



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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/31/2018

TO: 1st District Legislative Assistant, Building Department, Public Works, APCD, Agricultural Commissioner, Assessor, Environmental Health, Sheriff, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, San Miguel Advisory Council, AB52

FROM: Jan DiLeo (805-781-5625 or jdileo@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00186 Lopez_Gamut 5 LLC

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 acres outdoor cultivation to be located at 1655 Sutliff Rd. San Miguel, CA

APN(s): 027-153-076

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.

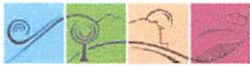
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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 Gamut S, LLC Daytime Phone 402-639-3972
 Mailing Address 1024 Dodge St, Suite 610, Omaha, NE Zip Code 68102
 Email Address: david.chevalier@cox.net

☐ Applicant Name Jason Lopez Daytime Phone 805-260-3832
 Mailing Address 1587 Oak Knoll Rd, Orcutt, CA Zip Code 93445
 Email Address: jlopezinc805@gmail.com

☐ Agent Name David Chevalier Daytime Phone 402-639-3972
 Mailing Address P.O. Box 3253 Zip Code 93447
 Email Address: david.chevalier@cox.net

PROPERTY INFORMATION

Total Size of Site: 49.67 acres Assessor Parcel Number(s): 027-153-076
 Legal Description: See attached "Legal Description"
 Address of the project (if known): 1655 Sutcliffe Rd, San Miguel, CA 93451
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: see attached "Location of Property"
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant unimproved with existing well

PROPOSED PROJECT

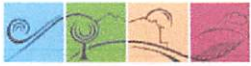
Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (3 Acres)

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 David M. Charlin Date 10.19.18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☐ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☒ Other (AG)

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

Describe existing and future access to the proposed project site: private roads

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: residential acreage (24+) South: Cattle grazing
East: Open unimproved AG land West: Camp Roberts

For all projects, answer the following:

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

Buildings: 0 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: 0 sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 0 ☐ sq. feet ☐ acres

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

Number of parking spaces proposed: 4 Height of tallest structure: _____

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

Setbacks: Front 300' Right 300' Left 300' Back 300'

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

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

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

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

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

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

Fire Agency: List the agency responsible for fire protection: Cal Fire - San Miguel Volunteer

For commercial/industrial projects answer the following:

Total outdoor use area: 3.5 ☐ 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: _____ Number of bedrooms per unit: _____

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

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



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
 Level to gently rolling, 0-10% slopes: 2 acres
 Moderate slopes - 10-20%: 1.5 acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
 If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
 If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
 If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
 If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
 If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
 If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain Cannabis cultivation
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☒ Water Quality Analysis (☒ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test 4 Hours / 69 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: (N/A)

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ 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: (N/A)

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: San Miguel Disposal
3. Where is the waste disposal storage in relation to buildings? No
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 Miguel Joint Union School District (3.5 miles)
2. Location of nearest police station: SLO Sheriff, Templeton, CA
3. Location of nearest fire station: 1150 Mission St. San Miguel (3 miles)
4. Location of nearest public transit stop: Mission St @ 14th St in San Miguel (3.5 miles)
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: Dry farming and cattle grazing
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?
☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site?
☒ Yes ☐ No
If yes, please include two copies of the report with the application. (Report Pending)

Commercial/Industrial Project Information

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

1. Days of Operation: Monday - Sunday Hours of Operation: 6 AM - 6 PM
2. How many people will this project employ? 3
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift 6 AM - 2 PM = 2 employees; 2 PM - 10 PM = 1 employee
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: odor associated with agriculture
5. Will this project increase the noise level in the immediate vicinity?
☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site?
☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 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 From San Miguel Park + Ride
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

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

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

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: _____

Energy Conservation Information

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

*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:
Carpooling; limit employees to 3; grow organic
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): Minor Use Permit; CA Cannabis cultivation permit

(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- 0400

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: Jason Lopez

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 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. 3 Acres

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.

Canopy area, with dimensions, will be shown on "Site Plan" which is in process

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 (Pending)

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	N/A
Total Annual kWh:	

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

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

Source	Well Water		
Month and Year			
1	2017	0 gallons	
2	2017	0 gallons	
3	2017	0 gallons	
4	2017	0 gallons	
5	2017	0 gallons	
6	2017	2000 gallons	
7	2017	2800 gallons	
8	2017	3200 gallons	
9	2017	3500 gallons	
10	2017	3500 gallons	
11	2017	2800 gallons	
12	2017	0 gallons	
Totals		17,800 gallons	

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

OVERVIEW OF PROJECT & SCOPE OF BUSINESS OPERATION

This Project involves outdoor cultivation of cannabis as allowed by law in San Luis Obispo County under current regulations. The Applicants are submitting this Land Use Permit Application for a Minor Use Permit so as to plant and cultivate legal cannabis at the permitted site. At this time there is no intention to expand the operation beyond that of simple outdoor cannabis cultivation using organic and sustainable means while limiting the use of existing ground water.

Applicants, Gamut 5 Investment Group, LLC, (G5), owners of approximately 50 acres of rural land in north SLO County at 1655 Sutliff Road outside of San Miguel which is zoned AG, have entered into a business relationship with Jason Lopez, a recognized “3334” permit holder in this joint Project. Mr. Lopez’s SLO County “Cannabis Cultivation Authorization Certificate”, number CCM2016-00400 qualifies him to participate in this specific type of Land Use Permit Application. Mr. Lopez is one of the original 141 prior permitted growers eligible to grow legal cannabis in SLO County. Considering the size and zoning designation of AG at the proposed “site”, this Application should be approved after all required fees, studies, documents, and necessary Project oversight has been completed.

It is the intention of G5 and Mr. Lopez to cultivate as many plants allowed by law at the proposed site. The crop is to be harvested “wet” after required lab testing has occurred and the crop is thereby authorized to enter the stream of commerce. G5 and Mr. Lopez do not intend to dry, trim, or otherwise “process” the harvested crop. The intention of Applicants is to minimize the number of employees needed and reduce the attendant costs of such, while also eliminating the need for multiple structures on the property. By doing so, the Project will minimize travel in and out of the site and cause little to no noticeable impact to the surrounding areas.

Simply stated, the Project involves nothing more than the raising of a very small crop at a rural location near existing vineyards and dry farming operations, and open space.

LOCATION OF PROPERTY

APN 027-153-076 OR 1655 SUTLIFF ROAD IS LOCATED IN A RURAL AREA OFF UNPAVED ROADS WEST OF SAN MIGUEL IN NORTH SLO COUNTY.

AFTER EXITING AT 10TH STREET IN SAN MIGUEL TURN WEST THEN TURN SOUTH ON CEMETARY ROAD AND PROCEED APPROXIMATELY 1 MILE. AT NYGREN ROAD TURN WEST AND PROCEED APPROXIMATELY 1 MILE TO BRIDGE CANYON ROAD AND TURN SOUTH. TURN WEST ON SUTLIFF ROAD AND FOLLOW IT TO 1655 SUTLIFF ROAD.

HISTORY OF PROPERTY

MISSION ALMOND ORCHARD SUB-DIVISION WAS CREATED IN 1984 WHEN MULTIPLE PARCELS CONSISTING OF VARYING ACREAGES WERE SPLIT FROM ONE OR MORE LARGE PARCELS WEST OF CEMETARY ROAD BETWEEN 10TH STREET IN SAN MIGUEL AND NORTH OF SAN MARCOS CREEK ROAD AND WEST TO CAMP ROBERTS. LOT 17, APN 027-153-076, WHICH IS THE LOCATION OF THE "PROJECT", WAS CREATED THEREBY CREATED AND CONSISTES OF APPROXIMATELY 49.67 ACRES. THE PROPERTY HAS ALWAYS BEEN ZONED FOR AGRICULTURAL USE.

WITH THE ESTABLISHMENT OF THE "SUB-DIVISION" IN 1984 EACH NEWLY ESTABLISHED PARCEL ALLOWED FOR THE CONSTRUCTION OF A RESIDENTIAL UNIT UPON IT BUT NO FURTHER SUB-DIVIDING OF PARCELS IS ALLOWED UNDER EXISTING COVENANTS AND RESTRICTIONS.

FOR DECADES PRIOR TO THAT TIME THE PROPERTY WAS USED FOR CATTLE GRAZING AND DRY FARMED. THE PROPERTY HAS BEEN DISCED AND SEEDED AT VARIOUS TIMES IN THE PAST AND AS RECENT AS ABOUT 5 YEARS AGO.

LOT 17 HAS SINCE REMAINED VACANT WITH NO STRUCTURES EVER HAVING BEEN CONSTRUCTED UPON IT. ALTHOUGH POWER POLES ARE POSITIONED AT THE BORDER OF THE PROPERTY NO POWER HAS EVER BEEN CONNECTED TO IT.

AN AG WELL WAS DRILLED IN 2001 ON THE PROPERTY. OTHERWISE THERE HAVE BEEN NO IMPROVEMENTS TO LOT 17.

NEIGHBORHOOD COMPATABILITY

1655 SUTLIFF ROAD IS AN UNIMPROVED PARCEL CONSISTING OF APPROXIMATELY 50 ACRES LOCATED IN A PARTIALLY DEVELOPED RURAL AREA.

THE DEVELOPED PARCELS IN THE AREA CONSIST MOSTLY OF MEDIUM TO LARGE SIZED ACREAGES ZONED AG. THERE ARE VINEYARDS IN THE AREA TO THE NORTH AND AN EXPANSIVE DRY FARMING OPERATION WITH CATTLE GRAZING TO THE SOUTH OF THE PROPERTY. CAMP ROBERTS IS DIRECTLY TO THE WEST OF THE PROPERTY WITH NO STRUCTURES OR TRAINING LOCATIONS NEARBY. TO THE EAST OF THE PROPERTY IS A 37 ACRE PARCEL THAT IS UNIMPROVED AND UNUSED.

THERE ARE ONLY 2 ADJOINING PROPERTIES WITH A RESIDENCE UPON THEM AND THOSE ARE LOCATED TO THE NORTH OF THE PROPERTY. BOTH OF THOSE PROPERTIES CONSIST OF APPROXIMATELY 25 ACRES WITH A SINGLE RESIDENTIAL UNIT ON EACH. ONE OF THE PROPERTIES TO THE NORTH (1793 SUTLIFF ROAD) HAS ALSO APPLIED FOR A MINOR USE PERMIT TO CULTIVATE CANNABIS. WE HAVE DEVELOPED A GOOD RELATIONSHIP WITH THAT NEIGHBOR AND SUPPORT EACH OTHER'S PROJECT.

THE RURAL NATURE OF THE PROPERTY AND ITS LOCATION NEAR THE END OF A PRIVATE ROAD WITH FEW NEIGHBORS MAKES IT SUITABLE FOR THE PROPOSED PROJECT. SEVERAL OF THE NEIGHBORS IN CLOSEST PROXIMITY TO THE PROPERTY DO NOT RESIDE FULL TIME AT THOSE LOCATIONS AS THEY ARE "VACATION" PROPERTIES.

PRIVATE ROAD COOPERATIVE

THE LOCATION OF THE "PROJECT" IS APPROXIMATELY 1.5 MILES OFF PAVED PUBLIC ROADWAY, CEMETARY ROAD, OUTSIDE OF SAN MIGUEL, CA. CEMETARY ROAD IS ON THE WEST SIDE OF HIGHWAY 101 AND PARALLELS IT AS A FRONTAGE ROAD.

AFTER TURNING OFF CEMETARY ROAD, WHICH IS A PUBLIC ROADWAY, YOU MUST TRAVEL WEST ON NYGREN ROAD, A PRIVATE UNPAVED ROAD IN THE MISSION ALMOND ORCHARD SUB-DIVISION. NYGREN ROAD CO-OP MAINTAINS THAT STRETCH OF UNPAVED PRIVATE ROAD UNTIL IT EVENTUALLY BECOMES WOODMANSEE WAY, ANOTHER UNPAVED ROADWAY.

PRIOR TO NYGREN ROAD BECOMING WOODMANSEE WAY IT IS NECESSARY TO TURN SOUTH ONTO BRIDGE CANYON WAY, ANOTHER UNPAVED PRIVATE ROAD IN THE MISSION ALMOND ORCHARD SUB-DIVISION IN ORDER TO GET TO SUTLIFF ROAD. SUTLIFF ROAD, ANOTHER UNPAVED PRIVATE ROAD IN THE MISSION ALMOND ORCHARD SUB-DIVISION IS OFF BRIDGE CANYON WAY. THE "PROJECT" SITE IS LOCATED AT 1655 SUTLIFF ROAD.

NYGREN ROAD CO-OP SUBMITS ANNUAL STATEMENTS TO RESIDENTS AND PROPERTY OWNERS WHO'S PROPERTIES ARE ON NYGREN ROAD OR OFF IT IN NEARBY AREAS REQUIRING TRAVEL ON THAT STETCH OF ROADWAY TO COME AND GO. GAMUT 5, LLC HAS PAID NYGREN ROAD CO-OP FOR ITS PORTION OF MAINTENANCE FEES AND IS IN GOOD STANDING FOR 2018.

NOTE: THE VOLUME OF VEHICLE TRAFFIC ON ANY OF THE ABOVE MENTIONED PRIVATE ROADWAYS WILL NOT BE IMPACTED BY THIS "PROJECT" ANYMORE THAN IF A RESIDENCE WAS SITUATED ON THE PROPERTY. IN THAT SCENARIO, IT WOULD BE LIKELY AN AVERAGE OF MORE THAN 2 VEHICLES WOULD BE COMING AND GOING DAILY FROM THE "PROJECT" SITE. THAT WILL BE THE AVERAGE DAILY FLOW OF ADDITIOANL TRAFFIC INTO AND OUT OF THE AREA WITH THIS "PROJECT." IN ADDITION, OWNERS OF 1655 SUTLIFF ROAD HAVE BEEN PAYING THE NYGREN ROAD CO-OP FOR MORE THAN 2 DECADES WITHOUT HAVING USED THE ROAD(S) THEY PAID TO MAINTAIN.

ODOR CONTROL

Odor Control should not be a legitimate concern for this Project because of the location where the 3 acres of cannabis plants will be grown. The remote location alone provides natural odor controls as do the prevailing wind patterns in the area.

Although wind patterns in the area of the Project are seasonal, the wind does not typically blow in the direction of the scattered rural residences to the east of the Property. Each of those residences is situated on no less than about 9 acres for the smallest parcels but with many having around 20 acres or more. Also, there is an unoccupied/unimproved 37 acres parcel bordering the Project site along the entire eastern border of the Property and hundreds of acres of open farm land directly to the south. To the west of the Property is Camp Roberts which includes thousands of acres of open space.

The odor of flowering Cannabis plants, although distinctive, is limited to approximately one month or slightly more at the end of the growth cycle before the mature plants are harvested. Once harvested, the plants will be removed from the Property and enter the stream of commerce thereby eliminating any odors associated with mature plants.

The typical harvesting of outdoor grown cannabis flowers is between approximately October and November. At that time of the year, the wind pattern more commonly blows away from the populated areas nearest the Project site and not towards them. Hence, natural odor control.

The Right to Farm Ordinance that applies to this agricultural operation in the unincorporated area of SLO County, contains language about “inconveniences” and/or “discomforts” to be expected for those persons choosing to purchase property for residential purposes in an area zoned AG. One such “inconvenience” and/or “discomfort” listed in the ordinance includes “odors.” Owners of such properties were put on notice at the time of purchase that “odors” associated with agricultural operations could be expected.

This legitimate small agricultural operation to be conducted at a remote rural location on land zoned AG should not be impacted by concerns about odors, especially given the short time frame in which odors arise. The land was designated for agricultural use and cannabis cultivation is one such farming enterprise.

SECURITY

The location of the cultivation site offers natural security protections as there is only one way to and from the Property from a private unpaved road and only one entrance/exit. Vehicle traffic onto the Property by uninvited vehicles will not be possible due to fencing and natural geographical barriers. A locked gate at the only entrance/exit to the Property and another locked gate at the cultivation site will keep uninvited people out. Once vehicles or workers have passed through the security gate and are inside, the main gate will be closed and kept locked at all times. Security cameras at the gate will record persons and vehicles entering and exiting the Property.

ENTRANCE GATE: The entrance/exit to the Property will be secured by a locked gate.

SECURITY CAMERA: A security camera will be mounted at the entrance/exit to the property.

CULTIVATION SITE: The cultivation site will be surrounded by fencing with a locking gate. The fencing will be a minimum of 6' in height and obscure a view of the crop.

LIGHTING: Lighting shall be installed at the cultivation site to illuminate the area after dark.

SECURITY PERSONNEL: Each employee of the Project shall be responsible to be vigilant and security-minded.

AUTHORIZED PERSONS: Persons entering and exiting the Property for any reason will be identified and contact information shall be kept in a log detailing the date and time of their entrance; purpose of their visit; and time of departure.

AUTHORIZED VEHICLES: Only authorized vehicles will be allowed on the property.

EMERGENCY PREPAREDNESS: Employees of the Project will be directed to contact 911 immediately in case of any type of emergency situation or security breach involving persons on site who don't belong there.

SIGNAGE

NO COMMERCIAL SIGNAGE IDENTIFYING THE BUSINESS IS ANTICIPATED AT THIS TIME TO BE DISPLAYED AT THE ENTRANCE TO THE PROPERTY OR ANYWHERE ELSE IN THE AREA.

THE ADDRESS FOR THE PROPERTY WILL BE PROMINANTLY DISPLAYED NEAR THE ENTRANCE TO THE PROPERTY.

SIGNAGE AT THE PROPERTY SHALL CONSIST OF MULTIPLE PERMANENT METAL "PRIVATE PROPERTY/NO TRESPASSING" SIGNS AT VARIOUS LOCATIONS SURROUNDING THE PROPERTY.

INSURANCE

GENERAL LIABILITY AND PROPERTY COVERAGE IS IN EFFECT FOR THE PROPERTY. ADDITIONAL INSURANCE COVERAGES WILL BE ACQUIRED AS NEEDED AS THE PROJECT MOVES FORWARD.

ALL REGISTERED MOTOR VEHICLES ENTERING AND EXITING THE PROPERTY SHALL HAVE APPROPRIATE AUTOMOBILE INSURANCE.

AT SUCH TIME ANY EMPLOYEES ARE HIRED BY THE APPLICANT'S, WORKERS' COMPENSATION INSURANCE WILL BE REQUIRED BY LAW AND WILL BE OBTAINED.

POLUTION COVERAGE SHALL BE OBTAINED IF DEEMED NECESSARY.

CROP INSURANCE IF AVAILABLE WILL BE PURCHASED.



Parcel Information

APN: 027-153-076

Assessee: MAZELIN THOMAS J TRE ETAL

Care Of:

Address: 67 QUINTESSA CIR LAS VEGAS
NV 89141

Description: PM 36/45 LT 18

Site Address:
01655 SUTLIFF RD

Tax Rate Area Code: 114024

Estimated Acres: 50.27

Community Code: NCSAL

Supervisor District: Supdist 1

Avg Percent Slope: 16



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PRE2018-00059	Pre-Application	5/2/2018 2:53:06 PM
PMT2003-02762	PMTG - Grading Permit	3/8/2004 12:00:00 AM
PMT2002-15722	PMTR - Residential Permit	5/8/2003 12:00:00 AM
S020120V	Subdivision	10/8/2002 12:00:00 AM



Interactive Data Viewer



Legend

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

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

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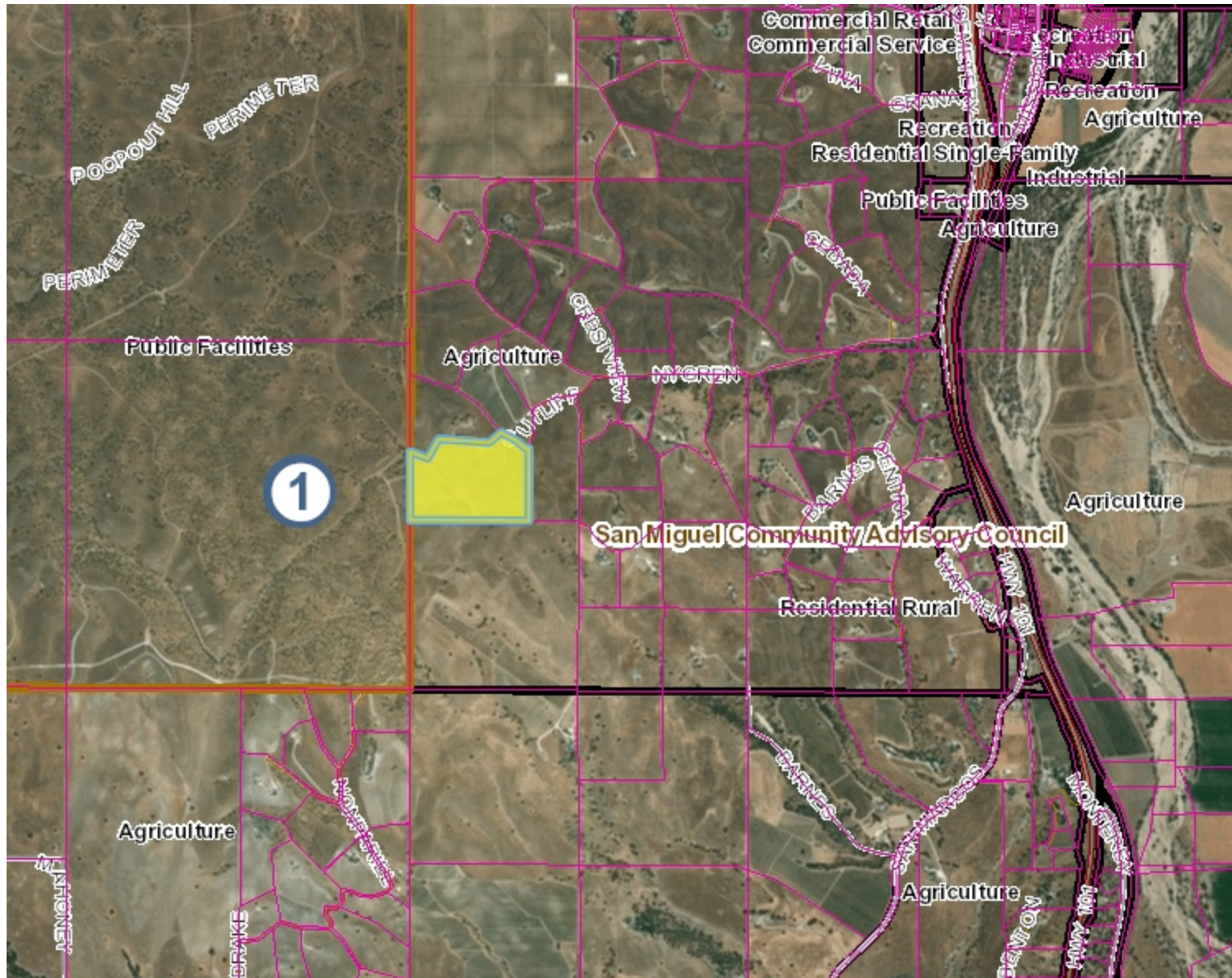
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Map for Reference Purposes Only



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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

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

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