



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL

DATE: 3/12/2019

TO: 2nd District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board, Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, Coastal Commission, RWQCB, U.S. Fish and Wildlife, Los Osos Community Advisory Council, AB52

FROM: Jan DiLeo (jdileo@co.slo.ca.us or 805-781-2076)

PROJECT NUMBER & NAME: **DRC2018-00215 SOUZA_GIACOMAZZI**

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 22,000 SF Indoor Cultivation and a 25,000 SF nursery, likely to include processing and transport, to be located at 2198 Los Osos Valley Rd. Los Osos, CA.

APN(s): **067-011-057**

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

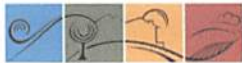
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

Rec. 11/16/18
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PLANNING & BUILDING

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Minor Use Permit
☒ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☐ Variance

DRC2018-00215

Development Plan / Coastal Development Permit
 067-011-057 /
 JARED SOUZA
 CANNABIS - 22,000 SQ/FT INDOOR AND 10,000 SQ FT
 NURSERY WITH PROPOSED 2,000 SQ/FT PROCESSING
 BUILDING

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name JOHN GLACOMAZZI Daytime Phone _____
 Mailing Address 127 2ND ST. #1 LOS AUTOS, CA 94022 Zip Code 94022
 Email Address: _____

☒ Applicant Name WILD COAST FARMS JERAD SOUZA Daytime Phone (805) 6300587
 Mailing Address 2198 Los Osos Valley Rd. Los Osos, CA Zip Code 93402
 Email Address: Info@wildcoastfarm.com

☒ Agent Name ADAM KIRCHNER Daytime Phone (805) 630-0587
 Mailing Address 2198 Los Osos Valley Rd. Los Osos, CA Zip Code 93402
 Email Address: Info@wildcoastfarm.com

PROPERTY INFORMATION

Total Size of Site: 13.6 acres *ABOUT 2 ACRES OF OVER 13.6 ACRES.* Assessor Parcel Number(s): 067-011-057

Legal Description: 13.6 ACRES

Address of the project (if known): 2198 Los Osos Valley Rd. Los Osos, CA 93402

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SEE ATTACHMENT 1

Describe current uses, existing structures, and other improvements and vegetation on the property:

SEE ATTACHMENT 2

PROPOSED PROJECT

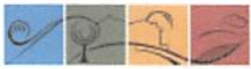
Describe the proposed project (inc. sq. ft. of all buildings): Indoor green house cannabis cultivation 22,000sq. ft. and 10,000sq. ft. nursery

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 11/10/18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: Property access along water facility fence line on dirt road. Second access, lower road to access farm, Turri Rd. past cemetery.

Surrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ No

If yes, what is the acreage of all property you own that surrounds the project site? Additional 20 acres adjacent directly to the west

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Open space pasture South: Open field
East: Los Osos Water Treatment Facility West: Field farm

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 34,000 sq. feet 5 % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 1 Acre ☐ sq. feet ☐ acres

Total area of grading or removal of ground cover: 1/2 acre ☐ sq. feet ☐ acres

Number of parking spaces proposed: 10 Height of tallest structure: 16'

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 1 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 32,000 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 13.6 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☒ Residential ☒ Agricultural - Explain To supply irrigation for cannabis project and residential use.
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 2200 gal.
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Well, pump, line in ground, fully operable
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☒ Water Quality Analysis(☒ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / 23.5 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 1200 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☒ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? 20 GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☒ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: Mission Country Disposal
3. Where is the waste disposal storage in relation to buildings? Western side of project
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: Sheriffs Department 2099 10th Street, Los Osos, CA 93402
3. Location of nearest fire station: Los Osos Fire Department 2315 Bayview Heights Dr. Los Osos, CA 93402
4. Location of nearest public transit stop: Bus stop 10th Street Los Osos, CA 93402
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Residential/Farming
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 7 days a week Hours of Operation: 8a.m. to 5p.m.
2. How many people will this project employ? 15
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 6 employees at 8a.m. to 5p.m. 7 days a week operation shift
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: Cannabis odor
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 8 Between 4:00 to 6:00 p.m. 8

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No

If yes, please specify what you are proposing: Carpooling and bike riding

11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?

☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☒ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☒ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: SEE ATTACHMENT #3

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): None
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☒ Yes ☐ No If yes, explain: 22,000sq.ft green house and 9,000sq ft. nursery
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: SEE ATTACHMENT #4

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: SEE ATTACHMENT #5
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): CA State- mixed light tier 2

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

☒ Cultivation
☐ Testing Facility

☒ Nursery
☐ Dispensary

☐ Manufacturing Facility
☐ Distribution Facility

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PLANNING & BUILDING

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016-00075

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: ~~ADAM KIRCHNER~~ UGEARD ALAN SOUZA

Are you planning on cultivating on the same site that a registration was approved for?

☒ Yes ☐ No

What type of State cultivation license are you seeking?

☐ Type 1
☐ Type 5
☒ Mixed-light

☐ Type 2
☐ Microbusiness

☐ Type 3
☐ Indoor

☐ Type 4
☐ Outdoor

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

22,000 SQFT.

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☒ On my floor plan submitted with the application
☐ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
D.G.E.	262,800 262,800
Total Annual kWh:	262,800 kWh

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source	Month and Year	PRIVATE WELL		
1	2019	18,000 gal		
2	"	18,000 gal		
3	"	18,000 gal		
4	"	"		
5	"	"		
6	"	"		
7	"	"		
8	"	"		
9	"	"		
10	"	"		
11	"	"		
12	"	"		
Totals		"		

* STEADY USE UNTIL FINAL BUILDOUT IS COMPLETE.

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: BENEFICIAL BUGS AND A
HEALTHY FEEDING PROGRAM WILL BE THE ONLY PESTICIDES
USED.

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other

PROPERTY INFORMATION

Attachment #1

We are located at 2198 Los Osos Valley Road in Los Osos. Our neighbors to the east are the Los Osos Water Recycling Facility, to the south is the Los Osos Valley Funerals Cremations and Memorial Park (cemetery), grazing land to the north and farmland to the west.

The most convenient way to access our farm is along the road that runs adjacent to the Water Recycling Facility, gate code 2020. Another entrance to our farm is the lower farm road just west of the cemetery off of Los Osos Valley Road, also known as "Turri Rd." gate code 1969. There are two Turri Roads, use the one that is closest to the cemetery off of Los Osos Valley Road.

Attachment #2

Currently, the property has pre-existing structures and uses. We have a modular home which is our residence and farm office. A 36' x 42' steel barn that we use for curing and working space. Three, 30' x 100' greenhouses that we cultivate our allowable 5,000 sq. ft. of canopy. Two, 16' x 100' well-built hoop structure for our baby plants. We also raise sheep and chickens on our 13.6 acres. The entire property is flat and is in the beginning stages of cover crop growth to rebuilding the soil.

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AGRICULTURAL INFORMATION

Attachment #3

PLANNING & BUILDING

Our land is currently being used to farm and live on. Agricultural production continues as we re-establish the soil of proximately 10 acres due to the construction of the Los Osos Water Recycle Facility. The county and property owners agreed to the land use and improvements, by excavating the dirt from the retention pond, undergo a soil enrichment product, applying a combination of compost and cover crop. Making these changes will restore the land back to it's original beauty. With the acres of flat land our greenhouses do not interfere nor near the rehabilitating of the soil, farming continues as normal.

ENERGY CONSERVATION INFORMATION

Attachment #4

We are excited to implement as many energy saving measures as possible in due time!! We will be using a solar hot water system to heat our greenhouses from the ground up and using L.E.D lighting that will reduce our power needs by 75%. We also plan on utilizing our run off water for irrigation to the farm field. Old soil is recycled to the field then tilled in, this brings cost down and less truck use.

ENVIRONMENTAL INFORMATION

Attachment #5

Here at Wild Coast Farms we take our environmental footprint seriously. We have a myriad of techniques that we apply to help lessen our load on our environment. From our conscious watering program that only delivers exactly what the plant needs with zero runoff, to our reusable pot and irrigation system that should last 10 years; as opposed to disposable driplines. As well as schedule waterings to the exact time that evaporation will be minimized.

We have a streamlined operation that was built to eliminate the need for vehicles to transport material too far. All jobs can be done on foot, and when we need a little more muscle we employ our electric cart that zips around the farm silently and with zero emissions.

Our supplemental lighting is state of the art L.E.D that is cutting edge energy saving technology, reducing our power needs by 75%!!

Our Land was used to spread the diggings from the Los Osos Water Recycling Facility, so it has been engineered perfectly to eliminate runoff, grow and thrive. The team that has been coordinated to work on this project includes a biologist, soil specialist, SLO county water specialists, engineers, farmers and good old boys that have been designing, building and monitoring the entire project closely. So as opposed to our project having negative effects on the land, it in fact quite the opposite. The land is getting better by the day!



MEMORANDUM

Date: October 30, 2018
To: Adam Kirchner, Wild Coast Farms
From: Joe Fernandez and Devin Ciriaco
Subject: **Wild Coast Farms Cannabis Cultivation Facility Trip Generation**



This memorandum summarizes the trip generation estimates for the cannabis cultivation facility proposed at 2198 Los Osos Valley Road in unincorporated San Luis Obispo County (APN 067-011-057). The facility would be located on a 13.6-acre parcel with two access roads.

The project proposes 31,000 square feet (SF) of greenhouse cannabis cultivation and 1,500 SF of barn space for cannabis drying/curing.

TRIP GENERATION ESTIMATE

The trip generation estimate was developed using the County's rates for cannabis land uses, which were developed using the trip generation rates from the Santa Barbara County Final Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program. These rates were informed by the Santa Barbara County 2017 Cannabis Registry and the Institute of Transportation Engineers (ITE) trip generation rates for comparable land use types. Trip generation for the proposed project is shown in Table 1.

Table 1: Weekday Vehicle Trip Generation						
Land Use	Size ¹		Daily	PM Peak Hour		
				In	Out	Total
Indoor Cultivation	31	KSF	8	0	1	1
Manufacturing	1.5	KSF	6	0	1	1
Total			14	0	2	2
1) KSF: Thousand Square Feet Source: Santa Barbara County Final EIR for the Cannabis Land Use Ordinance and Licensing Program, 2017; County of San Luis Obispo, 2018; CCTC, 2018.						

The project is expected to generate 14 vehicle trips per weekday, including two vehicle trips during the PM peak hour.

CONCLUSIONS

The project would add two PM peak hour trips to the adjacent roadway network and would not impact area roadway operations. No improvements are recommended.

Please let us know if you have any questions.

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PLANNING & BUILDING



Parcel Information

APN: 067-011-057
Assessee: GIACOMAZZI JOHN E TRE ETAL
Care Of: %RONALD KLINE
Address: 127 SECOND ST STE 1 LOS ALTOS
CA 94022
Description: RHO LS OSOS & LL PTN LT 30
Site Address:
02198 LOS OSOS VALLEY RD
Tax Rate Area Code: 112050
Estimated Acres: 13.65
Community Code: EST
Supervisor District: Supdist 2
Avg Percent Slope: 3



Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	
	Coastal Zone



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
CODE2018-00478	Code Enforcement	11/27/2018 4:49:09 PM
DRC2018-00215	Land Use	11/16/2018 1:00:36 PM
PROJ-2018-00075	Cannabis Activities	11/16/2018 12:00:00 AM
PRE2018-00098	Pre-Application	7/26/2018 11:15:59 AM
AGP2016-00006	Conservation	6/13/2017 9:13:20 AM



Parcel Summary Report

APN: 067-011-057

CCM2016-00075	CCM - Condition Compliance Monitoring	11/4/2016 2:57:37 PM
SUB2013-00001	Subdivision	7/10/2013 8:22:54 AM
SUB2011-00052	Subdivision	5/29/2012 10:51:19 AM
PMT2005-01472	PMTR - Residential Permit	11/7/2005 10:10:34 AM

Clerk Recorder Documents






2013-I-002914



Interactive Data Viewer



Legend

-  SLO County Parcels
- Roads**
 -  CalTrans
 -  Maintained by SLO CO
 -  Private Maintenance
 -  Federal or State Maintenance

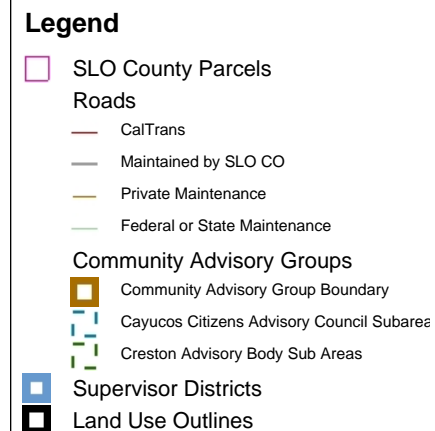
-752.33 0 376.17 752.33 Feet 1: 4,514



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

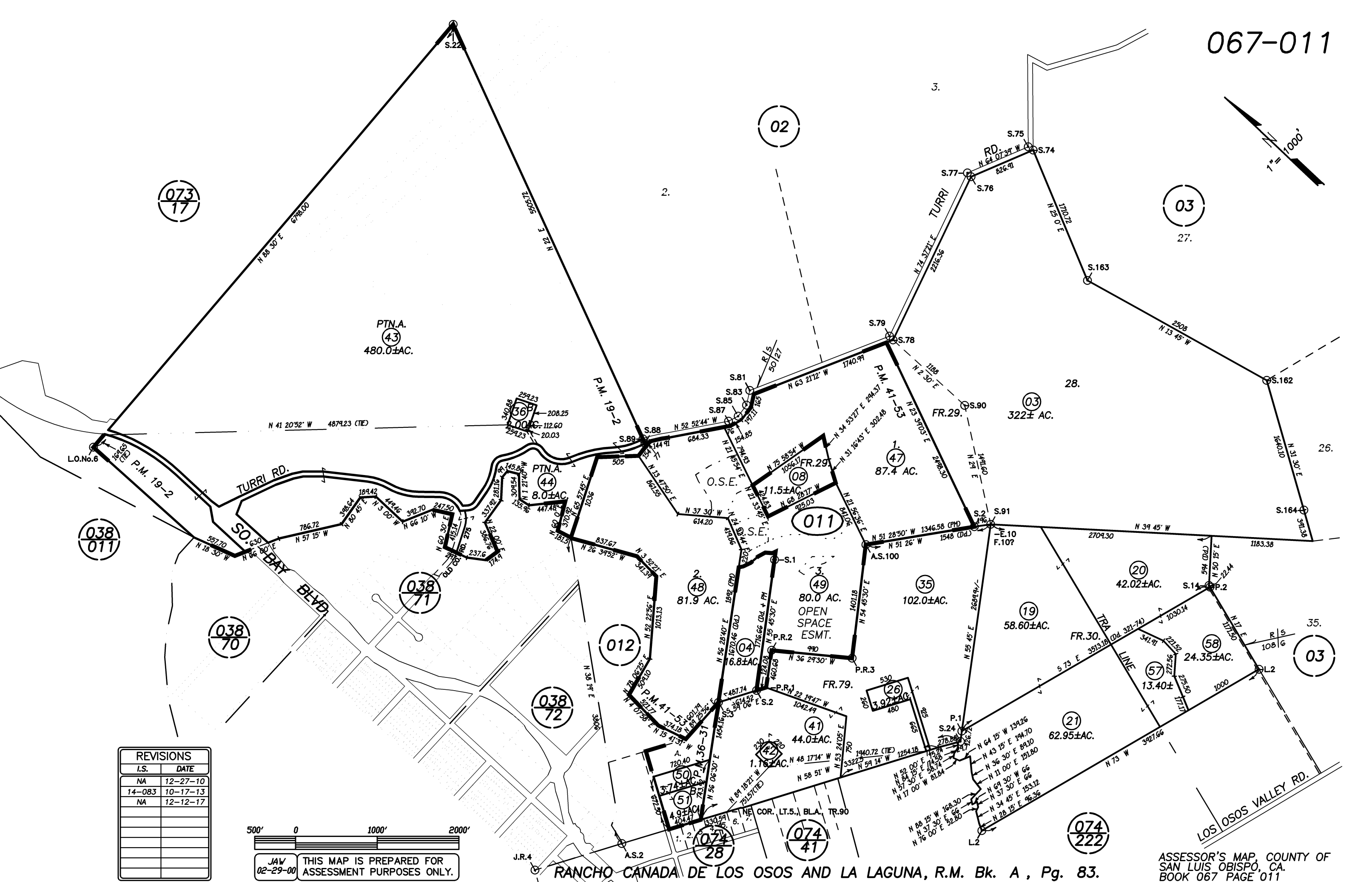
Map for Reference Purposes Only





Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
NA	12-27-10
14-083	10-17-13
NA	12-12-17

500' 0 1000' 2000'

JAW 02-29-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

