

A row of glass jars containing various herbs, with the text "Herbal Sanctuary Dispensary/Delivery" overlaid. The jars are arranged in a row, each containing a different type of herb. The background is dark, and the text is white. There are some decorative white lines in the bottom right corner.

Herbal Sanctuary Dispensary/Delivery

Land of Burgess
11377 S. HWY 29 Clayton Creek Road
Lower Lake, California 95457

APN: 049-003-02
Rezone Request RZ22-01 GPAP 22-01
C3 Decreased to C2

■ Project Rezone Application Timeline

- **December 15, 2021** Financial Advisory Team & Business Development Attorney recommended cannabis retail to ensure vertical integration and support market fluctuations and encourage stabilization of cultivation, processing center, and distribution.
- **February 9, 2022** Consultant and Attorney consulted with the planning department Eric Porter to speak about project viability as outlined in the brochure provided.
- **May 3, 2022** Application was submitted
- June 8, 2022 Eric Porter emailed he wrote staff report and submitted CEQA to state clearing house. Eric Porter recommended approval.
- **June 24, 2022** Eric Porter requested an additional Mylar.
- **June 28, 2022** Mylar was submitted
- **July 7, 2022** Eric Porter discussed with owner his support of project and when asked if additional or supplemental documentation was needed he reported no.
- **July 27, 2022** Eric Porter emailed stating he needed to change his his recommendation and the planning department no longer supported the project and sorry for the short notice.



RZ 22-01, Peng - change to
recommendation

External

Inbox



Eric Porter Jul 27

to me, Kyle ▾



Good afternoon Valerie,

After internal discussion, we are changing the staff recommendation to denial for your rezone. The issues we are having are (1) spot zoning – everything around it is zoned C3 with limited access to the highway, and (2) compatibility of uses – C2 is intended for vehicular access to retail outlets; this area is not conducive to this,

I apologize for the lateness of this change. You are welcome to withdraw your application, or defend it at the Planning Commission hearing next week.

The ultimate decision is made by the Board of Supervisors, so the PC hearing is just the first of two hearings.

Let me know what you decide to do.

Thanks,

Eric Porter

Meet our Team

- Lee Burgess, Property Owner
- Louis Bolivar, Business Owner
- Valerie Peng, Business Owner
- Green Growth, CPA Firm
- Shawn Jackson, Business Development Attorney
- Vincent Price, Building Designer
- Kyle Geitner, Engineer
- Timothy Morland State Cannabis Consultant



Rezone Highlights

The project fully supports Lake County General Plan by increasing employment, offering job training in an emerging industry, increasing cannabis local supply chain by supporting agricultural farms and distribution companies through supply purchasing.

- C3 to C2 (Decrease of intensity)
- CEQA exempt no changes to building
- Clearing house sent out
- Initial study

Property Ariel View

● Cannabis Related

● Current Project Cannabis Support

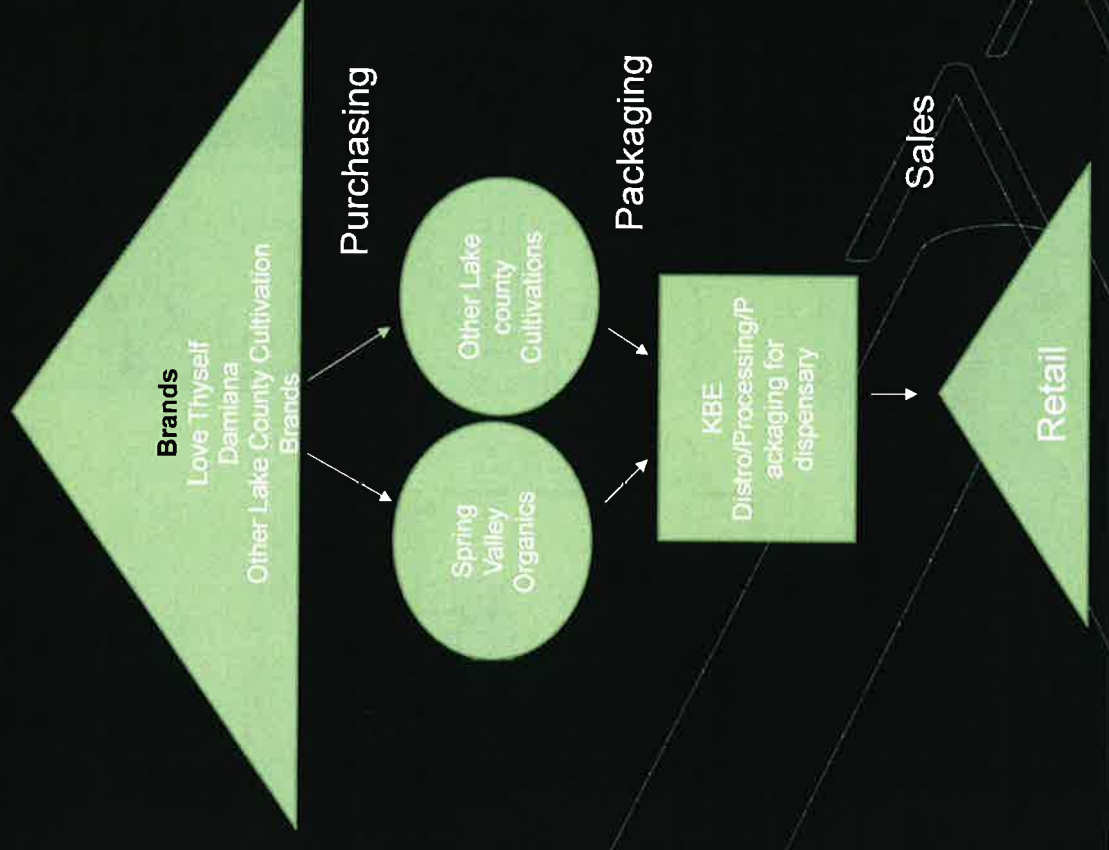




- Approximately 20 customers per day
- Integrated delivery model

Business Model

- Vertical Integrations
- Integrated Delivery Model
- Brand Development
 - Love Thyself (Women's Collection)
 - Damiana (Ceremonial Micro dose cannabis brand blended with other herbs founded on education about sacred plants)



Building
Upgrades

Fire & Safety
Equipment

ADA access
(Changed doors)

State Compliant
Surveillance &
Alarms

Window Security

New hardwood
flooring

New paint Inside
and Outside for
Aesthetics

Building Design

