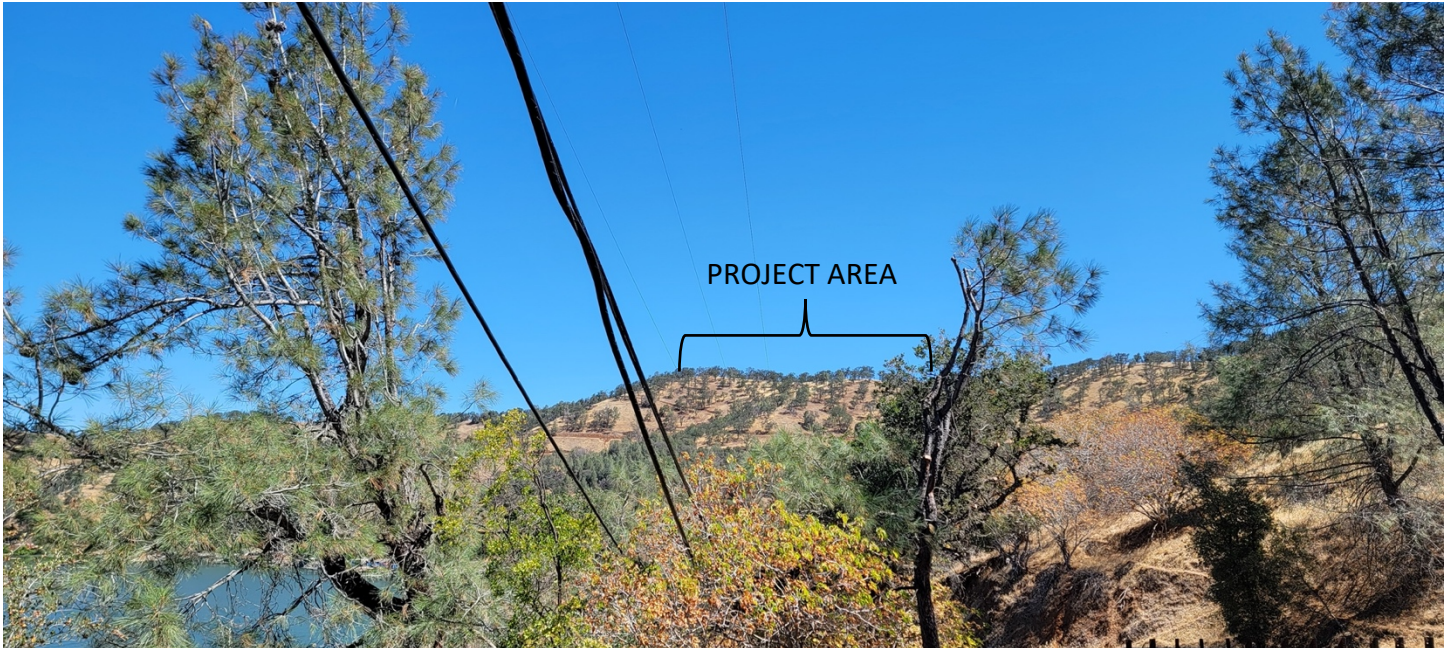


Northwest View of Project Parcel from Sulphur Bank Road near Borax Lake (Photo Point PP2)



Zoomed Northwest View of Project Area from Sulphur Bank Road near Borax Lake (Photo Point PP2)  
The Project Site is not visible in this photo due to topography and vegetation.





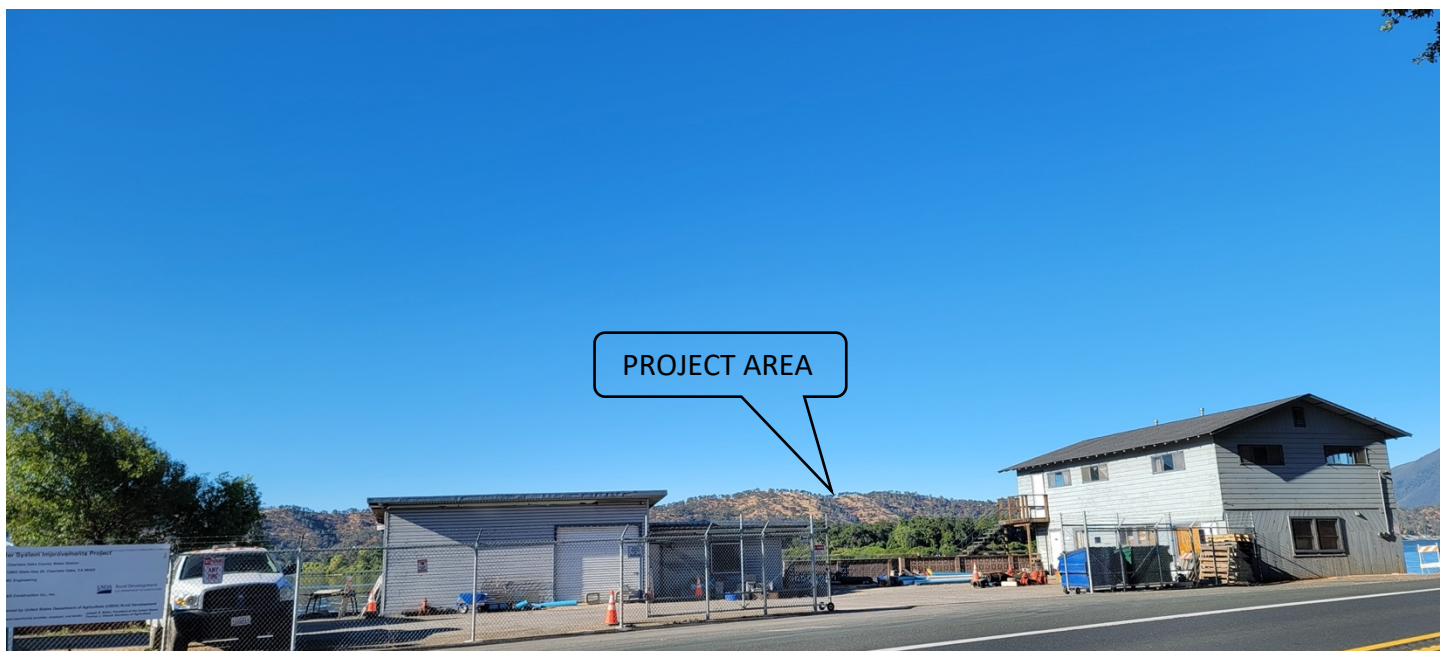
North View of Project Parcel from Lakeshore Drive near the City of Clearlake (Photo Point PP3)



Zoomed North View of Project Area from Lakeshore Drive near the City of Clearlake (Photo Point PP3)

The existing Metal Barn of the Project Parcel can be seen in this photo, however, the proposed cultivation area north of the existing Metal Barn is not visible due to topography and vegetation.





Southwest View of Project Parcel from Clearlake Oaks near Stubbs Island (Photo Point PP4)



Zoomed Southwest View of Project Area from Clearlake Oaks near Stubbs Island (Photo Point PP4)  
The Project Site is located on the south side of the ridge in this photo. The Project Site is not visible in this photo due to topography and vegetation.