



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707-263-2221 FAX 707-263-2225

File: _____
Applicant: _____

**PLANNING DIVISION
SUPPLEMENTAL DATA FORM**

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing "N/A" or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

I. Project Description

Project Name: Lake County Cannabis Club LCCC

Address of Project: 8466 Lake St., Lower Lake, CA 95457

Description of objective of project and its operational characteristics:
Operation of a State-licensed cannabis retail outlet.

Typical smaller scale retail sales of pre-packaged products.

Type of business: Retail

Product or service provided: Tested and approved cannabis products from licensed vendors

Hours of operation 9AM-9PM, or by ordinance

Number of shifts (normal) 2

Number of shifts (peak) 2

Number of deliveries per day < 1; 3-5/week

Number of customer per day 75

Number and type of company vehicles None

Days of operation 7 days/week

Employees per shift (normal) 5

Employees per shift (peak) 6

Number of pick-ups per day N/A

Lot size 1.82 acres

Floor area of existing structures 2,310 sq ft

Number of parking spaces 8

Type of loading facilities Loading zone and walkway

Additional relevant information Cannabis products arrive at rear entrance and go directly into a secure limited access area.

II. Will the project involve any of the following? If yes, please explain on separate sheet.

| | <u>YES</u> | <u>NO</u> |
|--|---------------|-----------|
| 1. Building or grading on steep slopes? | <u> </u> | <u>X</u> |
| 2. Extensive grading? | <u> </u> | <u>X</u> |
| 3. Building on fill or expansive soils? | <u> </u> | <u>X</u> |
| 4. Change in dust, ash, smoke, fumes or odors? | <u> </u> | <u>X</u> |
| 5. Alter any lakeshore, drainage course or waterway? | <u> </u> | <u>X</u> |

Supplemental Data Form

| | <u>YES</u> | <u>NO</u> |
|--|---------------|---------------|
| 6. Use of water well or surface water diversion? | <u> </u> | <u>X</u> |
| 7. Do portions of the site periodically flood? | <u> </u> | <u>X</u> |
| 8. Alteration of site drainage? | <u> </u> | <u>X</u> |
| 9. Result in loss of wetland or streamside vegetation? | <u> </u> | <u>X</u> |
| 10. Reduce acreage of any agricultural croplands or soils? | <u> </u> | <u>X</u> |
| 11. Include removal of trees or large amounts of brush? | <u> </u> | <u>X</u> |
| 12. Increase noise or vibration on or off site? | <u> </u> | <u>X</u> |
| 13. Be substantially different in size or character from surrounding development? | <u>X</u> | <u> </u> |
| 14. Have either a notice of violation or citation been issued concerning the project? | <u> </u> | <u>X</u> |
| 15. Could the project be controversial? | <u>X</u> | <u> </u> |
| 16. Substantially increase energy use? | <u> </u> | <u>X</u> |
| 17. Is there a risk of an explosion or release of hazardous substances in case of an accident? | <u> </u> | <u>X</u> |
| 18. Result in the loss of existing housing units? | <u> </u> | <u>X</u> |
| 19. Generate substantial additional traffic? | <u>X</u> | <u> </u> |
| 20. Increase traffic hazards to motor vehicles, bicyclists or pedestrians? | <u> </u> | <u>X</u> |
| 21. Involve the use of toxic or hazardous substances, flammables or explosives? | <u> </u> | <u>X</u> |
| 22. Expose people to untreated or partially treated human wastes or chemical pollution? | <u> </u> | <u>X</u> |
| 23. Change a scenic view or vista from existing residential areas, or public lands or roads? | <u> </u> | <u>X</u> |
| 24. Involve large outdoor areas to be lit at night? | <u> </u> | <u>X</u> |
| 25. Do the site or buildings have any archaeological or historical significance? | <u> </u> | <u>X</u> |
| 26. Is the project part of a larger project or series of projects? | <u> </u> | <u>X</u> |

Proposed Cannabis Retail
8466 Lake Street, Lower Lake, CA
Supplemental Explanations for questions 13, 15, and 19

As a retail outlet the proposed project will differ from current surrounding uses in character, and would add to local traffic relative to the current use as small office space. Lake Street was rated by the city of Clearlake in a 2016 traffic analysis as providing drivers with Level A service during the peak evening commuting hours and Saturdays, and affords good visibility of the access point from both directions. Since legal cannabis items come in compact lightweight packages, vendors and distributors typically deliver products using smaller passenger size vehicles. The customer traffic will be spread out over the hours of operation and will not significantly degrade the level of service on Lake Street.

The project can be considered controversial since a shrinking but still substantial minority in many communities continue to associate legal cannabis businesses with the social costs of a criminal black market. The proposed project team includes members who have been successfully operating medical cannabis dispensaries for many years with none of the feared impacts commonly raised as objections during the review process. In general there is no statistical evidence for an association of licensed retail operations with nuisance behaviors or criminal activity, or an increase in underage cannabis use. As public awareness of the medical applications for cannabis products continues to grow, these businesses are increasingly seen as providers of a valuable service to local communities.