

MAJOR USE PERMIT FINDINGS FOR APPROVAL

The Review Authority shall only approve or conditionally approve a Major Use Permit (LCZO Section 51.4, Major Use Permits) if all of the following findings are made:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.

The proposed use of retail sales of cannabis is a permitted use in the "C1" Local Commercial District upon issuance of a Major Use Permit pursuant to Article 18 of the Lake County Zoning Ordinance. Before the applicant constructing any type of structure(s), the applicant shall obtain the necessary permits from the appropriate Federal, State and/or Local government agencies. To protect the public safety and health and the community's comfort, all the visitors will go through check-in process at the store front prior to entering the store. Also, the project areas including parking lot will be under the supervision of trained security personnel during operating hours and surveillance cameras at all hours.

2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.

The project site is approximately ± 1.61 acres in size and located in a periphery of commercial corridor. The neighboring sites are used of recycling facility in the north and a horse training track and barn with vacant space in the east of the project premises. The project parcel is located in close proximity to existing infrastructure and opportunities for employment, services, and recreation opportunities.

3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.

The project is located off of Bryant Road and Lake Street which is a major collector road serving a low-to- moderate-capacity road from local streets to arterial roads. The nearest State Highway is Hwy 53 and maintained by the California Department of Transportation (Caltrans). The project would not expect to generate significant traffic congestion nor increase any hardship to pedestrians. According to the comment from the County Public Work Department received on August 19, 2020, a traffic study would not be necessary due to a low probability to add more than 100 traffic trips per hour (see Attachment 4).

4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

This application was routed to all of the affected public and private service providers including Public Works, Special Districts, Environmental Health, and PG&E, and to all

Native Tribes in the area. Relevant comments are attached as 'Attachment 4'. No adverse comments were received.

5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.

Since retail sales of cannabis is named as a permitted use in the C1 zoning district within the Local Commercial ordinance, this proposal is consistent with the governing ordinance for cannabis growing in Lake County. The General Plan does not have any provisions specifically for commercial cannabis, but the Ordinance and General Plan have provisions for economic development and land use compatibility.

6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

There are no violations of Chapters 5, 17, 21, 23 or 26 of the Lake County Code on this property.