

Basin Management Committee
January 20, 2021



Wild Coast Farms
Coastal Development Permit/Development Plan
DRC2018-00215

Project Description

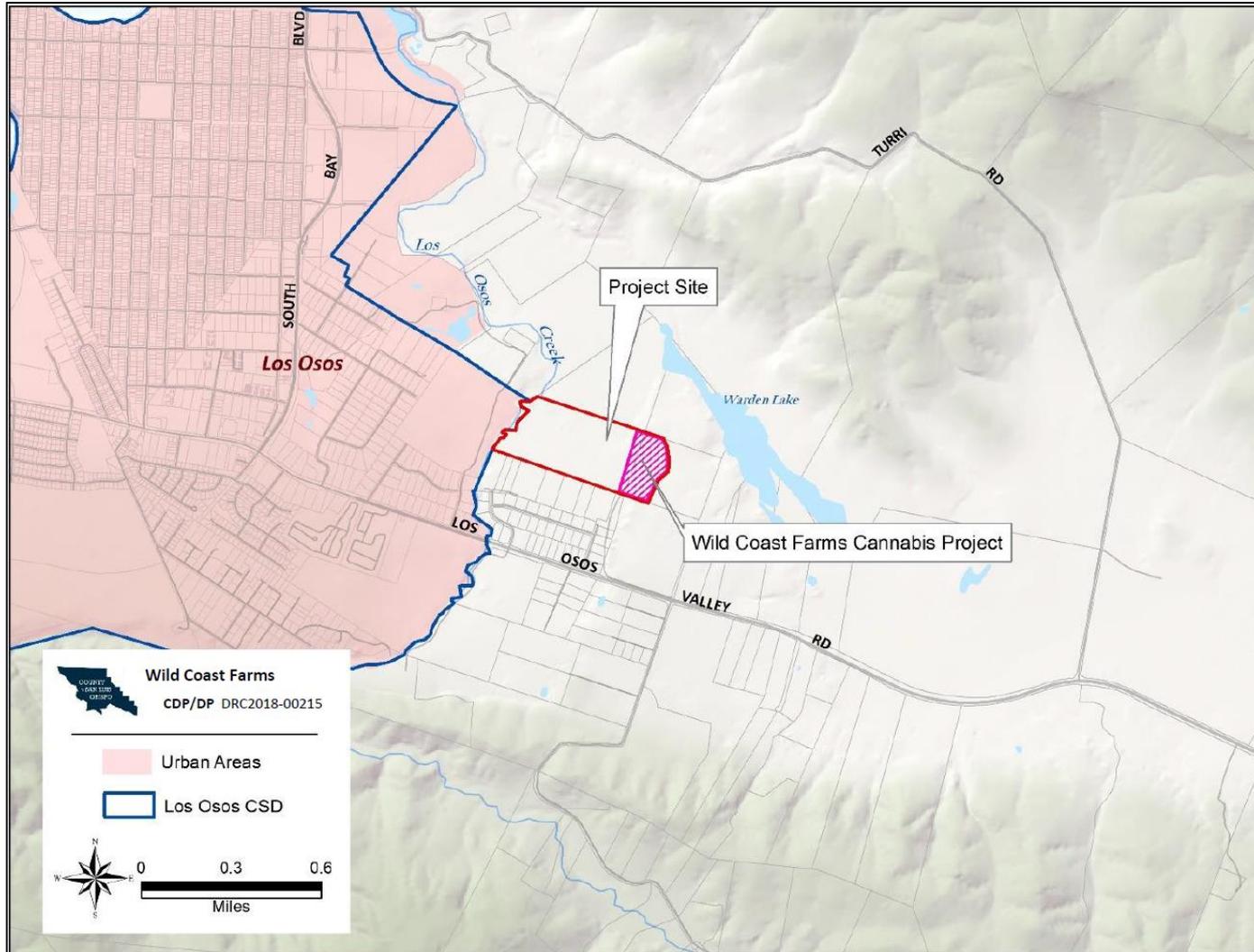
- 27,500 sf gross of indoor cannabis cultivation area (1 new greenhouse);
- 12,600 sf gross of indoor ancillary and commercial nursery area (4 greenhouses);
- 1,472 sf building for ancillary processing and support operations.
- Ancillary Transport
- ~ 3 acres of site improvements



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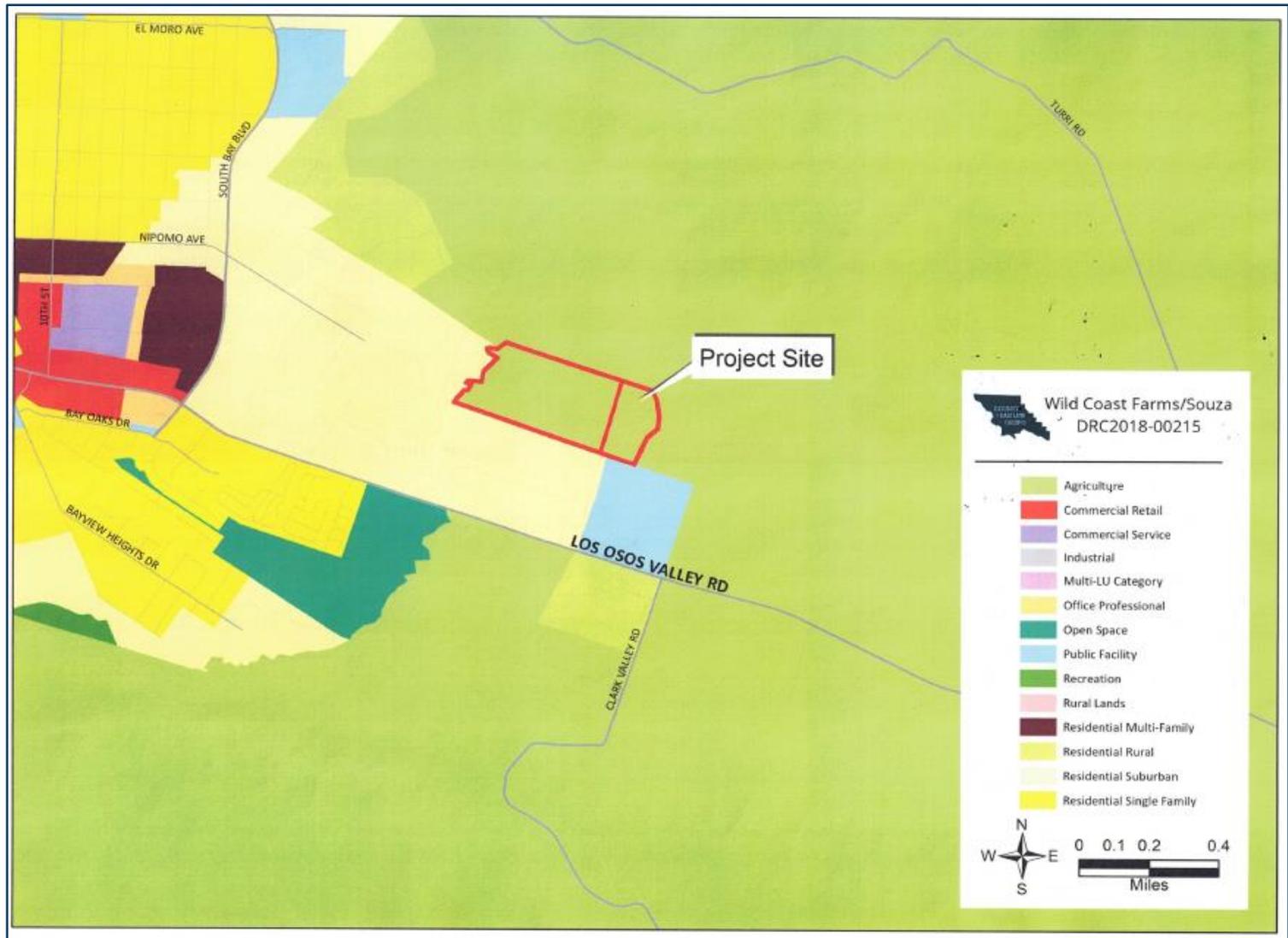
- Operate year round; 7-days / week; 7 am to 7 pm.
- 12 harvest / year.
- Up to 8 full-time employees;





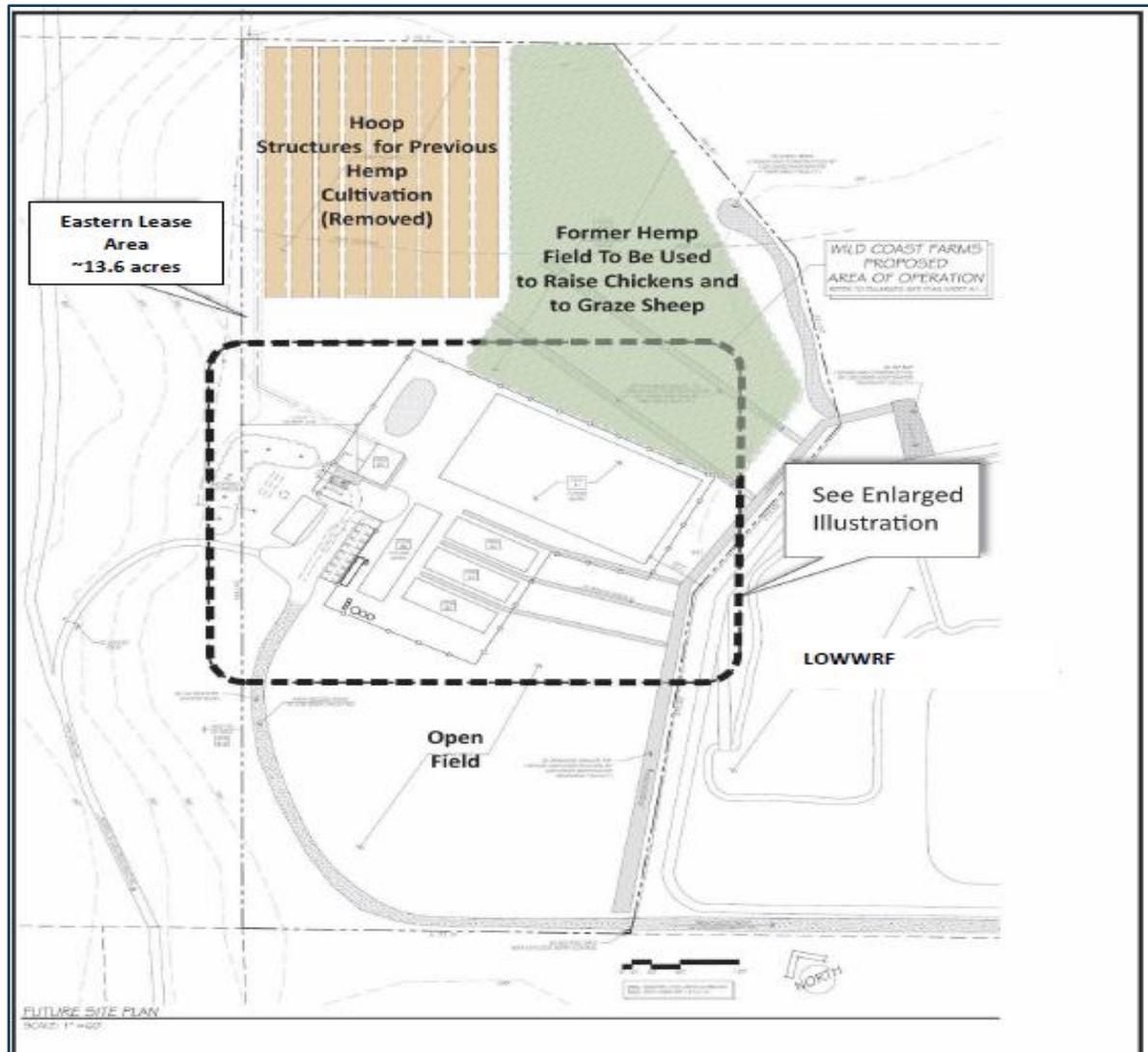
COUNTY OF SAN LUIS OBISPO

Vicinity Map
DRC2018-00215



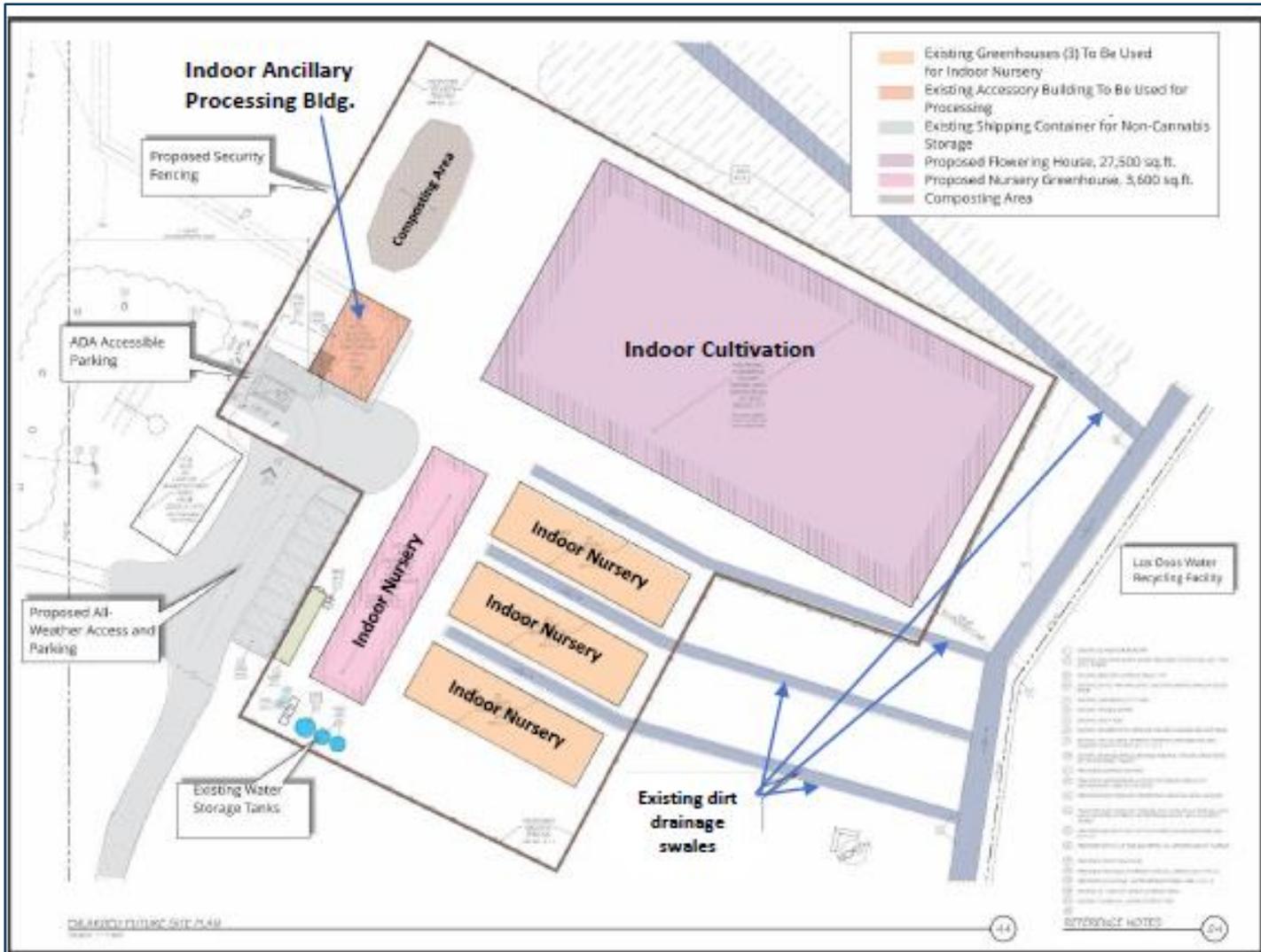
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**Land Use
DRC2018-00215**



COUNTY OF SAN LUIS OBISPO

Site Plan – Eastern Lease Area
DRC2018-00215



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**Site Plan (Blow-Up)
Eastern Lease Area
DRC2018-00215**

CEQA Determination – This Action

A Mitigated Negative Declaration (MND) was issued on December 11, 2020.

Mitigation measures are recommended as conditions of approval to address impacts to aesthetics and visual resources, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, and hydrology/water quality.



Water Use / Availability

- The project is located within the Los Osos Groundwater Basin (LOGWB); a LOS III water basin.
- The estimated water demand is 3.5 AFY (Monsoon Consultants).
- Project will use an existing onsite well (24 gallons/minute).



Water Use / Availability

- Mitigation Measures / Conditions Require:
 - ✓ Prior to issuance of building permits, a Water Conservation Plan which achieves water demand offsets. (W-1)
 - ✓ Metering the well on the Eastern Lease Area,
 - ✓ Best Management Practices for water conservation,
 - ✓ Monitoring the project (including water use) 4 times / year
 - ✓ Water demand cannot exceed 3.5 AFY (W-1)
 - ✓ Evidence the water efficiency improvements approved in the Water Conservation Plan have been installed and remain in full effect and are continuing to achieve the required water demand offset (W-2)



Water Offsets

Possible Water Offsets

- Discussed/ Addressed in MND (Hydrology Section)

Include:

- Retrofitting plumbing fixtures within the LOGWB (e.g., toilets, etc.),
- Improving water efficiencies within the LOGWB i.e., retrofitting an existing irrigation system(s)



Water Offsets Proposed – Wild Coast Farms

Monsoon June 2020 Water Report Proposes:

- Retrofitting reverse osmosis (RO) pumps within the LOGWB
- Estimate ~ 95 households would need to be retrofitted
- Proposing 100 households be retrofitted

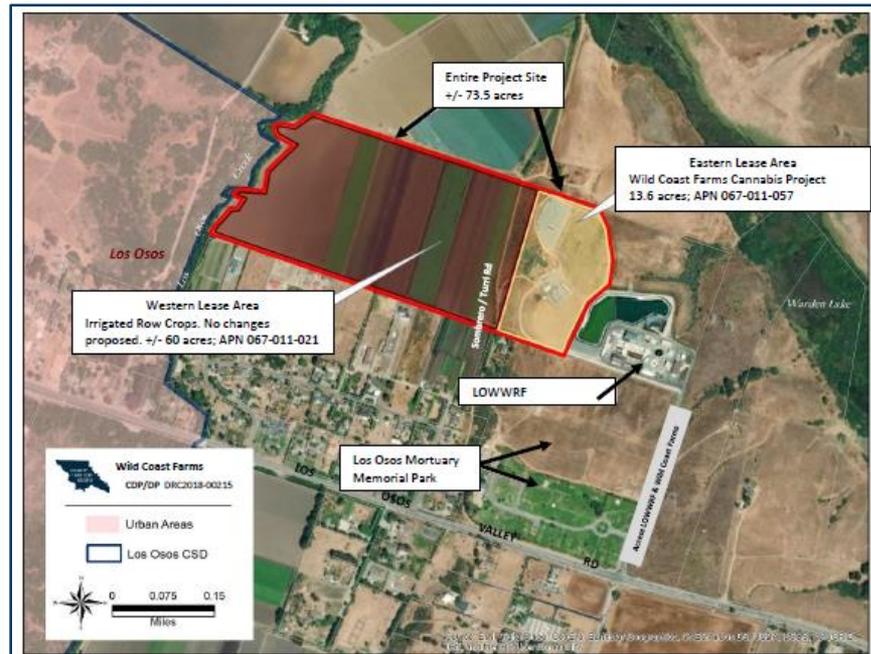


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Wild Coast Farms CDP / DP
DRC2018-00215

Recent Water Offsets - Considering

- Replacing the irrigation system on the Western Lease Area. This would require that the Western Lease Area well be metered. The landowner presently does not support this.



Current Status - Other Review Bodies

Agricultural Preserve Review Committee (APRC).

- The project site (Eastern & Western Lease Areas) is under a Williamson Act Contract.
- On February 3, 2020, APRC reviewed. The project was determined a compatible use on Williamson Act land. The motion passed by a vote of 7 (yes), 3 (noes), and 1 abstention.

Los Osos Community Advisory Committee (LOCAC). Reviewed on 08/22/19. LOCAC recommended project approval by a 10-0-0 vote.



Planning Commission Review

1. Scheduled for January 28, 2021
2. Staff is recommending adoption of the project's MND and approval of Coastal Development Permit / Development Plan DRC2018-00215.



Questions?



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DRC2018-00215