



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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/10/2019

TO: 4th District Legislative Assistant, Agricultural Commissioner, Assessor, Air Pollution Control Board (APCD), Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, Lucia Mar School District, Caltrans, U.S. Fish and Wildlife, CA Fish and Wildlife, City of Arroyo Grande, RWQCB, South County Advisory Council, AB52

FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2019-00061

PROJECT DESCRIPTION: Proposed Minor Use Permit for cannabis cultivation with ancillary processing to be located at 2450 Huasna Rd. Arroyo Grande, CA

APN(s): 047-271-031

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.

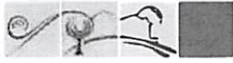
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

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

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION

Check box for contact person assigned to this project

☐ Landowner Name Manuel Bautista Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Applicant Name High Farms LLC Daytime Phone (805) 444-2641
Mailing Address 135 Magnolia Ave, Oxnard, CA Zip Code 93033
Email Address: worldphilos@gmail.com

☒ Agent Name Mandi Pickens ANGLE Land Use Entitlement Daytime Phone (805)-459-5334
Mailing Address 3268 Via Ensenada, San Luis Obispo, CA, 93401 Zip Code 93401
Email Address: angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 21.62 Acres Assessor Parcel Number(s): 047-271-031

Legal Description: JF BRANCH TR PTNS LTS 1 & 2

Address of the project (if known): 2450 Huasna Rd., Arroyo Grande, CA, 93401

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From the North; 101 South to Grand. Left on Grand to Huasna. Right on Huasna, drive to property on the right.

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

Single SFR, Existing 5000 gal water tank, existing indoor nursery, existing hoop structure nursery, existing storage shed. No current cannabis usage for existing structures.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (2 Acres) with 3 -8x20'drying containers

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 7/14

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): Setback modification-sides (200' provided) 300' required for rear and sides. Refer to project description for explanation.

Describe existing and future access to the proposed project site: Existing access from Huasna Rd.

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? N/A

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

North: Ag, residences South: Ag-woodland-open space
East: Ag West: Ag

For all projects, answer the following:

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

Buildings: 480 sq. feet 0 % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) 2 acres (1%) cannabis cultivation

Total area of all paving and structures: 480-drying containers ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: ☐ sq. feet ☐ acres

Number of parking spaces proposed: 6 Height of tallest structure: 7' (drying container)

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 300' Right 200' Left 200' Back +500'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other N/A

☐ Community System - List the agency or company responsible for provision: N/A

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

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

☐ Community System - List the agency or company responsible for sewage disposal: N/A

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: 2 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 0 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A

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

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



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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 14 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 8 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: refer to site plan.
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
If yes, please explain: For existing residential and agricultural uses.
6. Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Project is partially visible from Huasna Rd.

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 Cannabis cultivation.
☐ Commercial/Office - Explain N/A
☐ Industrial - Explain N/A
3. What is the expected daily water demand associated with the project? under 1.50 af/yr
4. How many service connections will be required? one (1)
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: Residential home connections, various outdoor hose bibbs, an existing well and existing water tank.
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 _____ Hours / _____ GPM
☐ Surrounding Well Logs ☒ Hydrologic Study ☐ Other see attached aquifer study

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 engineer percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed septic field to any neighboring water wells? _____ 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? _____ 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: South Coast Sanitary
3. Where is the waste disposal storage in relation to buildings? _____
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: Lucia Mar Unified School District
2. Location of nearest police station: Arroyo Grande Police Department
3. Location of nearest fire station: Five Cities Fire Authority
4. Location of nearest public transit stop: None
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: Farming, rural residential
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: N/A
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 Hours of Operation: 6:00am-4:00pm
2. How many people will this project employ? 3 FTE
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: 4 weeks during flowering, an odor may be detected.
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: One day of tractor noise and one day of destemming machine noise per season.
(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: N/A
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. 0 Between 4:00 to 6:00 p.m. 0

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
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: N/A

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: _____

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): N/A
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: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: N/A

Energy Conservation Information

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

*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:
Minimum-touch cannabis agriculture. Cannabis produced will be quickly harvested, machine de-stemmed, weighed, and flash frozen. It will be transported off-site for storage and extraction/distillation. Use of ex. access. Reuse of ag production areas
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 Sellers Permit, SLO County Business License

(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

- | | | |
|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

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- 00409

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: High Farms LLC

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?

- | | | | |
|--------------------------------------|--|--|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input checked="" type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

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.

130,680

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
PG&E	2278
Total Annual kWh:	2278

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	AG Well, On-Site		
Month and Year			
1 2018-2023			
2 2018-2023			
3 2018-2023			
4 2018-2023	0.17		
5 2018-2023	0.31		
6 2018-2023	0.31		
7 2018-2023	0.41		
8 2018-2023	0.31		
9 2018-2023	0.28		
10 2018-2023			
11 2018-2023			
12 2018-2023			
Totals	1.79		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be 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



**MINOR USE PERMIT- CANNABIS CULTIVATION
2450 HUASNA RD. ARROYO GRANDE, CA
PROJECT DESCRIPTION**

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (2 acres)
- ❖ Landowner: Manuel Bautista
- ❖ Applicant (Lessee): High Farms, LLC
- ❖ Agent: ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor cannabis cultivation operation. The outdoor cultivation involves two acres of row crops.

SITE

- ❖ Address: 2450 Huasna Rd. Arroyo Grande, CA 93420
- ❖ APN: 047-271-031
- ❖ Acreage: +/-22 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

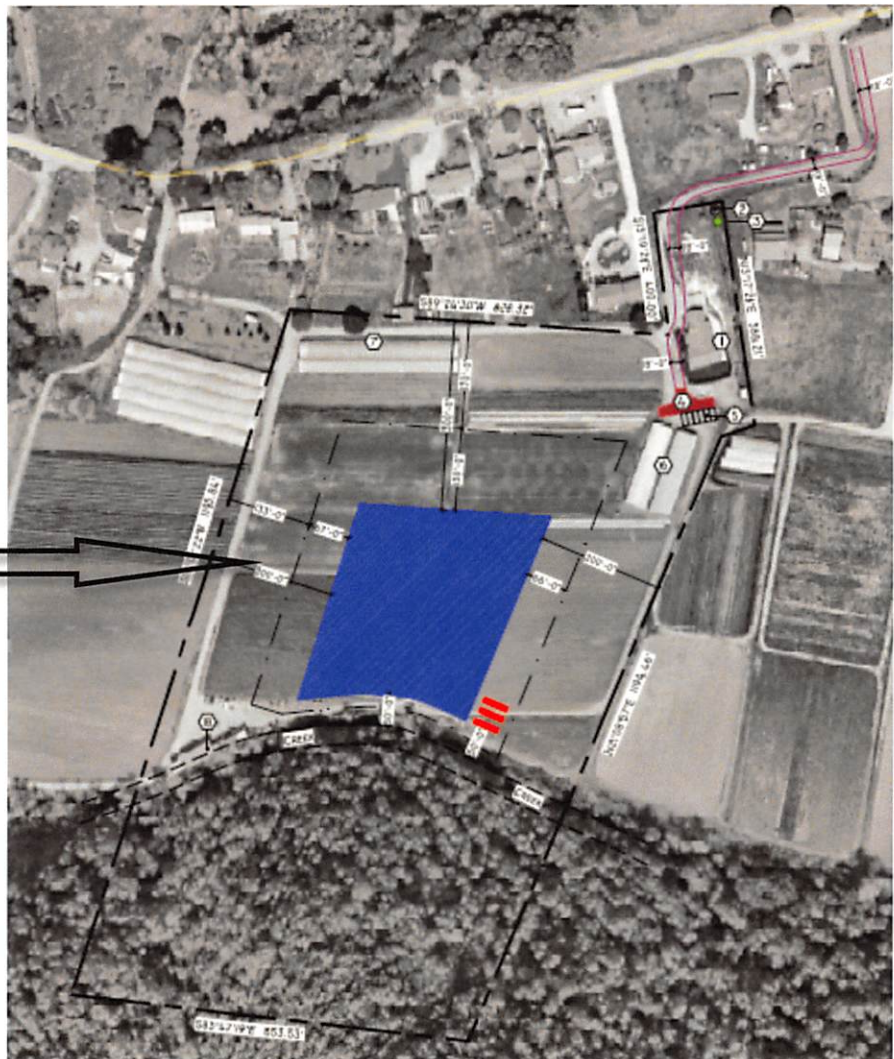
The subject site located in the Huasna Valley, Arroyo Grande and is home to Bautista Farms. Bautista Farms has been in operation for over 20 years and produces a variety of produce such as salad greens, beets, cabbage and snow peas, flowers, squash and strawberries. They are regulars at the majority of SLO County's farmers markets. Their site is home to an existing residence, nurseries and farmland. The site is mainly flat with a creek that acts like a barrier up against an oak filled hillside.



PROJECT DETAILS

According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 10 acres within the Agriculture land use category is required to host a maximum 2-acre outdoor cannabis cultivation. This site totals +/-22 acres, which allows a 2-acre cultivation. The outdoor cannabis cultivation will occur onsite within a distinguished canopy and protected by fencing. There are three, 8x20' (7' height) metal cargo containers that will provide areas for drying. These pre-fabricated structures are located adjacent to the cultivation area and meet all setback requirements.

OUTDOOR CULTIVATION



Outdoor Cultivation

The applicant has proposed a 2-acre canopy for their outdoor cultivation operation. The site for cultivation is vacant, tilled and previously farmed. Outdoor cultivation will occur in hoop houses. A 2-acre site is identified on the site plan. This area will be enclosed with a 6' high chain link fence (slatted and gated for security purposes). There is an existing ag road that accesses the proposed cultivation area.

Planting

Cannabis is planted by hand in early June (they can be planted later, but later plantings produce lower yields). Two plants are spaced 3-feet apart on 5-foot-wide raised beds (which are spaced 3-feet apart, edge-to-edge). Every 5 feet, two more plants are similarly placed. This results in a total of plant density of 1,500 plants per acre. Labor required for planting is estimated at 24 man-hours per acre.

Irrigation

A drip irrigation system is installed prior to planting, with drip lines placed beneath the bed covering. Irrigation water is sourced from groundwater aquifers through agricultural wells. Well water is pumped using electrical power. All irrigation is applied through the drip system.

Pesticides

The applicant will not be using any pesticides on this crop.

Yields

An estimated season yield of 1,500 plants-per-acre is used to reflect yields under sub-surface drip irrigation. The yield will vary based on strain selection and planting date.

Fencing

A 6' high slatted chain linked fence will encompass the outdoor cultivation. The fencing will provide both a visual barrier and security. Refer to the site plan for location.

Lighting

No lighting proposed aside from minimal necessary for security.

Site Context

Neighborhood Compatibility

This parcel (+/-22 acres) is surrounded by rural residences and other agriculture. There aren't any schools; alcohol or drug facilities within 1,000 of this subject property or

anywhere remotely close within vicinity. The nearest source is over 3,000 feet away and is the Branch Elementary School.

Access

There is an existing ag access road that has been historically used to access this site for other agricultural purposes. This road will have an automated locked gate for security. The road loops around the cultivation area to ensure access for emergency personal and employees. A new turn around and parking area is proposed near the existing nursery (not cannabis related).



Photo: View of existing access from Huasna Rd.

Parking Modification Request

A designated parking area with 6 spaces will be located along the easterly property line, near the existing nursery (not a part, refer to the site plan).

Section 22.18.050 (B) requires 1 space per 1,000sf of outdoor cultivation area, which equates to 131 spaces (130,680sf cultivation area). In order to grant a parking modification, the following findings must be made according to Chapter 22.18.020H:

- a. The characteristics of use, the site, or its immediate vicinity do not necessitate the number of spaces, types of design, or improvements required by this Chapter; and
- b. Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of special features of the use, site, or site vicinity and
- c. No traffic safety problems will result from the proposed modification of parking standards.

The characteristics of use for the site do not necessitate the number of parking spaces required by Chapter 22.18. The plan is for strictly outdoor cultivation; one harvest per year is planned. The cultivation strategy is for minimal-touch growing, similar to a typical vegetable crop.

Here is the planned work schedule for one year:

Planting: 5 workers for 2 days

Growing: 5 workers one-eight-hour-day-per-week (Monday,) for 5 months

Pesticides: 1 worker three-hours-every-two-weeks for 5 months

Harvesting: 10-12 workers for 2 days

Maintenance: 5 workers for 5 days

Reduced parking of six spaces will be adequate to accommodate on the site all parking needs generated by the use. Excluding harvesting, a maximum of 5 workers will be onsite simultaneously. For harvesting, all workers will carpool. Total number of cars onsite will not exceed 5. No traffic safety problems will result from the proposed modification of parking standards. All parking is located adjacent to cultivation site.

Signage

No signage is proposed at this time.

Setbacks

The outdoor cultivation area meets the front setback (300') exceeds the rear (+500'). The side setbacks are just short of 300' (200' to easterly property line and 200' from the westerly property line). The nearest residence outside of ownership is over +500' away to the north. There is a creek that abuts the southern hillside and the outdoor cultivation area is 50' away.

Modification Request

Per Section 22.40.050D.3.e setbacks can be modified through Minor Use Permit approval so long as the required finding can be made:

“(For setback modifications only.) Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected offsite.”

The outdoor cultivation area is situated 200' from the eastern and western property lines. The cultivation location is pushed away from the creek towards the front setback enough to maintain existing crop layout. The site is also narrow to a point that if the cultivation area were to be reconfigured lengthwise, it would disrupt the existing ag operation. Due to topography, creek constraints and existing ag configurations, the side setbacks are short of meeting the require 300' setbacks. Odor nuisance will not be an issue as a result of the setback modification because the site is bound by agriculture on the sides. The closest residence outside of ownership is +500 away toward Huasna Rd.

OPERATIONS

The following information discusses additional site's operational compliance with the requirements set forth in Section 22.40.040.

Employee Safety and Training Plan

The operation will be run by High Farms LLC. Part of their role is to properly ensure the safety of the site and their employees. The Employee Safety and Training Plan is enclosed.

Security

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure and hoop houses. Public access is restricted and will be achieved with the installation of two security gates, which include a keypad and intercom. Both camera and gate locations are identified on the site plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

Fire Safety

The project has been designed to accommodate Cal Fire required fire safety measures, such as an existing 18' wide cultivation access road to, around and within the growing operation.

An additional 5,000 gallon galvanized steel water tank, in addition to the existing 5,000 gallon tank, will be installed on compressed gravel pads and outside the fence line. The tanks will have a 2" fire hookup line that is accessible within 18' of the access road. The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tanks will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation is not anticipating any odor nuisance since this site is an extremely remote area.

Waste Management Plan

Waste will be minimal, and materials composted and disked into the land. There is a solid waste storage area near the parking area and identified on the site plan. Unused plant materials and soils will be reused within the site area.

Environmental

Traffic

The proposed operation is indicative of other agricultural operations in the county. Working hours have been designed for the safety of the employees, and the avoidance of peak traffic hours.

Working hours are 5am to Noon. During sustained operations, a team of two field workers and one supervisor will be employed on-site. A cultivation director will visit once per week. Other contract labor for nutrition and pest control will occur on a bi-weekly basis. Planting and harvesting will take 2-3 days each, with a team of 5 people.

Air Quality

Dust Control

Dust suppression measures will be applied to this access road for operation mitigation. Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

Water

Water Management Plan

Proposed water supply, use and conservation measures are based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gal/sf of canopy for indoor purposes. The project is estimated to yield less than 1.5 AFY.

Biological

A biological assessment is forthcoming.



Parcel Information

APN: 047-271-031

Assessee: BAUTISTA MANUEL & APOLONEA

Care Of:

Address: 2450 HUASNA RD ARROYO GRANDE
CA 93420

Description: JF BRANCH TR PTNS LTS 1 & 2

Site Address:
02450 HUASNA RD

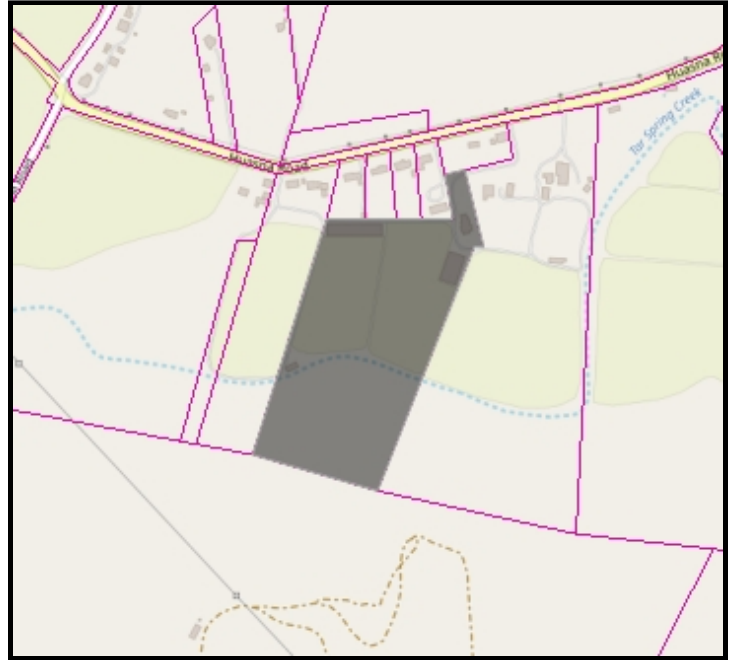
Tax Rate Area Code: 052025

Estimated Acres: 21.62

Community Code: SCSLB

Supervisor District: Supdist 4

Avg Percent Slope: 28

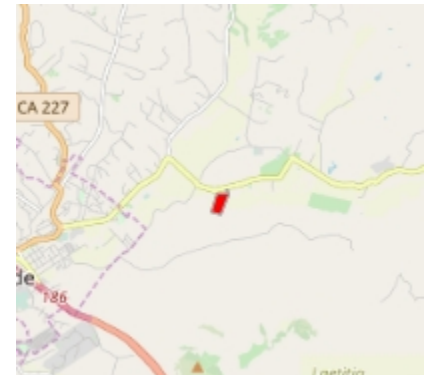


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2019-00061	Land Use	4/1/2019 10:33:54 AM
PMT2016-03898	PMTR - Residential Permit	11/28/2016 9:45:41 AM
PMT2006-01395	PMTC - Commercial Permit	11/27/2006 8:31:18 AM
COD2006-00192	Code Enforcement	10/18/2006 9:11:57 AM
PMT2003-03530	PMTC - Commercial Permit	5/13/2004 12:00:00 AM



Parcel Summary Report

APN: 047-271-031

PMT2003-02336	PMTC - Commercial Permit	1/29/2004 12:00:00 AM
PMT2003-02335	PMTR - Residential Permit	1/29/2004 12:00:00 AM
PMT2002-15500	PMTC - Commercial Permit	4/29/2003 12:00:00 AM
E020500	Code Enforcement	3/21/2003 12:00:00 AM
C5360	PMTR - Residential Permit	8/1/2001 12:00:00 AM
E000320	Code Enforcement	11/17/2000 12:00:00 AM
S920002L	Subdivision	1/24/1997 12:00:00 AM

Clerk Recorder Documents

2000-R-071000
1997-R-046354
1997-R-043927
1997-R-010335
1997-R-010334
1996-I-000346

Interactive Data Viewer



Legend

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

-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056

WGS_1984_Web_Mercator_Auxiliary_Sphere
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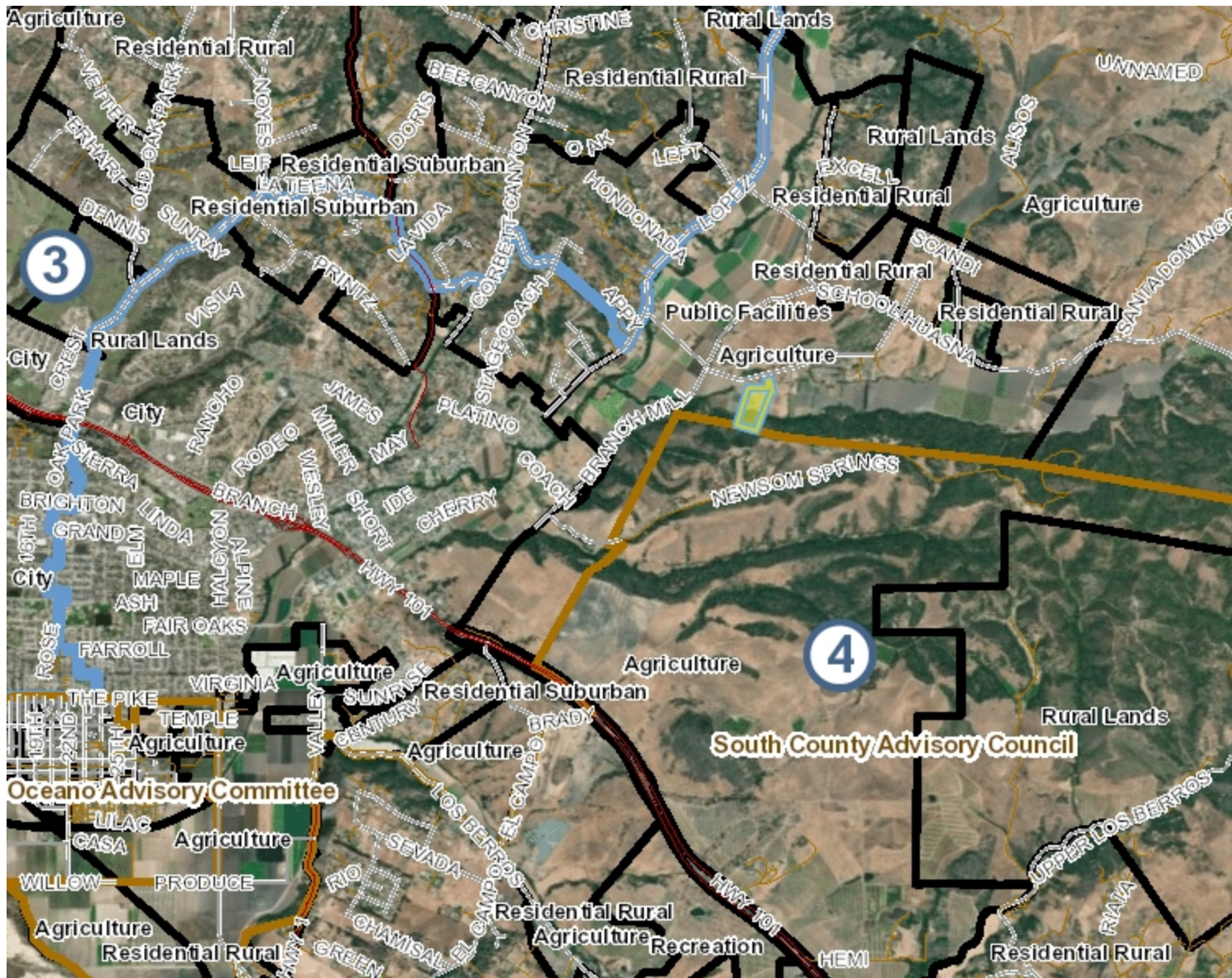
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Map for Reference Purposes Only



Referral -- Page 22 of 25

Interactive Data Viewer



Legend

Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

Community Advisory Groups

- Community Advisory Group Boundary
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas

- Supervisor Districts
- Land Use Outlines

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 © County of San Luis Obispo Planning and Building Department



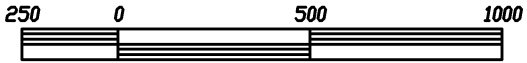
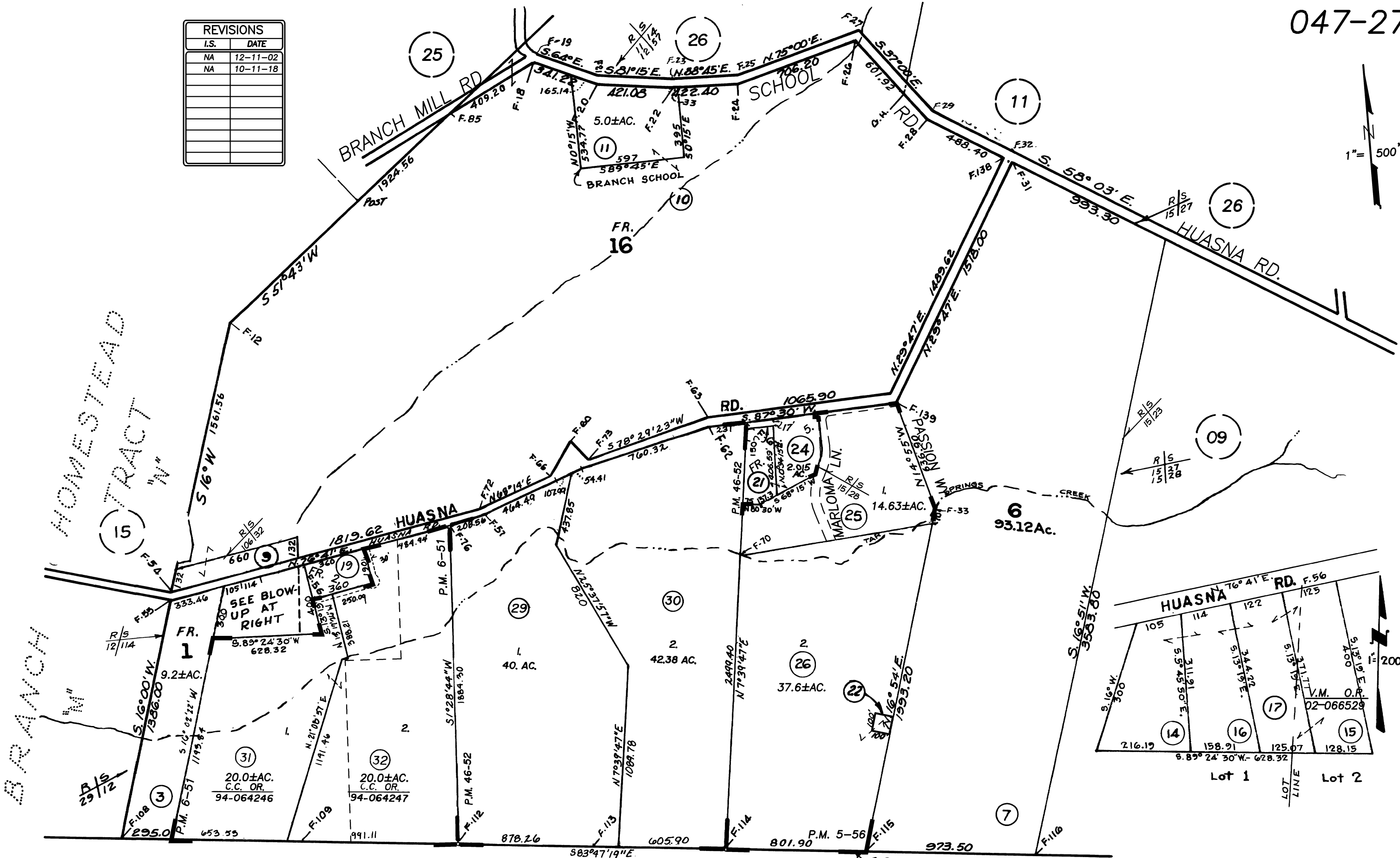
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 23 of 25

REVISIONS	
I.S.	DATE
NA	12-11-02
NA	10-11-18



JRA
12-11-02
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

NEWSOM TRACT

J. F. BRANCH TRACT, R.M., Bk. 1, Pg. 32

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 047 PAGE 271

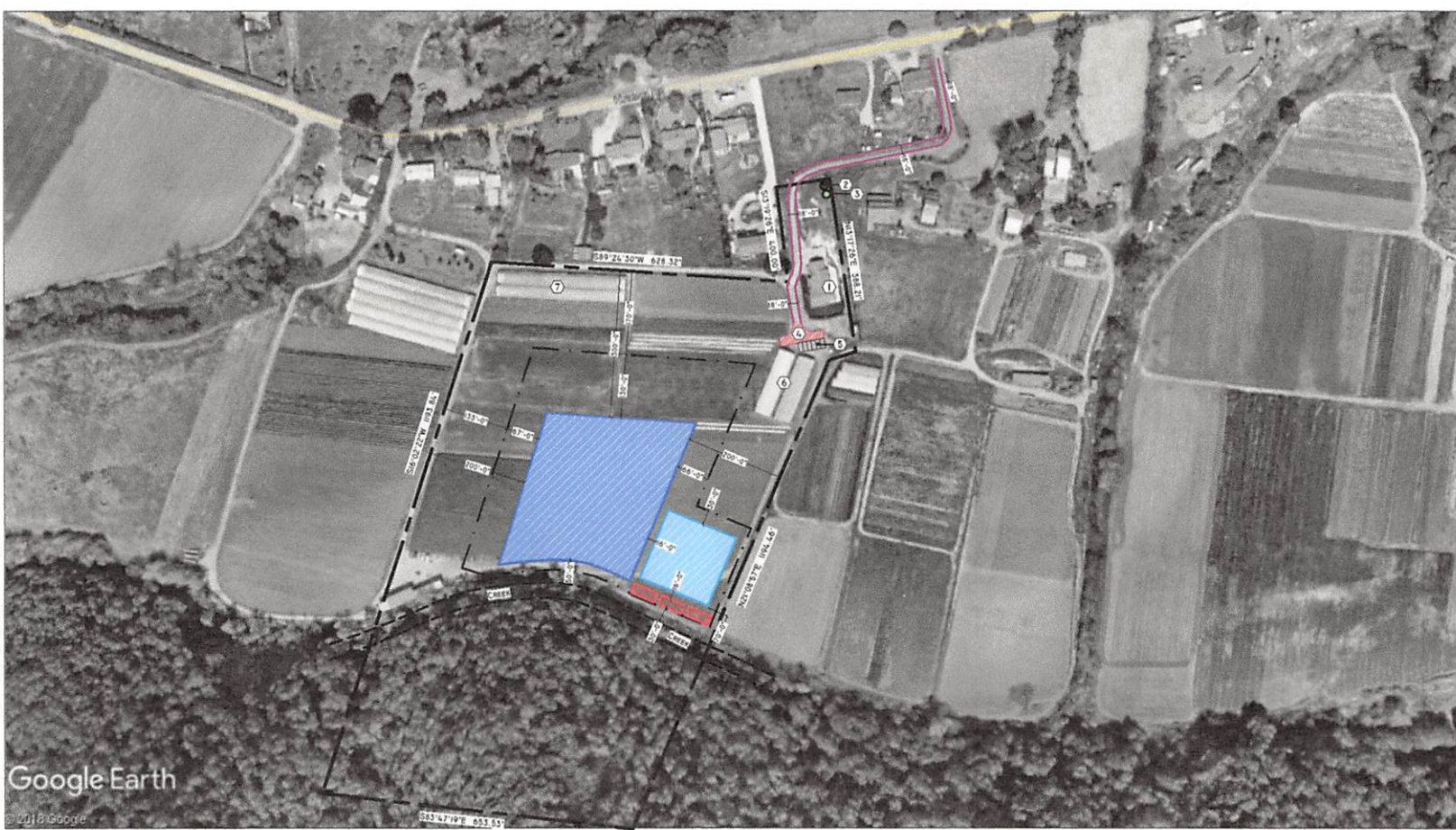
REVISION:

Worralda
Drafting Services
RODEL VONKALA
805 TARTAL LANE
SANTA MARIA, CA
95359-2541
TEL: 805-444-2641
FAX: 805-444-2646

SHEET CONTENT:
1. STATISTICS
2. GENERAL NOTES
3. VICINITY MAP
4. SHEET INDEX
5. SITE PLAN

LOCATION:
2450 HUASNA RD
ARROYO GRANDE, CA
TEL: 805-444-2641

DATE: 02/10/19
DATE: 2019-10
SHEET No.
AI



LEGEND & KEYNOTES:

- PHASE I:
PROPOSED 2 ACRES OUTDOOR CANNABIS CULTIVATION AREA
- PHASE I:
PROPOSED 20'x50'x8'x10' METAL STORAGE CONTAINER
TOTAL: 3
- PHASE I:
PROPOSED 150'x150' HOOD NURSERY BUILDING
TOTAL: 3
- PROPERTY LINE
- 6' HIGH CHAIN LINK FENCE

- 1. EXISTING RESIDENTIAL DWELLING UNIT
- 2. EXISTING 5000 GAL WATER TANK AND PUMP
- 3. PROPOSED 5000 GAL WATER TANK
- 4. PROPOSED CAL FIRE APPROVED FIRE TRUCK HAMPER "T" TURNAROUND DRIVEWAY
- 5. PROPOSED WORKERS PARKING AREA, TOTAL: 6 SPACES
- 6. EXISTING HOOD NURSERY
- 7. EXISTING HOOP STRUCTURE NURSERY



STATISTICS:
APR: 567-871-031
SIZE: 21.62 AC (APPROXIMATE)
LAND USE: AG

