

**PLEASE ADD THIS DOCUMENT TO THE OFFICIAL RECORD OF
CORRESPONDENCE REGARDING THE EMBARC DISPENSARY
APPLICATION/PLANNING COMMISSION REVIEW**

CEQA Review Requirement

The Sutter Creek City Council has arbitrarily determined that the Embarc Cannabis Dispensary to be located on 11 Ridge Road, in Sutter Creek (near the Ridge Road and Highway 49 intersection) is exempt from the California Environmental Quality Act (CEQA). The Sutter Creek City Council decided this by narrowly focusing on only the building itself and not on the extenuating impacts clearly listed in John Gedney, Executive Director of the Amador County Transportation Commission's (ACTC) letter to Erin Ventura, Planning Consultant, City of Sutter Creek which states:

"To comply with CEQA requirements, ACTC staff recommends that the City requires the applicant, Embarc, to prepare and submit the formal impact analyses listed below:

1. A professional traffic impact analysis
2. A parking demand and circulation study
3. A delivery operations and management plan
4. Regional and Cumulative transportation impact analysis
5. Emergency access and public safety circulation analysis
6. CEQA documentation (preferably in coordination with the DCC) that adequately evaluates transportation and operational impacts."

The Embarc cannabis dispensary will be open from 8:00 a.m. to 10:00 p.m., 14 hours per day, every day. Statistics show the average single purchase at a cannabis dispensary is approximately \$70.

The following breakdown shows how many customers per day, for 365 days, the cannabis dispensary will experience in that location on Ridge Road to meet Embarc's projected sales, years one through five:

Year 1: Gross Revenue: \$6,228,954. 244 customer sales per day for 365 days. Equals 18 customers per hour.

Year 2: Gross Revenue: \$6,914,139. 271 customer sales per day for 365 days. Equals 20 customers per hour.

Year 3: Gross Revenue: \$8,918,086. 349 customer sales per day for 365 days. Equals 25 customers per hour.

Year 4: Gross Revenue: \$9,720,714. 380 customer sales per day for 365 days. Equals 28 customers per hour.

Year 5: Gross Revenue: \$10,595,579. 415 customer sales per day for 365 days.
Equals 30 customers per hour.

Using Embarc's projected sales and the escalating number of customer ingresses and egress over five years at that location will far exceed the type of traffic experienced by the prior occupant at that location, Umpqua Bank. Just one of many reasons it is imperative that the City utilizes the CEQA process.

Without the CEQA process, the City and the Planning Commission cannot make the findings that the project:

- *Will not adversely affect Public Transportation Infrastructure

- *Is compatible with the surrounding Circulation System

- *Will avoid significant environment impacts

The CEQA process is necessary for the City and Planning Commission to guarantee their required due diligence and provide transparency in processing Embarc's application. To do otherwise would not be in the best interest of the community they serve.

Respectfully Submitted,

Teresa Ryan

Sutter Creek