



Major Use Permit Presentation to the Planning Commission Community Development Department County of Lake

Planning Commission

September 24, 2020

Applicant/Owner: Calizonaoz LLC

Planner: Victoria Kim

**Major Use Permit, UP 19-96
Categorical Exemption, CE 19-96**



Agenda

Permit Request

Site Description

Site Pictures

Project Analysis

Recommendations



Permit Request

The applicant is seeking approval of a Major Use Permit to complete the following activities onsite:

- Retail sales of Cannabis
- 8466 Lake Street,
Lower Lake
- APN: 012-054-25
- C1, Local Commercial
- Existing structure:
± 2,310 square feet in
size.



Aerial View

Site Description



Site Description

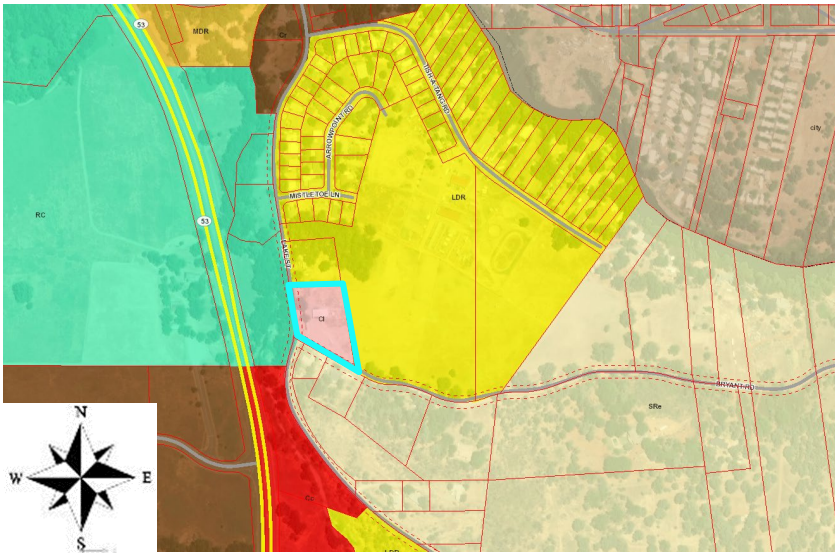
➤ Zoning:

“C1” (Local Commercial)

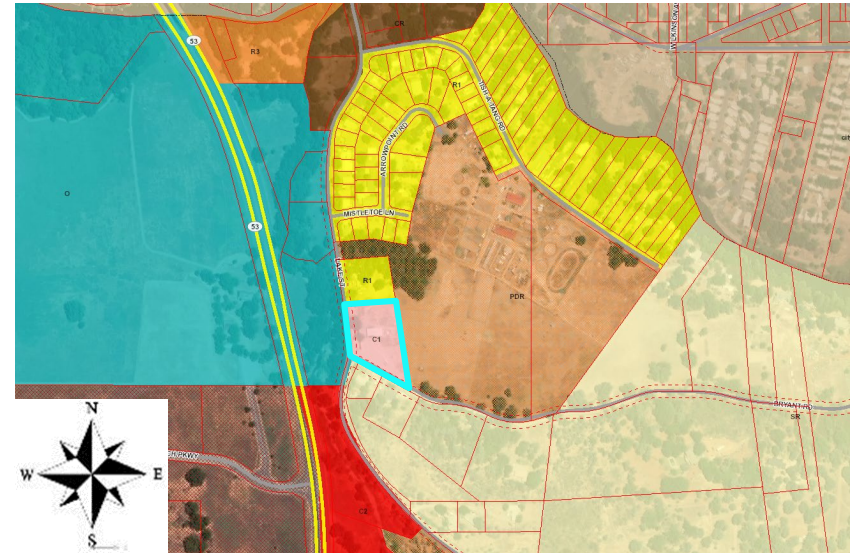
➤ Approx. +1.61 acres in size

➤ General Plan:

Local Commercial



General Plan Map



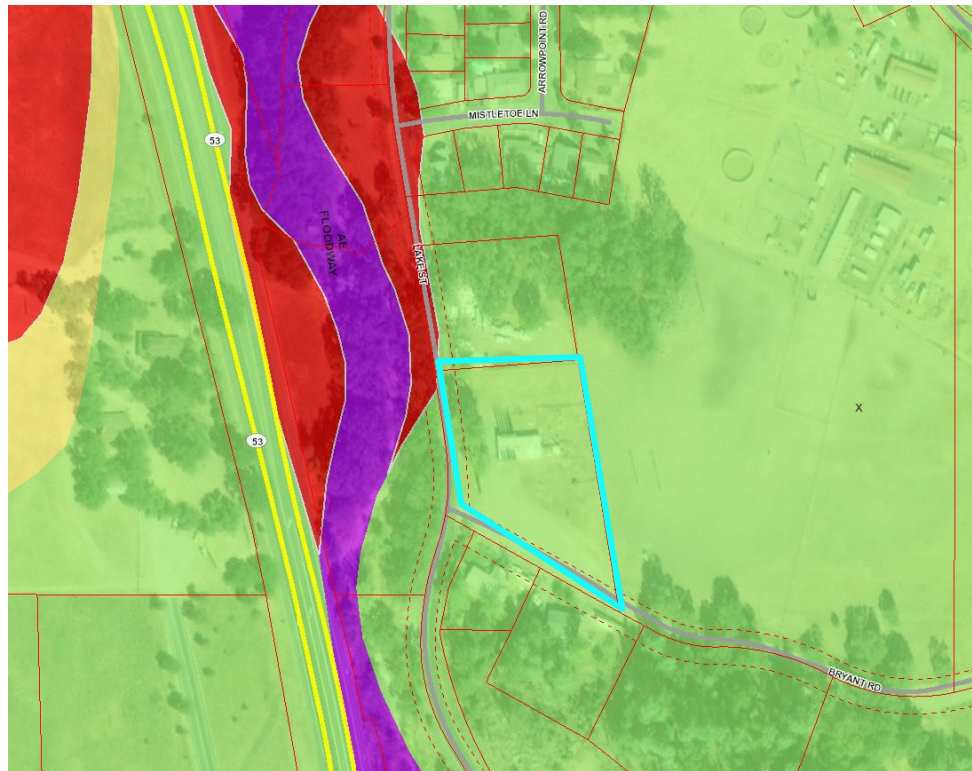
Zoning Map



Proposed Project is Not in a Flood Zone

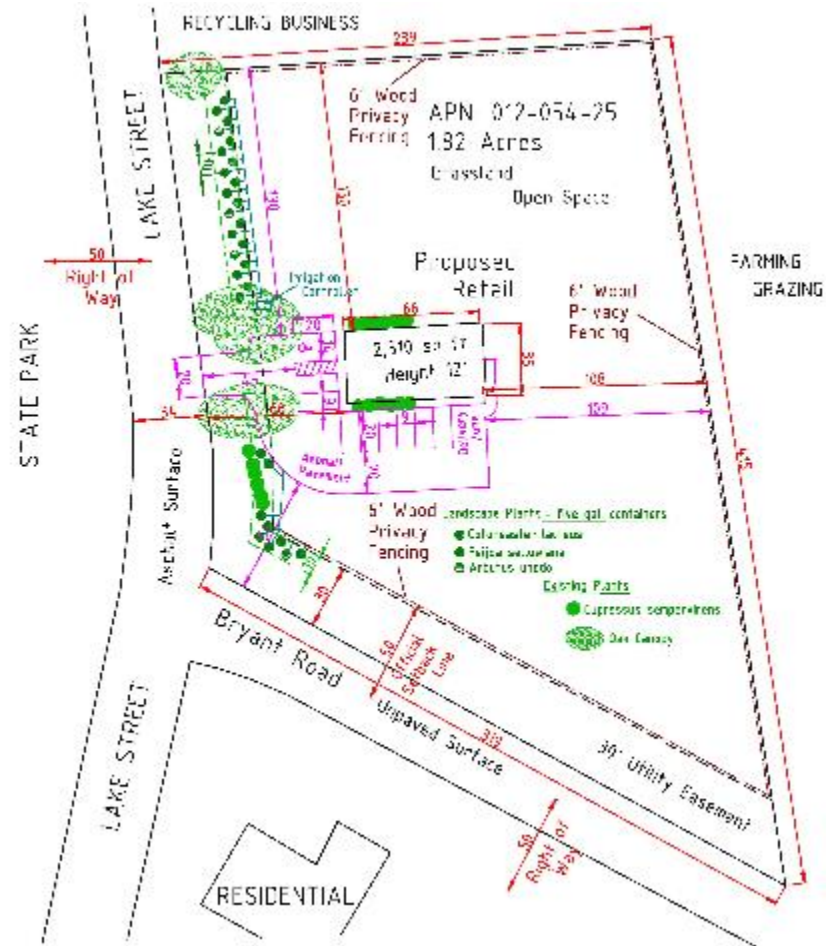
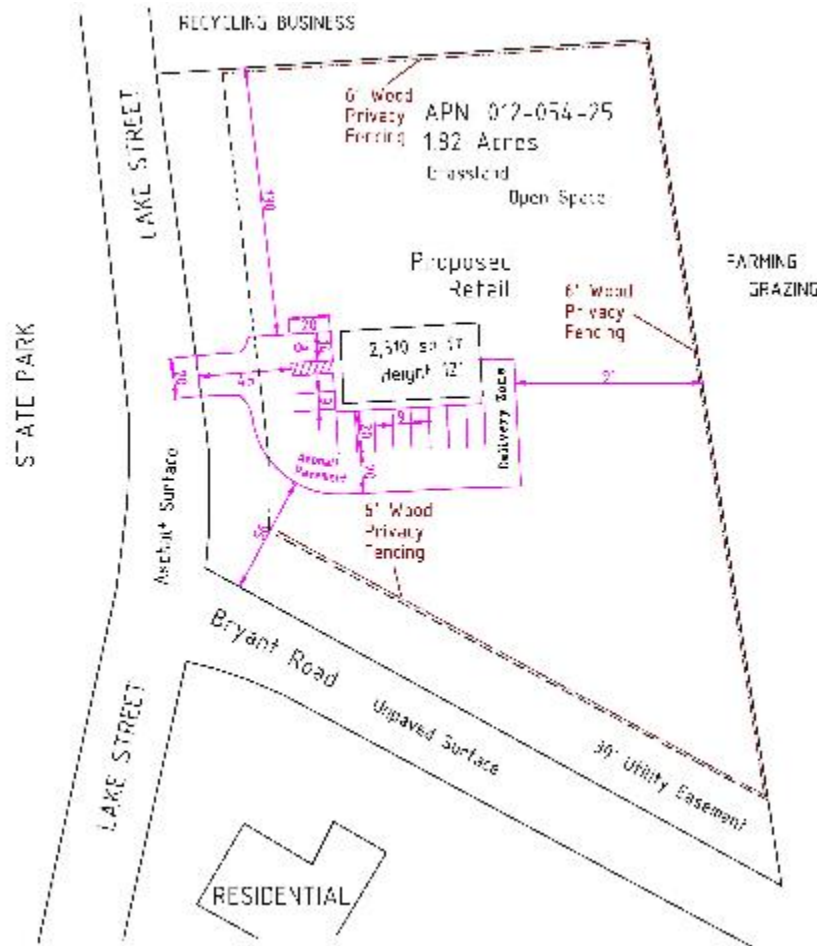
➤ Flood Zone "X":

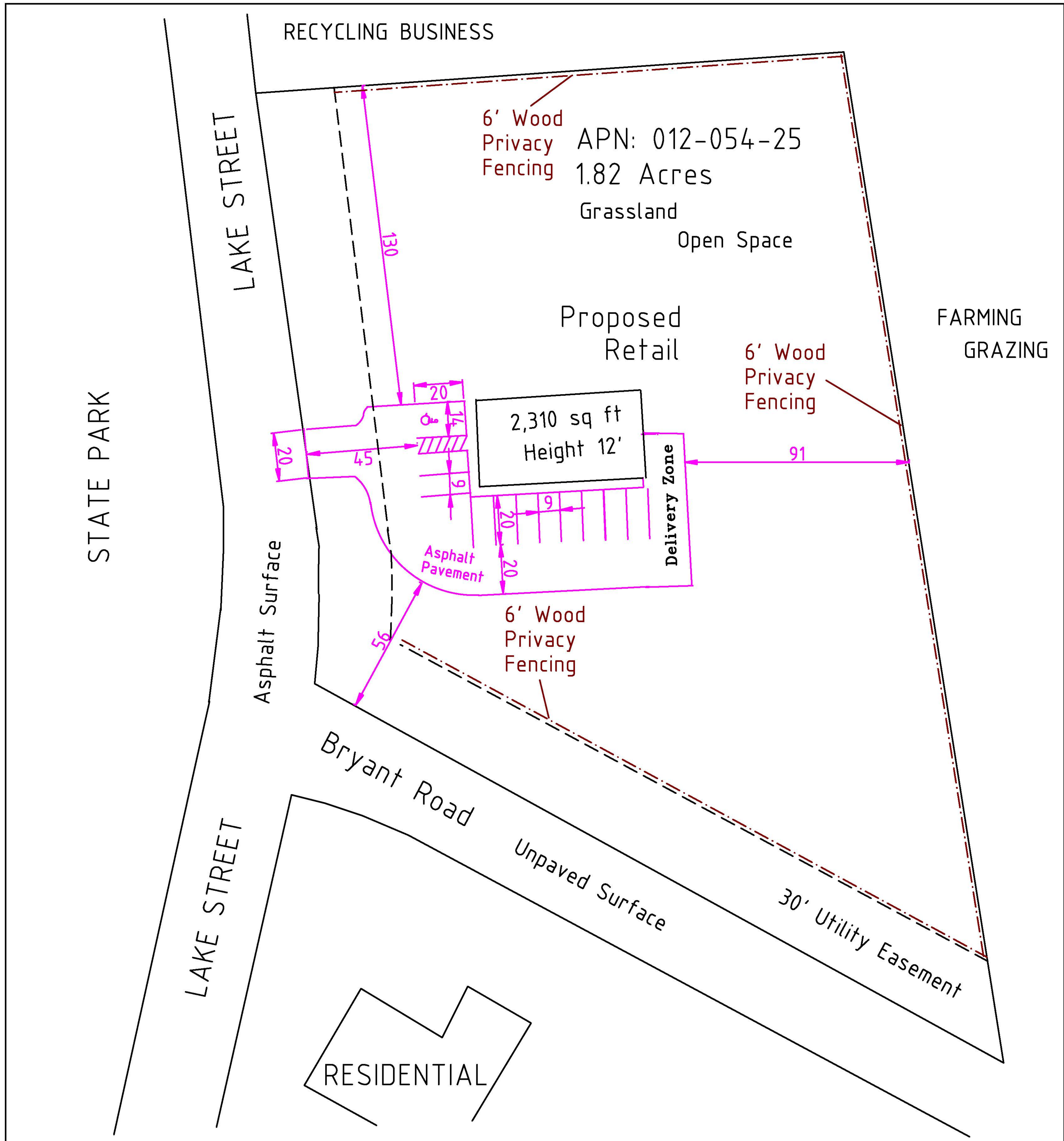
Areas of moderate or minimal hazard from the principal source of flood in the area.





Site Plans

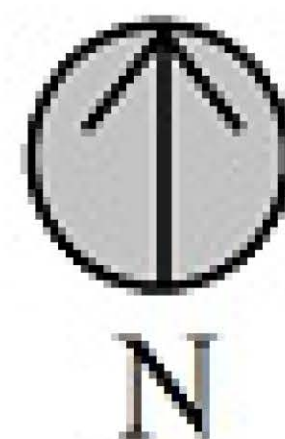




8466 Lake Street, Lower Lake, CA 95457

Notes:

- Site is relatively level
- No earthquake faults identified by USGS
- Connected to public water and sewer



Scale: 1"=25'
Printed at 18" X 24"



Site Pictures

Staff Visited the Site

- February 14, 2020
- Conducted site visit to verify existing conditions
- Ensured that proposed project meets Zoning and Safety requirements



Project
Site,
looking NE



Existing
Building
Facade



Looking SE View
of Site





Sign at Entrance



Project Analysis



Project Analysis

- Staff reviewed the project for concurrence with:
 - Lake County General Plan
 - Lower Lake Area Plan
 - Zoning Ordinance
- Staff determined that this project is consistent with the above
- **Retail sales of Cannabis is a permitted use in “C1” (Local Commercial) upon issuance of a Use Permit**

California Environmental Quality Act



Recommendation:

Major Use Permit submitted by Richard Sereghy (Calizonaoz LLC) is exempt from California Environmental Quality Act Guidelines Categorical Exemption Class 1 §15301 (Existing Facilities) due to interior alteration and no expansion of the existing structure.



Categorical Exemption

- § 15301. Existing Facilities
- Class 1 consists of the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.
- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.



Major Use Permit Findings

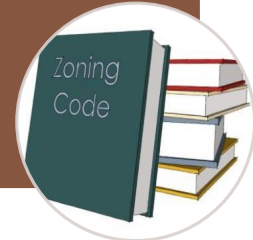
- No Impacts to Surrounding Neighbors
- Project Shape Adequately Sized
- Streets/Highways can accommodate project
- Adequate Public/Private Services to Project
- Conformance
- No Known violations of County Code

Major Use Permit Article 51



- Complies with All Developmental Standards
- Applicant Qualified to make Application
- Meets all qualifications of Permit

Local Commercial Article 18



Staff has determined that the Proposed Project Complies with the
Major Use Permit Findings



Conditions of Approval

- Major Use Permit UP 19-50
- Categorical Exemption CE19-96

Conditions of Approval
Approve Categorical Exemption, CE 19-96 by CEQA §15301. Class 1
Aesthetics, Noise, Access and Parking requirements
Geology/Soils-Erosion Control Measures, Hazardous Material Requirements
Transportation & Traffic and Timing & Mitigation Monitoring Requirements
Cultural Resources-If Cultural Resources are found during ground disturbance all work to cease and proper agencies contacted for guidance
Proposed Permit Expiration-June 25, 2030



Recommendations

- Approve Major Use Permit UP 19-50
- Adopt Categorical Exemption CE 19-96



Thank you
Questions?



Major Use Permit, UP 19-50

Categorical Exemption, CE 19-96

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