



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
Trevor Keith, DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 8/9/2018  
**TO:** 2<sup>nd</sup> District Legislative Assistant, Building Division, Cal Fire/County Fire, Public Works, Sheriff, Agricultural Commissioner, City of San Luis Obispo, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, AB52  
**FROM:** Brandi Cummings ([bcummings@co.slo.ca.us](mailto:bcummings@co.slo.ca.us) or 805-781-1006)  
**PROJECT NUMBER & NAME:** DRC2018-00132 KHALLAGHI  
**PROJECT DESCRIPTION:** Proposed Minor Use Permit for 3 one acre outdoor cannabis cultivations to be located at 1779 O'Connor Way San Luis Obispo, CA  
**APN(s):** 067-051-017

**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

**DRC2018-00132**

Minor Use Permit  
 067-051-017 / 1779 O'CONNOR WAY  
 KHALLAGHI JOHN  
 CANNABIS - 3 ACRES OUTDOOR CULTIVATION  
 CCM2016-00253

## APPLICANT INFORMATION Check box for contact

person assigned to this project  
☐ Landowner Name Abbas Khallaghi Daytime Phone (805) 550-8584  
 Mailing Address 1779 O'Connor Way San Luis Obispo CA Zip Code 93405  
 Email Address: \_\_\_\_\_

☐ Applicant Name John Khallaghi Daytime Phone (805) 709-4045  
 Mailing Address same as landowner Zip Code \_\_\_\_\_  
 Email Address: johnkhallaghi@gmail.com

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

## PROPERTY INFORMATION

Total Size of Site: 40.59 acres Assessor Parcel Number(s): 067-051-017  
 Legal Description: Parcel 3 of PM25/52 of County maps  
 Address of the project (if known): 1779 O'Connor Way San Luis Obispo, CA 93405  
 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 HWY 1, left on Foothill Blvd, right on O'Connor, property on left- call for gate code  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Two residences, caretaker unit, accessory building, barn, grazing, 20,000sf outdoor cultivation, access roads.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation-Hoop structure and row crops (3 Acres total)

## 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 6/29/18

**FOR STAFF USE ONLY**



File No

**Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): setbacks and parking- refer to project description**

**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

**For all projects, answer the following:**

**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: 3 ☐ 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



# 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: 5 acres  
 Moderate slopes - 10-20%: 25 acres  
 20-30%: 10 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: blue line creek at westerly property line
- 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: residence, ag
- 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: N/A

### 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? 1.8 ac-ft/year; refer to Wallace Group Water Report
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 and various outdoor hose bibbs.
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

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 leach 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 subsystem 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: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? southwest of 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: San Luis Obispo Coastal Unified
2. Location of nearest police station: SLO sheriff
3. Location of nearest fire station: Cal Fire main headquarters HWY 1
4. Location of nearest public transit stop: Near Cuesta
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: grazing and 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: Mon-Sun (mainly Mon-Fri with occasional weekends) Hours of Operation: 6:00am-2:00pm
2. How many people will this project employ? 4
3. Will employees work in shifts? ☐ Yes ☒ No  
If yes, please identify the shift times and number of employees for each shift N/A  
Same days and hours of operation during harvest and another 4 employees added during harvest
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 slight odor may be detected.
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: N/A- non corrosive and non flammable and non volatile materials stored in a corrosive resistant cabinet compliant with NFPA 1 Fire Code- Cabinet also meets OSHA and FM standards. Also will have a non-flammable pesticide cabinet- list included
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 for harvest, owner lives onsite
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: see project description
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 \*: Solar-power

\*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:  
use of existing access roads, cultivation areas are set away from natural features : rock outcrops and creek
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): California Cultivation Permits, 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- 00253

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: John Khallaghi

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 checked="" 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
n/a	0
<b>Total Annual kWh:</b>	0

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 (AF use)		
Month and Year			
1      October	0		
2      November	0		
3      December	0		
4      January	0		
5      February	0		
6      March	0		
7      April	0.26		
8      May	0.31		
9      June	0.33		
10     July	0.33		
11     August	0.31		
12     September	0.26		
<b>Totals</b>	1.80		

## CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: CAEPA, DPR ingredients (list included in project description)  
that are exempt from tolerance requirements or have labels broad enough to include use on cannabis.

### **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

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### **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



## KHALLAGHI

### MINOR USE PERMIT- CANNABIS CULTIVATION PROJECT DESCRIPTION

#### PROPOSAL

- ❖ Minor Use Permit:
  - Phased Outdoor Cultivation (3ac)
- ❖ Landowner: Abbas Khallaghi
- ❖ Applicant: John Khallaghi
- ❖ Agent: ANGLE Land Use Entitlement
- ❖ CCM2016-00253

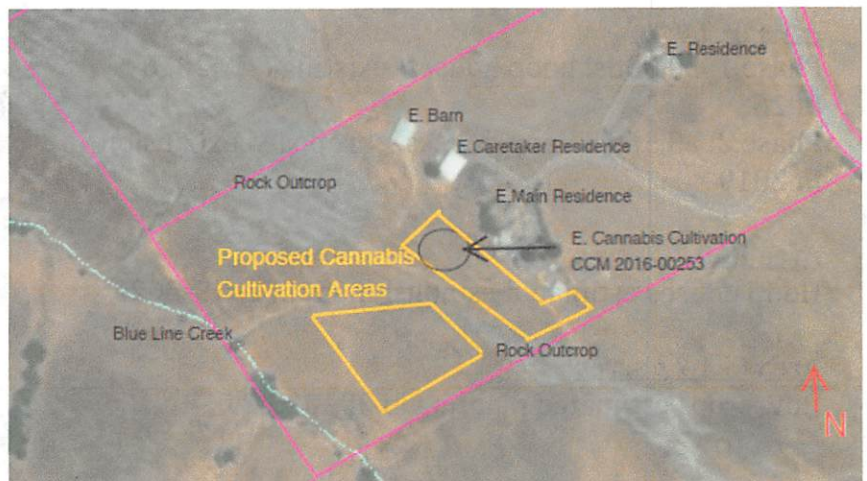
The following application is for a Minor Use Permit to continue the existing outdoor cannabis cultivation and expand its area. The outdoor cultivation involves the phased establishment for three cultivation areas: Area A-1 acre hoop houses (portion of existing operation under CCM2016-00253), Area B: 0.47 acres hoop houses and Area C: 1.53 acres of row crops.

#### SITE

- ❖ Address: 1779 O'Connor San Luis Obispo, CA 93405
- ❖ APN: 067-051-017
- ❖ Acreage: 40.59 acres
- ❖ Land Use Designation: Agriculture

#### EXISTING USES

Two residences, a caretaker residence with workshop, a barn and a medical cannabis cultivation area (CCM2016-00253) existing onsite. The backside of the property, to the west of the main residence, is where the outdoor cultivation is currently operating and the remainder expansion areas are vacant. Natural features that are onsite and will be preserved: a blue line creek that runs along the western property line and several rock outcrop areas along the northwest and south side of the property.





## BACKGROUND

The applicant is John Khallaghi who has been cultivating cannabis onsite since November 2016 under CCM2016-00253. Current permit information listed below. The applicant's request is to continue to grow under the CCM and add additional cultivation areas under this land use permit request.

Name	County Reg No.	Current Grow Site Address	Plant Count	Area (sf)
John Khallaghi	CCM2016-00253	1779 O'Connor Way San Luis Obispo, CA 93405	99	20,000

## 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 25 acres within the Agriculture land use category is required to host a maximum 3-acre outdoor cannabis cultivation site. Grading is not necessary for this project since the residential and current cannabis cultivation access roads exist. Additionally the hoop houses and row crops can and will be placed on the existing terrain.

All nursery, processing (curing and trimming) and manufacturing operations will occur off-site under separate cannabis activity permits. There is a small area that will be used to site immature plants identified on the site plan.

### Outdoor Cultivation

The applicant has a combined 3-acre total canopy for their outdoor cultivation operation. This will be a phased expansion stemming from their current CCM operation. Operations and expansion areas are proposed in order to comply with recent medical and adult cannabis use state and county regulations. The phasing plan will be spread out over the next few years and is listed below:

#### Area A- 1 acre

Phase 1: 20,000sf hoop houses- existing CCM2016-00253

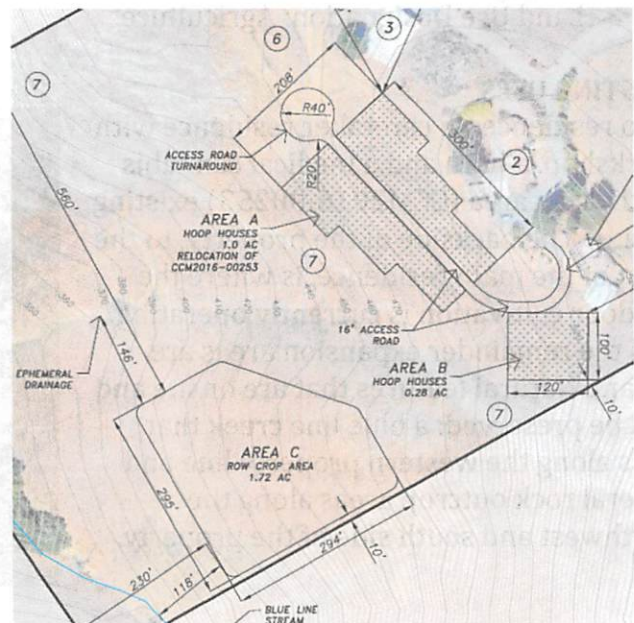
Phase 2: 23,560sf hoop houses – proposed expansion in 2019

#### Area B- 0.28 acres

Hoop houses estimated establishment in 2019-2020

#### Area C- 1.72 acres

Row crops estimated planting in 2020-2021





The site for cultivation is vacant, previously grazed, and has access off of O'Connor Way. Outdoor cultivation will occur in hoop houses and row crops. Both Areas A & B cultivation areas will be located in hoop houses. Hoop houses will be placed adjacent to each other and are 24' wide, 100' in length and 12' tall with a 6' side wall. Each area will be enclosed with a 6' high fence for security purposes. An existing road with turn around is already in place and serves the existing outdoor cannabis cultivation area. Cal Fire has been out to the site to examine the existing operation and is satisfied with the existing access. Cal Fire made additional requests for a turn around area and water supply upgrade to a 10,000sf water tank, which are both shown on the site plan.

## Site Context

### Neighborhood Compatibility

This 40 acre parcel (+/-) is surrounded by rural residences, grazeland and undeveloped properties. The nearest residence outside of ownership is over 1,000' from the cultivation operation. 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 around 4,800 (+/-) feet away and is the Grizzly Challenge Charter School.

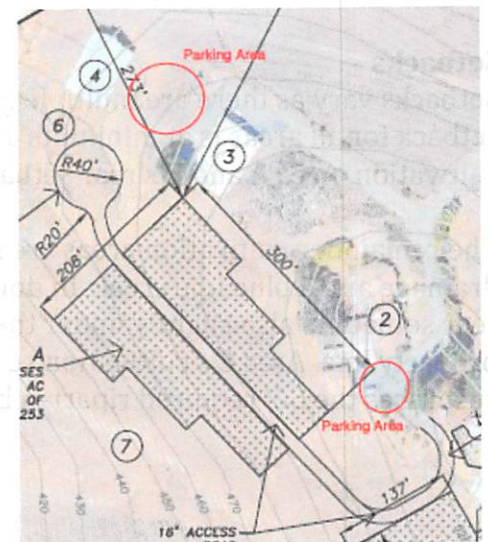


### Access

Access is taken off of O'Connor Way from an existing, gated driveway. O'Connor Way is a county maintained road. There is an electric security gate with a knox box and keypad. The driveway is paved all the way up to the existing residence. The driveway connects with an existing ag road that serves the existing cannabis cultivation operation (around Area A, refer to the site plan). The ag 16' wide road will also serve as the main access for any outdoor cultivation area expansion. Area C is accessed by foot.

### Parking

There is an existing paved parking area near the main residence, which is used for the existing cannabis operation. Currently under the existing CCM operations there is ample parking for the two full time employees and another two during harvest. According to County Planning, the required parking for outdoor cannabis activities is consistent with Nursery Specialties: 1 space per 1,000sf. This amount of parking is quite excessive since the operation only requires a few additional employees outside of harvest and up to 8 total during harvest. Realistically parking required is more indicative to a typical agricultural operation. One of the employees lives onsite and has garage parking space. The other (3) full time employees park at the designated paved area. The remainder (4 employees) during harvest will park closer to the hoop houses by area A, near an existing barn. A parking modification in accordance to LUO Chapter 22.18 is being requested based on the three required findings:



- a. *The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this Chapter;*
  - Since there are only up to 8 employees during a seasonal period and 3 additional to the employee onsite during the majority of the year, it is justified that the operation does not necessitate 131 parking spaces for 3 acres of cultivation. Providing a total of 131 parking spaces would require a significant amount of grading and could be a potential significant impact to the environment.
- 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 specific features of the use, site or site vicinity;*
  - There are two existing adequate locations that will accommodate the proposed cultivation growth. Right now there are 2 employees, one of which lives onsite. There is the need for another 2 employees during harvest. Four total spaces are provided. The proposal would need to accommodate another four employees and there is ample room up top at the paved parking and also an overflow parking area down by the existing barn for the seasonal harvest crew.
- c. *No traffic safety problems will result from the proposed modification of parking standards*
  - A parking reduction, per this request, would not create a traffic nor safety problem as all parking locations are currently onsite.

### **Signage**

No signage is proposed at this time.

### **Fencing**

An 6' high solid fence will encompass each outdoor cultivation area. The fencing will provide both a visual barrier and security. Refer to the site plan for location (boundaries of each area).

### **Setbacks**

Setbacks vary as there are multiple grow locations: Area A, Area B, Area C and indoor structure. The front setback for all areas is at minimum 1,028', which exceeds the 300' setback requirement for outdoor cultivation. Area A and B's rear setback also exceeds the 300' setback.

The remainder cultivation areas are situated to avoid natural constraints such as rock outcrop areas, drainage and a blue line creek. In doing so side setbacks do not meet the 300' setback. Area C's row crop's rear setback is also slightly under the required setback at 230'. There is a blue line creek along the rear property line. Area C's cultivation section is closest to the creek but its 118' upland distance well surpasses the 50' required riparian buffer.

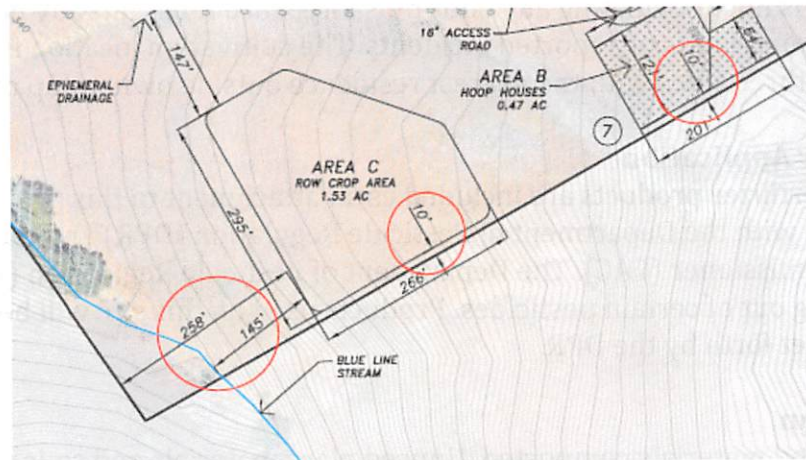


### Setback Modification Request

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.”

Both Areas B and C outdoor cultivation areas are situated 10' from the southern property line (side setback), which is short of the required 300' setback. Area C's rear setback is 253' from the property line which does not meet the 300' property line setback but is over the 50' riparian buffer. Area A's right side setback is 273' from the property line. The reasoning for these setback modifications is to preserve natural areas. The cultivation locations are pushed towards the southern property line to avoid impacts to the rock outcrop area and drainage areas. It is also consolidated near the existing cultivation site in order to reduce impacts to the remainder of the site and keep the operation in a focused location. This location is about a half mile away, in the southerly direction, to the nearest residence outside of ownership. The portion of the site adjacent to the shortened setback is undevelopable due to the large rock outcrop. This area provides a natural buffer. Odor nuisance will not be an issue as a result of the setback modification because of closest property is undeveloped and has development constraints near the cultivation site. Additionally the site has an existing cannabis operation and no complaints have ever been filed. In conclusion, the setback modifications can support the required findings that they are necessary due to specific site conditions (preservation of biological resources) and that the operation will not allow an odor nuisance.



### SETBACK MODIFICATION SUMMARY

Area	Setback	Distance	Site Constraint
A	right side	273'	rock outcrop, structures
B	left side	10'	rock outcrop, structures
C	left side	10'	rock outcrop, drainage, wetland
	rear	253'	rock outcrop, blue line creek

## **OPERATIONS**

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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 applicant has drafted an employee and safety training plan OSHA. 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 the main gate, and over the cultivation areas. Public access is restricted and is already achieved with the existing security gates, with a keypad and intercom. One of the operators and owners live onsite. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

### **Fire Safety**

Cal Fire visited the site this past spring and provided recommendations for fire safety, which involved the approval of existing access with turn around and upgraded water storage requirements. A 10,000-gallon galvanized steel water tank will be installed where the existing tank is located. The tank will have a 4" fire hookup that is accessible by the access road. The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tank will have a booster pump and a nutrient injection system.

### **Odor Management**

The proposed operation is not anticipating any odor nuisance since it has already been legally cultivating since 2010 without any complaints or reported incidents. The cultivation location is surrounded by undeveloped land on all three sides with the nearest residence outside ownership over 1,000' away.

### **Pesticide and Fertilizer Application**

A list of pesticides and fertilizer products are included as an attachment to this project description. All products are compliance with the Department of Pesticide Regulation (DPR) and the County of San Luis Obispo Agricultural Commissioner (CAC). The Department of Pesticide Regulation (DPR) has introduced regulation on the phasing out of certain pesticides. Products used on this site will be compliant with all phases and regulations set forth by the DPR.

### **Waste Management Plan**

Waste will be minimal, and materials composted. 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. There are currently two employees operating the existing CCM cultivation, one of which lives onsite. During harvest there are 2 more employees onsite (baseline is 4 employees). In order to expand the operation an

additional two employees will be necessary full time. Another two will be needed at harvest. At maximum there will be a total of 7 total workers during harvest in addition to the onsite manager. The amount of traffic is very low and is indicative of any other agriculture operation (vineyards, vegetables). There isn't a public traffic component and sight distance is met and reviewed with other issued County residential permits and CCM.

<b>Trip Description</b>	<b>Employees</b>	<b>Total-Maximum onsite during Harvest</b>
Resident full time and harvest	1	4
Current Operation full time	1	
Current Operation Harvest	2	
Full time with expansion	2	4
Harvest with expansion	2	
Total Full time at build out		4
Total During Harvest		8

## Air Quality

### *Dust Control*

The existing main access up to the cultivation is paved. There is an existing ag road that serves the existing CCM operation which implements dust suppression. The site will continue to 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 provided in the project's water management plan prepared by Wallace Group. Wallace Group based their cultivation water use rates 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 1.80AFY. Estimates are represented in the tables on the following page.

<b>Table 1: Annual Water Demand Estimate</b>			
<b>Use</b>	<b>Rate</b>	<b>Gross Demand (gallons/ year)</b>	<b>Gross Demand (AFY)</b>
Outdoor Cultivation: 130,680 sf	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80

**Table 2. Estimated Monthly Water Demand for Cannabis Cultivation**

Month	ET <sub>o</sub> (in)**	Outdoor ET <sub>o</sub> During Growing Season (%)	Outdoor Cultivation Water Use/Month (AF)
October	3.94	-	0.00
November	2.71	-	0.00
December	2.17	-	0.00
January	2.25	-	0.00
February	2.47	-	0.00
March	3.86	-	0.00
April	4.91	14.6	0.26
May	5.69	16.9	0.31
June	6.15	18.3	0.33
July	6.23	18.6	0.33
August	5.8	17.3	0.31
September	4.79	14.3	0.26
<b>Total</b>	<b>50.97</b>	<b>100%</b>	<b>1.80 AFY</b>

\*\*California Irrigation Management Information System (CIMIS) Weather Station #52; San Luis Obispo  
(active 1986 to May 2018)

### Biological

A biological assessment is forthcoming. Preliminary feedback has stated that there is not any botanical species found that are listed by the state or the federal government as endangered, threatened or species of concern. However, there are three CNPS- designated sensitive/rare plants within the rocky habitat; as such the project proposal proposes to avoid this area and has sited the hoop houses 10' distance away from these areas. A blue line creek and ephemeral drainage bisects the westerly section of the site that will be completely avoided. There is a small area that has wetland characteristics that will also be completely avoided and preserved. Row crops are within the vicinity of the drainage areas but are setback far away and do not include any grading/site disturbance. In total all natural areas mentioned are avoided to remove any potential environmental impacts.

**Storage and Hazard Response Plan:**

We will have a shed that we will be storing all non-corrosive, non-flammable, and non volatile materials. This will also house a corrosive resistant cabinet, compliant with NFPA 1 Fire Code, for corrosive chemicals. This cabinet meets all OSHA and FM standards and requirements.

In addition, we will have a non-flammable pesticide cabinet. All pesticides will be housed separately in this cabinet. This cabinet conforms to OSHA and NFPA 30 safety cabinet standards. It is also FM approved.

Please see completed attached materials list for everything we will be utilizing.

All cabinets will be secured with locks.





**COUNTY OF SAN LUIS OBISPO**  
**Department of Public Works**  
**Stormwater Post Construction**  
**Requirements (PCRs) Waiver Request Form**

Departmental  
Use Only

Do Not Mark

**1) PROJECT INFORMATION**

Permit #: \_\_\_\_\_ Tract # or Parcel Map #: \_\_\_\_\_

Property APN #: 067-051-017

**2) REASON(S) THAT PROJECT SHOULD BE WAIVED FROM COMPLIANCE WITH THE PCRs**

This project is not subject to post construction performance requirements (Central Coast Water Board Resolution R3-2013-0032) due to:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Creates and/or replaces less than 2,500 square feet of impervious area.<br><b>Complete Section 5.B. and 6.</b> | <input type="checkbox"/> Is not a regulated project.<br><b>Complete Section 3, 5.B. and 6.</b> | <input type="checkbox"/> Approvals and/or permits issued prior to March 6, 2014.<br><b>Complete Sections 4, 5.A. and 6.</b> |
|--|--|---|

**3) PROJECT DESCRIPTION**

This project is not a regulated project. The project consists of (select all that apply):

- ☐ Project consists of interior improvements only, does not increase the impervious area on the site.
- ☐ Project consists of road and parking lot maintenance:

- ☐ Road surface repair including slurry sealing, fog sealing, and pothole and square cut patching, or crack sealing.
  - ☐ Repair/reconstruction of road because of slope failures, natural disasters, acts of God or other man-made disaster
  - ☐ Resurfacing with in-kind material without expanding the road or parking lot.
  - ☐ Shoulder grading.
  - ☐ Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding area of coverage.
  - ☐ Cleaning, repairing, maintaining, reshaping, or re-grading drainage systems.
  - ☐ Practices to maintain original line and grade, hydraulic capacity, and overall footprint of the road or parking lot.
- ☐ Sidewalk and bicycle path lane projects, where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas.
- ☐ Trails and pathways, where no other impervious surfaces are replaced or created, built to direct stormwater runoff to adjacent vegetated areas.
- ☐ Underground utility projects that replace ground surface with in-kind material or materials with similar runoff characteristics.
- ☐ Curb and gutter improvement or replacement projects that are not part of any additional creation or replacement of impervious surface area (e.g., sidewalks, roadway).
- ☐ Second-story additions that do not increase the building footprint.

- ☐ Raised (not built directly on ground) decks, stairs, or walkways designed with spaces to allow for water drainage.
- ☐ Photovoltaic systems installed on/over existing impervious surfaces; panels located over pervious surfaces with vegetated groundcover, or panel arrays with a buffer strip at the most down gradient row of panels.
- ☒ Temporary structures (in place for less than six months). (e.g. trailers or hoop houses)
- ☐ Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices.
- ☐ Above-ground fuel storage tanks and fuel farms with spill containment system.

#### 4) SUPPORTING DOCUMENTATION

Complete **applicable** fields for projects with approvals prior to March 6, 2014:

Land Use Permit Number: <small>Parcel Map or Tract Map number, or land use application number (SUB or DRC permit Number)</small>	
Tract or Parcel Map Application Acceptance Date: <small>(Date that application was deemed complete and accepted for processing)</small>	
Map or Land Use Application Approval Date: <small>(Date of approval by Subdivision Review Board, Planning Commission or Board of Supervisors)</small>	
Map Recording Date: <small>(Date map was recorded at Clerk Recorders Office)</small>	
Vesting Expiration Date: <small>(2 years following Map Recording date)</small>	

Identify in Section 5.A. which post-construction regulations apply for projects with approvals granted prior to March 6, 2014.

#### 5) OTHER POTENTIALLY APPLICABLE POST-CONSTRUCTION REGULATIONS

Select appropriate post-construction regulations:

- A. ONLY For projects with land use approvals and/or permits issued prior to March 6, 2014- The project may be required to satisfy post-construction requirements associated with the following regulations:
- ☐ Interim LID. Approval date between January 1, 2011 and March 6, 2014
  - ☐ Attachment 4. Approval date between October 4, 2000 and January 1, 2011
- B. Projects not subject to PCRs may still be required to comply with the Construction General Permit due to the area of disturbance associated with construction activities:
- ☐ Not applicable. Area of disturbance is less than 1.0 acre in total.
  - ☐ Applicable. Project disturbs more than 1.0 acre, requires enrollment in Construction General Permit.

#### 6) LEGAL DECLARATION

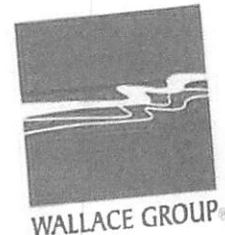
I, the owner/authorized agent/contractor of record for this project, have completed this form accurately and declare that all statements here are true and correct to the best of my knowledge.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**COUNTY STAFF USE ONLY:**

# MEMORANDUM



**Date:** May 18, 2018

**To:** John Khallaghi  
1779 O'Connor Way  
San Luis Obispo, CA 93401

**From:** Shannon Jessica, PE

**Subject:** Water Use Evaluation for Proposed Cannabis Cultivation (1779 O'Connor Way, San Luis Obispo, CA)

CIVIL AND  
TRANSPORTATION  
ENGINEERING

CONSTRUCTION  
MANAGEMENT

LANDSCAPE  
ARCHITECTURE

MECHANICAL  
ENGINEERING

PLANNING

PUBLIC WORKS  
ADMINISTRATION

SURVEYING /  
GIS SOLUTIONS

WATER RESOURCES

Wallace Group has been retained to estimate the water demand for a proposed cannabis cultivation operation in San Luis Obispo County. The proposed cultivation, located at 1779 O'Connor Way (APN: 067-051-017), includes the following:

- Outdoor/Hoop House Cultivation – 3 acres total

The recently adopted Cannabis Land Use Ordinance for San Luis Obispo County requires that applicants submit a detailed water management plan as part of the application package. The water management plan shall include proposed water supply, proposed conservation measures, and any water offset requirements. The following memorandum has been developed to outline the proposed water demand and associated offset required for the proposed development.

While published water use values have not yet been consistently established in the industry, the Central Coast Regional Water Quality Control Board (RWQCB) cannabis development team uses an estimate of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gallons per square foot of canopy for indoor cultivation operations. As defined in the San Luis Obispo County Cannabis Ordinance, hoop houses are considered outdoor cultivation. The industry standard season for outdoor cultivation is 150 days.

Table 1 outlines the proposed water demand for this project. Table 2 outlines the proposed monthly water use, based on the total water demand for cultivation. Local evapotranspiration data was used to extrapolate the annual water demand into monthly estimates during the growing season.

Table 1: Annual Water Demand Estimate			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 130,680 sf	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80

WALLACE GROUP  
A California Corporation

612 CLARION CT  
SAN LUIS OBISPO  
CALIFORNIA 93401

T 805 544-4011  
F 805 544-4294

www.wallacegroup.us





**Table 2. Estimated Monthly Water Demand for Cannabis Cultivation**

Month	ET <sub>o</sub> (in)**	Outdoor ET <sub>o</sub> During Growing Season (%)	Outdoor Cultivation Water Use/Month (AF)
October	3.94	-	0.00
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\*\*California Irrigation Management Information System (CIMIS) Weather Station #52; San Luis Obispo (active 1986 to May 2018)

### **Water Supply**

The proposed project will utilize an on-site groundwater well to supply water for crop irrigation. Water used for irrigation will be metered daily and monitored closely to ensure the system is operating efficiently and without leaks or line breaks.

### **California Department of Fish and Wildlife**

Because the project will be using an existing groundwater well for water supply, the owner will not need to obtain a General Agreement or Lake or Streambed Alteration (LSA) permit through California Department of Fish and Wildlife (CDFW). However, annual licenses for cannabis cultivation issued by California Department of Food and Agriculture (CDFA) will require the owner to demonstrate by written verification from CDFW that an LSA Agreement is not required. This is accomplished by submitting a self-certification application on the CDFW webpage and obtaining written correspondence from CDFW verifying that the LSA is not required for this project.

### **Regional Water Quality Control Board**

Some cultivation activities can generate wastewater such as hydroponic solutions, irrigation tail water, and sanitation activities, etc. Typically, wastewater will be discharged either into a community collection system or to an onsite wastewater



treatment system (septic tank/leachfield). These activities will be monitored through the Regional Water Quality Control Board for on-site disposal systems.

Regardless of the process wastewater discharge strategy, the RWQCB will require that outdoor cultivation operations enroll in the General Waste Discharge Requirements for Waste Associated with Cannabis Cultivation Activities (Cannabis General Order). The Cannabis Policy and General Order apply to commercial cannabis cultivation activities and enrollment in the General Order will be required for all commercial cultivation activities. Based on the proposed cultivation area and the characteristics of the property, it is likely this project will be categorized as a Tier 2, Low Risk according to RWQCB regulations. The tier determination will need to be finalized by the RWQCB once an application has been submitted and reviewed by Board staff. Tier 2 dischargers are required to submit a technical report to the RWQCB, due March 1 annually.

Coverage under the General Order is obtained by applying through the online application portal on the Regional Water Quality Control Board website. After the application is submitted and the application fee paid, the RWQCB will issue a Notice of Applicability (NOA). The NOA can be presented to the CDFA to obtain a commercial cannabis cultivation license. The application portal is located at: [www.waterboards.ca.gov/cannabis](http://www.waterboards.ca.gov/cannabis).



## Parcel Information

**APN:** 067-051-017

**Assessee:** KHALLAGHI ABBAS TRE ETAL

**Care Of:**

**Address:** 1779 OCONNOR WAY SLO  
CA 93401

**Description:** PM 25/52 PAR 3 LESS RD

**Site Address:**  
01779 OCONNOR WY

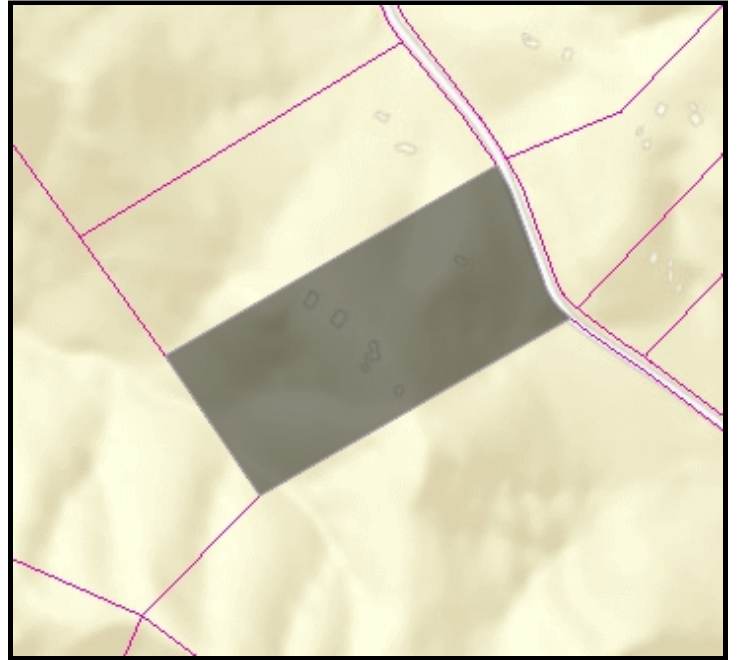
**Tax Rate Area Code:** 112045

**Estimated Acres:** 40.52

**Community Code:** SLOSLO

**Supervisor District:** Supdist 2

**Avg Percent Slope:** 21



Selected Parcel

## Land Use Information

### Land Uses Combining Designations

AG	
	GSA Geologic Hazard Area
	Sensitive Resource Area



Parcel location within San Luis Obispo County

## Permit Information

Permit	Description	Application Date
DRC2018-00132	Land Use	8/3/2018 10:46:53 AM
COD2016-00399	Code Enforcement	1/26/2017 4:11:35 PM
CCM2016-00253	CCM - Condition Compliance Monitoring	11/16/2016 3:01:15 PM
SEP2012-00303	CCM - Condition Compliance Monitoring	10/4/2012 12:00:00 AM
PMT2012-00511	PMTR - Residential Permit	9/18/2012 12:00:00 AM



## Parcel Summary Report

**APN: 067-051-017**





---

G010002N	Long Range Planning	7/17/2001 12:00:00 AM
A9697	PMTR - Residential Permit	3/28/2000 12:00:00 AM
95833	PMTR - Residential Permit	6/13/1995 12:00:00 AM
95622	PMTR - Residential Permit	4/19/1995 12:00:00 AM

# 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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of San Luis Obispo Planning and Building Department



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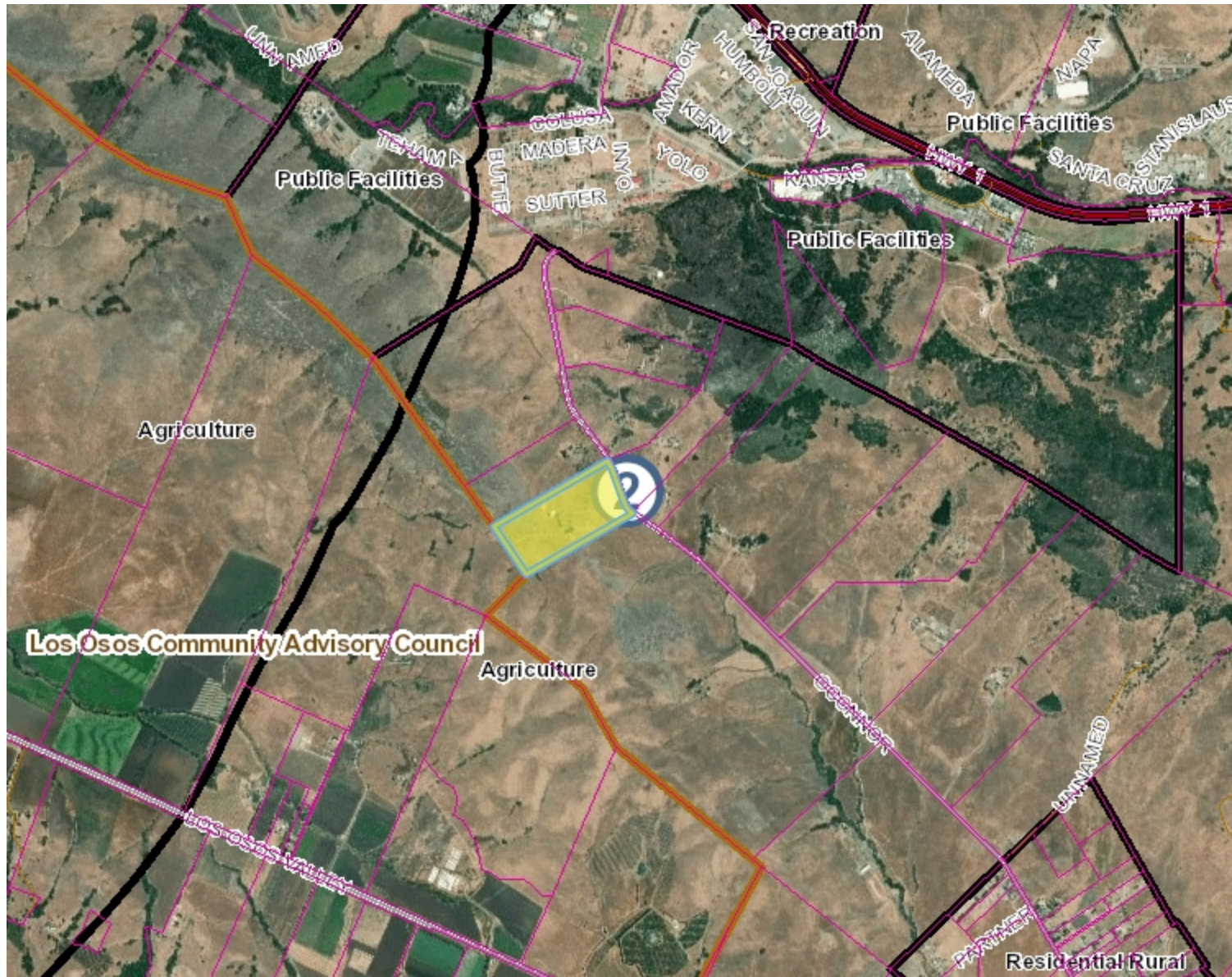
Map for Reference Purposes Only



Referral -- Page 29 of 32



# Interactive Data Viewer



## Legend

- SLO County Parcels
- 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

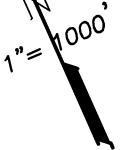


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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 30 of 32



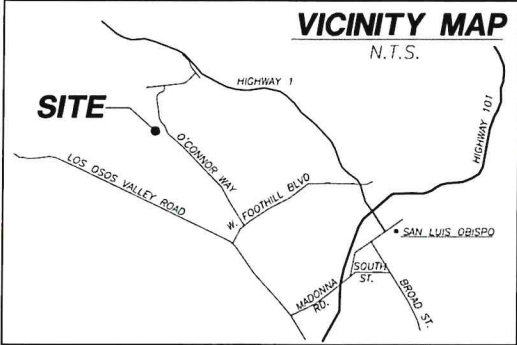
500' 0 1000' 2000'

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04-18-00

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

**SAN LUIS OBISPO VICINITY**  
 Referral - Page 31 of 32  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 067 PAGE 05





**PROJECT NOTES**

- 1. PROJECT APN: 067-051-017
- 2. PROJECT ADDRESS: 1779 O'CONNOR WAY  
SAN LUIS OBISPO, CA 93405
- 3. PROJECT DESCRIPTION: OUTDOOR CANNABIS  
CULTIVATION- THREE ACRES TOTAL (HOOP  
HOUSES)  
AREA A = 1 ACRE  
AREA B = 0.47 ACRE  
AREA C = 1.53 ACRE
- 4. TOTAL PROPERTY ACREAGE: 40.62
- 5. ZONING: AGRICULTURE

**SITE PLAN NOTES**

- 1 SITE BOUNDARY
- 2 EXISTING RESIDENCE
- 3 EXISTING CARETAKER RESIDENCE/WORKSHOP
- 4 EXISTING BARN
- 5 EXISTING RESIDENCE
- 6 ARENA
- 7 ROCK OUTCROP
- 8 IMMATURE PLANTS

**PLANNER CONTACT:**  
ANGLE LAND USE ENTITLEMENT  
MANDI PICKENS  
angleplanning@gmail.com  
805-459-5334

**1779 O'Connor Way**  
**CANNABIS CULTIVATION**  
1779 O'Connor Way  
San Luis Obispo, CA 93405

**APPLICANTS:**  
JOHN KHALLAHI  
1779 O'CONNOR WAY  
SAN LUIS OBISPO, CA 93405

DRAWN BY: JSD

DATE: 06/28/18

SHEET: 1 of 1  
Referral -- Page 32 of 32