

**Summary of Water Consumption for GREENHOUSE Cannabis Cultivation @
AUSTEN CONNELLA/SLOCAL ROOTS FARMS
7515 SUEY CREEK RD, ARROYO GRANDE
Permit No DRC2018-00045
Exceptions to Applicants Environmental Submittals Water Management
Water Demand Analysis and Summary**

Sirs:

Based on the applicants **UNSTATED DEMAND TOTAL OF 0.00 acre-feet/year** of water, we hereby take exception to the demand factors this applicant has provided for this project as follows:

- 1) For the purposes of this exercise, we are factoring a cannabis plants modestly assessed 2 gal/day water requirement when grown in a greenhouse. This value allows for an average consumption over the life of the plant. We will factor the area per plant water demand at 16 sq-ft per plant. This will account for a single mature flowering plant area calculation as well as multiple plants in that same area while in a vegetative state.
- 2) When completing CEQA applications the applicant will present the total sq-ft being considered for cultivation. As well as where the water will be coming from and how many gallons/day that operation will require. This will ultimately be converted into an acre-foot/year demand on whatever water supply will be feeding that applicant.

1 acre = 43,560 sq-ft

1 acre-foot = 325,851 gallons

- 3) Here is our project water demand analysis for a STATED 15,700 sq-ft (greenhouse canopy totals):

15,700 sq-ft (Total Area) ÷ 16 sq-ft (per plant area) = 981 plants

981 (plants) x 2 gal/day water = 1,962 gal/day water

1,962 (gal/day) ÷ 325,851 (gal) = 0.006 acre-feet/day

ACTUAL GREENHOUSE DEMAND: 0.006 X 365 days = 2.19 acre-feet/year

We propose this project, if allowed to operate, be required to install ultrasonic flow meters at all incoming and outgoing water systems that would account for all real time (BIM compatible) water distribution and discharge on this project.

Concerned Citizens

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019059054

Project Title: DRC2018-00045 SLOCAL Roots/Connella
 Lead Agency: County of San Luis Obispo Contact Person: Megan Martin
 Mailing Address: 976 Osos Street, Room 300 Phone: (805)781-4163
 City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: community of Nipomo
 Cross Streets: Suey Creek Rd/El Cazador Way Zip Code: 93454
 Lat./Long.: 35° 4' 55.27" N/ 120° 24' 50.59" W Total Acres: 60.25
 Assessor's Parcel No.: 048-151-059, 048-151-031 Section: Twp.: Range: Base:
 Within 2 Miles: State Hwy #: Waterways: Los Berros Creek
 Airports: Railways: Schools:

Document Type:
 CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec ☐ (Prior SCH No.) ☐ Draft EIS ☐ Other
☒ Mit Neg Dec ☐ Other

Local Action Type:
☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other

Development Type:
☐ Residential: Units Acres ☐ Water Facilities: Type MGD
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational ☐ Waste Treatment: Type MGD
☐ Recreational ☐ Hazardous Waste: Type
☒ Other: Cannabis Activities

Project Issues Discussed in Document:
☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Wildlife
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Growth Inducing
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Land Use
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Cumulative Effects
☐ Other

Present Land Use/Zoning/General Plan Designation:

Rural Lands

Project Description: (please use a separate page if necessary)

A request from Austen Connella/SLOCAL ROOTS FARMS, LLC. for a Minor Use Permit (DRC2018-00045) for 15,700 square feet of indoor cannabis cultivation and 6,690 square feet of outdoor cultivation on two parcels totaling 60 acres. Project development includes the construction of five new greenhouses totaling 15,700 square feet, a 1,000-square foot processing building for drying, curing, and processing, and a 200-square foot cold storage area. A modification from the fencing standards set forth in Section 22.40.050.D.6 of the County's Land Use Ordinance (LUO) is requested; a modification from the setback standards set forth in Section 22.40.050.D.3.b of the County's LUO is requested to reduce the setback from 300 feet to 250 feet from the southern property line; and, a modification from the parking standards set forth in Section 22.18.050.C.1 of the County's LUO is requested to reduce the required number of parking spaces onsite from 34 to 11. The project site is located at 7731 Suey Creek Road in the South County Inland Sub Area of the South County Planning Area.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 5 - 13 - 2019

SCH COMPLIANCE 6 - 12 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
 Boating & Waterways ARB: Airport & Freight
 Central Valley Flood Prot. ARB: Transportation Projects
 Coastal Comm X ARB: Major Industrial/Energy
 Colorado Rvr Bd Resources, Recycl.& Recovery
 X Conservation X SWRCB: Div. of Drinking Water
 X CDFW # 4 SWRCB: Div. Drinking Wtr #
 Cal Fire SWRCB: Div. Financial Assist.
 Historic Preservation SWRCB: Wtr Quality
 X Parks & Rec SWRCB: Wtr Rights
 Bay Cons & Dev Comm. X Reg. WQCB # 3
 X DWR Toxic Sub Ctrl-CTC
 Yth/Adlt Corrections
 Corrections
 Independent Comm
 Delta Protection Comm
 Delta Stewardship Council
 Energy Commission
 X NAHC
 Public Utilities Comm
 Santa Monica Bay Restoration
 State Lands Comm
 Tahoe Rgl Plan Agency
 Conservancy
 X Other: DTSC - Pesticides

CalSTA

Aeronautics
 CHP
 X Caltrans# 5
 Trans Planning
 Other
 Education
 X Food & Agriculture
 HCD
 OES
 State/Consumer Svcs
 General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019059054

Please forward late comments directly to the Lead Agency

AQMD/APCD 29

(Resources: 5 / 18)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 13, 2019 Ending Date June 12, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: <u>976 Osos St -- Rm 300</u>	Address: _____
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: _____
Contact: <u>Megan Martin</u>	Phone: _____
Phone: <u>805-781-4163</u>	

Signature of Lead Agency Representative: Megan Martin Date: 5/8/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

20190508-103



THIS IS A NEW PROJECT REFERRAL

DATE: 4/16/2018
TO: 4th District Legislative Assistant, Building Division, Cal/County Fire, Public Works, CA Fish & Wildlife, US Fish & Wildlife, RWQCB, South County Advisory Council, AB52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)
PROJECT NUMBER & NAME: DRC2018-00045 SLOCAL Roots
PROJECT DESCRIPTION: Proposed Minor Use Permit for 1 acre outdoor cannabis cultivation to be located at 7731 Suey Creek Rd.
APN(s): 048-151-059

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 Austen Connella Daytime Phone 415-837-3957
Mailing Address 7731 Suey Creek rd. Zip Code 93454
Email Address: atownyota@gmail.com

☒ Applicant Name Austen Connella Daytime Phone 415-837-3957
Mailing Address 7731 Suey Creek Rd Zip Code 93454
Email Address: slocalroots@gmail.com

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 60 Assessor Parcel Number(s): 048-151-059, 048-151-031

Legal Description: _____

Address of the project (if known): _____

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

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): cannabis cultivation (outdoor) with setback modification

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 _____ Date _____

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): setback

Describe existing and future access to the proposed project site: public road and easement

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? 60

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

North: Agriculture (cattle) South: Rural lands (residence)
East: Rural Lands (residence) West: Agriculture

For all projects, answer the following:

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

Buildings: 2500 sq. feet _____% Landscaping: _____ sq. feet _____%

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

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

Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres

Number of parking spaces proposed: _____ Height of tallest structure: 13'

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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

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

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

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

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

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

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: .5 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: _____ 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: 5 acres
Moderate slopes - 10-20%: 10 acres
20-30%: 20 acres
Steep slopes over 30%: 25 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? 900 gallons
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: one well, one shared well, water storage
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 / 8 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

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

Community Service Information

1. Name of School District: Lucia Mar Unified School District
2. Location of nearest police station: S.L.O. Sheriff 1681 Front St, Oceano, CA 93445
3. Location of nearest fire station: Cal Fire 450 Pioneer st. Nipomo Ca 93444
4. Location of nearest public transit stop: Taft at Carillo St.
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

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

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days a week Hours of Operation: varies do to farming
2. How many people will this project employ? 4-10
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: cannabis odor during harvest
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: _____
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. 2 Between 4:00 to 6:00 p.m. 2

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: employees live on site , carpooling
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

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): much of the land is to be preserved for open areas
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 *: led lights solar panels

*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:
Organic sustainable farming techniques ,composting, recycling , drip irrigation water conservation
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): MUP, CDFA Cultivation Licence - Medium Mixed Light (tier 1), local 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: CCM2016-209.

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: Slocal Roots Farms

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

- ☒ Yes ☐ No

What type of State cultivation license are you seeking?

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

22,000

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

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

CANNABIS APPLICATION SUPPLEMENT

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

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

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

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

Source or utility name	Expected kWh drawn annually
PG&E	19,000 kWh
solar panels	1,000 kWh
Total Annual kWh:	20,000 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 #1	well #2	
Month and Year		Gallons per Month	Gallons per Month	
1		5,000	5,000	
2		8,000	5,000	
3		10,000	8,000	
4		15,000	10,000	
5		20,000	15,000	
6		20,000	15,000	
7		20,000	15,000	
8		20,000	15,000	
9		20,000	20,000	
10		20,000	15,000	
11		15,000	15,000	
12		5,000	5,000	
Totals	321,000 gal	178,000	143,000	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: organic pesticides only:

Bacillus amyloliquefaciens strain D747, Bacillus subtilis QST

Bacillus thuringiensisa4 subsp. kurstaki, cinnamon, cloves and clove oil, garlic and garlic oil,

Gliocladium virensa, potassium bicarbonate, potassium sorbate, potassium silicate, Reynoutria

sachalinensis extract, soybean oil, rosemary, rosemary oil, predatory nematodes mites, peppermint,

Isaria fumosorosea, insecticidal soapsa (potassium salts of fatty acids) - all state approved.

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

NEIGHBORHOOD COMPATIBILITY PLAN

The proposed property at 7731 Sued Creek Rd. is ideal for an outdoor cannabis cultivation site. Suey Creek is a rural community that is sparsely populated area. The site has few neighbors and backs up to two large cattle ranches. Attached are letters of support from many of our neighbors including all immediate neighboring land owners. .

Access, Screening and Fencing

Access to the site is provided from an existing private driveway with a locked gate located on the subject property, with a recorded easement through the neighbors parcel. The project site's steep topography and proposed use locations provide adequate screening from offsite locations and access making the ordinance fencing and screening requirements unnecessary. Fencing for security purposes will be provided where necessary.

Sensitive Uses

We have conducted a detailed location analysis of our property. The parcel meets the sensitive use buffers of both the county and the State. The nearest sensitive use is miles away.

Traffic & Congestion

SloCal Roots is a small family owned an operated facility. Most employees live on-site or in the canyon on other near-by properties under the same ownership which provide housing for employees. This limits the traffic in the canyon substantially. We will aim to mitigate road traffic to the site to the maximum extent possible. Employees will be encouraged to carpool and only leave when necessary. With only 4-10 employees and a car coming and going an average of 4 times a day, traffic is minimal (See attached Traffic Analysis). SloCal Roots has entered into a signed road agreement to provide funding for the private road group (attached).

Odor Control

We understand that cannabis odors are a particularly sensitive issue for communities hosting commercial cannabis activities. For this reason, we have chosen to cultivate in a remote area with few neighbors. We also have many natural barriers and steep terrain that prevents the smell from traveling. Cannabis has been legally cultivated outdoors on this property since 2013 without complaint or incident. Odor from the cultivation areas is naturally mitigated by the distance to the nearest residences being over 620 feet away. The outdoor cultivation areas are located at elevations approximately 100' higher than the nearest road. All cut and harvested or dry cannabis all be stored in a sealed and purified room. All processed cannabis will be stored in sealed air tight bags.

Air Purification

The air purifications system installed in the trim and dry areas will be carbon fiber and /or HEPA air filters, and exhaust fans. These systems will be capable of capturing and removing airborne cannabis terpenes and other fragrant plant oil molecules that can result in cannabis odors. Areas where cannabis is trimmed , stored, or packaged, will contain fans and filtering units.

Setbacks

The nearest sensitive receptors (schools, parks, libraries, licensed recovery facilities, et.al) are in the Nipomo approximately 4 miles west of the project site located well outside the 1000 foot setback required by 22.40.D.1. The “Rural lands” zoned site of over 60 acres (consisting of two parcels) meets the minimum size requirement of 50 acres. All outdoor canopy areas are set back at least 300’ from the property line*.

* SloCal Roots is seeking a “modification” for the setback standards for 2 of the garden areas which are approximately 75 feet from property lines. Both sites are over 600 feet from neighboring residences and pose no issues with neighboring usess. See attached “Modification Map” and letters of support from neighboring land owners.

Employee Conduct

All SloCal Roots employees will be trained on rules outlined in the Business Plan, Security Plan, Heat Illness Prevention Plan, and our Illness and Injury Prevention Program, including appropriate behavior in and around the facility and the Suey Creek area.

Liaising with the Community

Austen Connella, SloCal Roots’ community relations manager, Has a close relationships with many of the near by residents and will conduct an outreach campaign to all residences in the canyon. He will ask neighbors to call him if they identify any suspicious activity, or have any other issues with the facility. Suspicious activity might include the presence of unidentified cars, and squatters in the canyon. By cultivating trust with the surrounding community, and maintaining an open line of communication, security at this facility will be enhanced. At least one SloCal Roots Executive manager will always be onsite to address concerns, receive and resolve any complaints, and communicate with the Sheriff or code enforcement as needed.

Signage

Proposing one 24” x 24” sign with our logo at the entrance to the site. Also miscellaneous information signs as defined under LUO section 20.20.040(B) No cannabis products or images resembling cannabis products will be visible with the naked eye from any public or private property.

Traffic Analysis

Commercial Operations call for 2 round trips per day for a commuter vehicle and 4 Commercial Deliveries per year (soil, and farm supplies). This is within standards for the access road. Please see the following traffic study from 2017. A Log Sheet will be kept for all vehicles to and from town will be posted and kept for one year.

TRAFFIC ANALYSIS- TRIP GENEARTION

TIME OF YEAR	EMPLOYEES	DAILY TRIPS*	AM TRIPS			PM TRIPS		
Average opertations			IN	OUT	<u>TOTAL</u>	IN	OUT	<u>TOTAL</u>
Regular (Feb-sept)	4	2	1	1	2	1	1	2
Harvest (Oct-Nov)	10	4	3	1	4	1	3	4
	TOTALS	6	4	2	6	2	4	6

*round Trips from Santa Maria/Nipomo

The amount of dust generated from the above traffic analysis is expected to be minimal. Dust mitigation plans are currently in place to further reduce the potential for dust pollution.

Slocal Roots Farms has entered into a Road agreement with the private road group to provide extra funding and assistance with maintenance of the private road.

On site employee-housing and a harvest carpool schedule have been established to reduce traffic in the canyon.

Management is aware of the concerns about the bridge on Suey Creek and make sure no loads or deliveries exceed the listed weight limit.



Parcel Information

APN: 048-151-059

Assessee: CONNELLA AUSTEN ETAL

Care Of:

Address: 7731 SUEY CREEK RD SANTA MARIA
CA 93454

Description: T12N R34W PM 17/145 PAR A

Tax Rate Area Code: 052030

Estimated Acres: 20.04

Community Code: SCSC

Supervisor District: Supdist 4



Selected Parcel

Land Use Information

Land Uses Combining Designations

RL	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00045	Land Use	4/11/2018 2:03:40 PM
PRE2018-00009	Pre-Application	2/26/2018 3:42:32 PM
CCM2016-00209	CCM - Condition Compliance Monitoring	11/15/2016 4:22:04 PM



Parcel Information

APN: 048-151-031

Assessee: COLE GREGORY E & LUPE

Care Of:

Address: 7515 SUEY CREEK ROAD SANTA MARIA
CA 93454

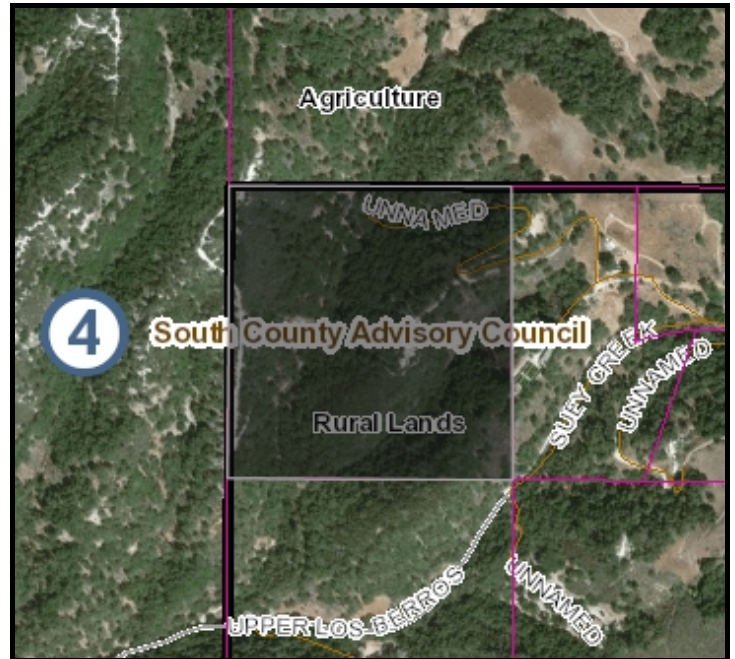
Description: T12N R34W PTN SEC 36 LESS MIN RTS

Tax Rate Area Code: 052030

Estimated Acres: 40.21

Community Code: SCSC

Supervisor District: Supdist 4



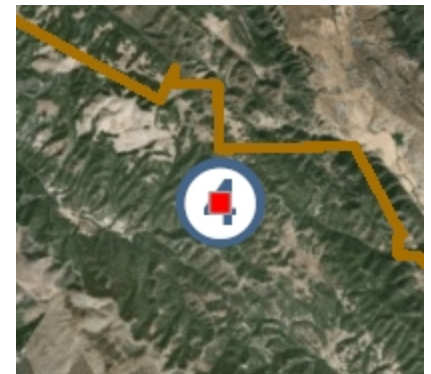
Selected Parcel

Land Use Information

Land Uses

Combining Designations

RL	
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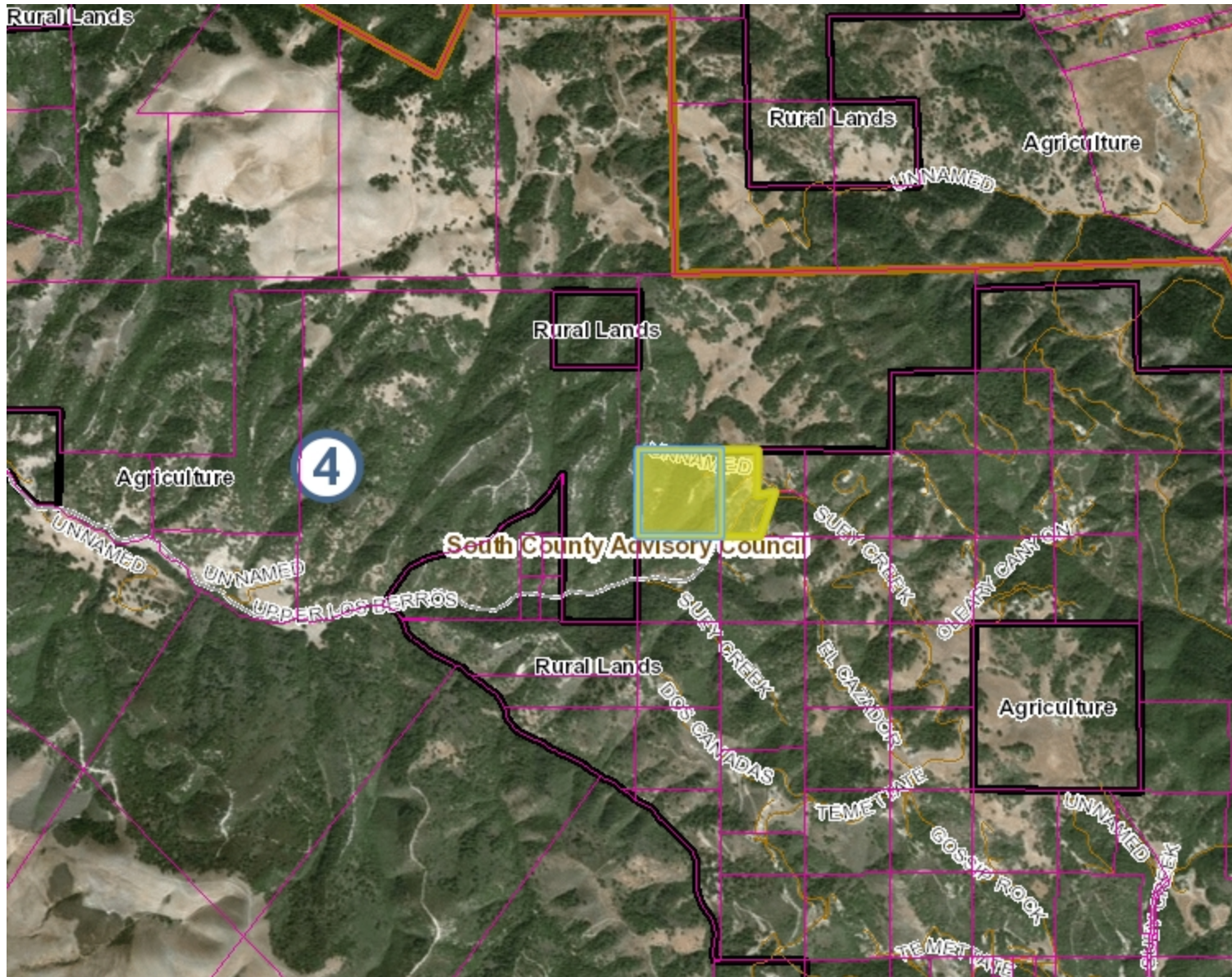


Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00045	Land Use	4/11/2018 2:03:40 PM
PRE2018-00009	Pre-Application	2/26/2018 3:42:32 PM
CCM2016-00318	CCM - Condition Compliance Monitoring	11/17/2016 2:34:59 PM

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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 caused by errors or omissions in the data and makes no warranty of any kind,
 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





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

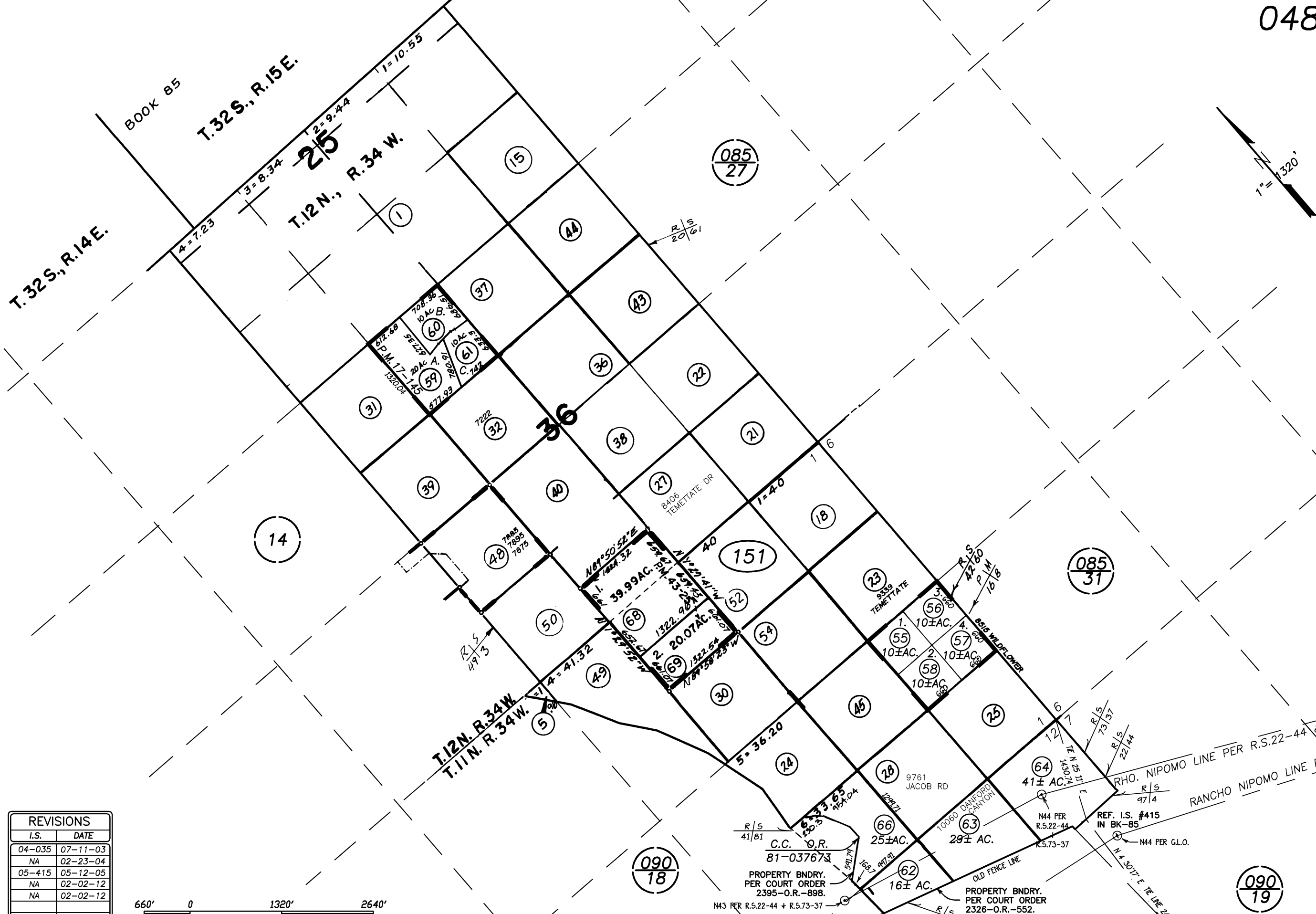
WGS_1984_Web_Mercator_Auxiliary_Sphere
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Map for Reference Purposes Only



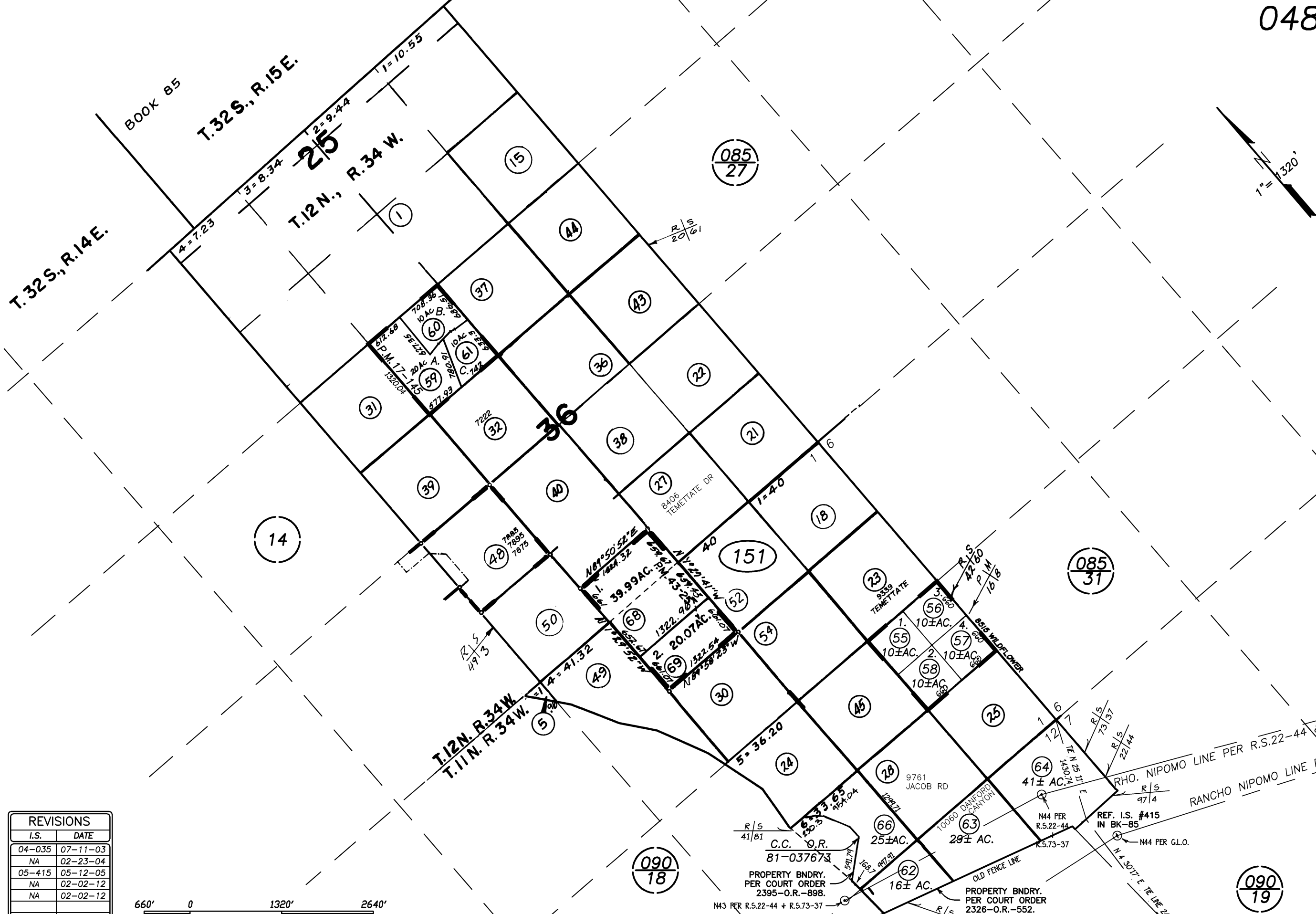


REVISIONS	
I.S.	DATE
04-035	07-11-03
NA	02-23-04
05-415	05-12-05
NA	02-02-12
NA	02-02-12

660' 0 1320' 2640'

LZ 11-30-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.12N. ; R.34W. ; SECTIONS 25 & 36. S.B.B.& M.
T.11N. ; R.34W. ; SECTIONS 1 & 12. S.B.B.& M.



REVISIONS	
I.S.	DATE
04-035	07-11-03
NA	02-23-04
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NA	02-02-12
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660'01320'02640'

LZ

11-30-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.12N. ; R.34W. ; SECTIONS 25 & 36. S.B.B.& M.
T.11N. ; R.34W. ; SECTIONS 1 & 12. S.B.B.& M.

Garden Areas

TOP GARDEN

(3) raised beds 10' x 100' = 3000 sq ft

MIDDLE GARDEN

(3) raised beds 7' x 125' = 3375 sq ft

MAIN GARDEN

90' x 110' = 9900 sq ft.

BACK GARDEN

(2) 10' x 130' raised beds = 2600 sq ft.

BOTTOM GARDEN





(5) 9x65 raised beds = 2925 Sq. ft.

TOTAL CANOPY = 21,800 Sq ft

VEGETATIVE AREA (Immature Plants)

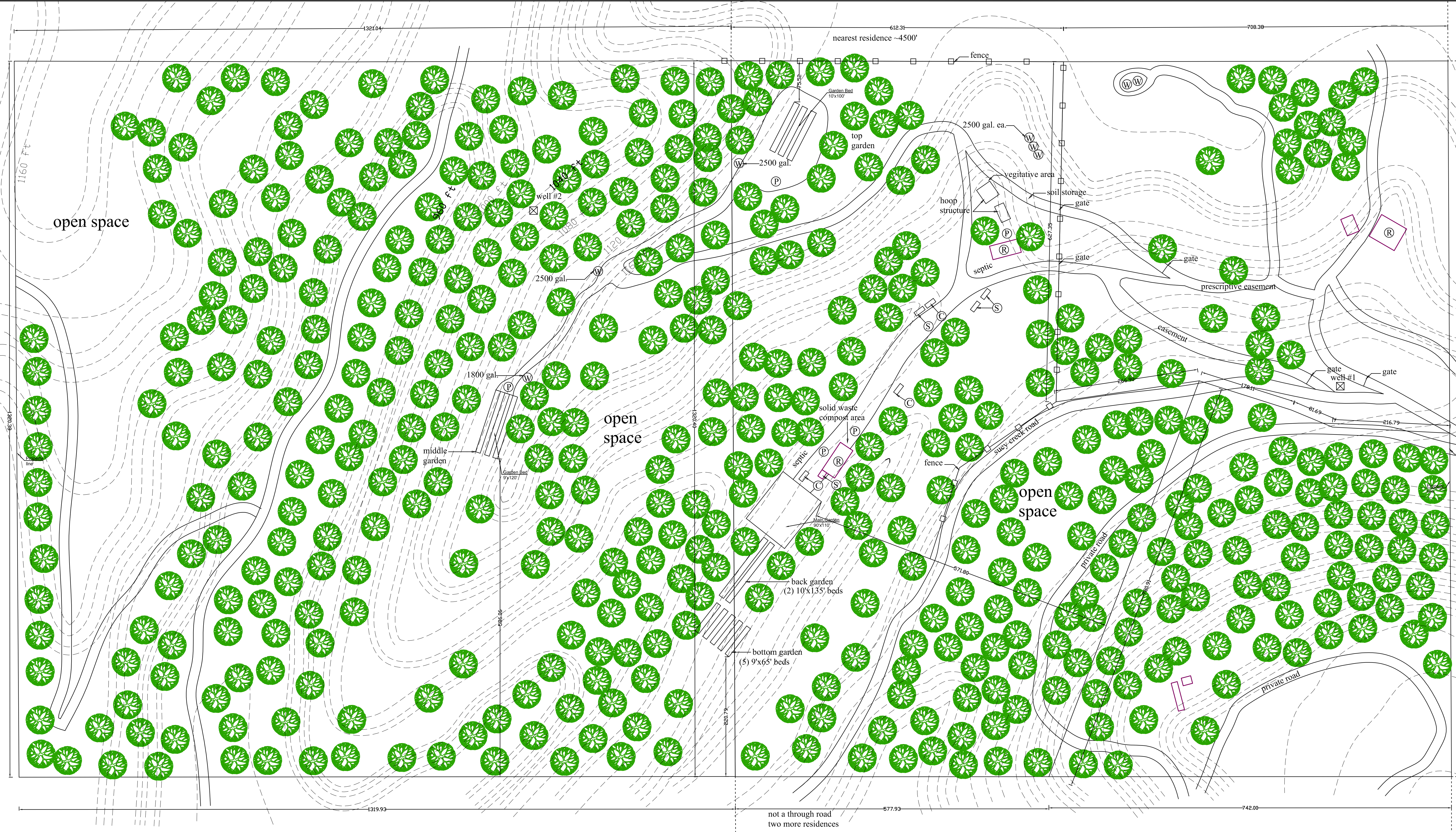
(3) hoop houses total sq ft = 1,800 sq ft.

Legend

-  7731 Suey Creek Rd
-  Canopy Area
-  Setback Modification
-  Vegetative Area

7731 Suey Creek Rd





Vicinity Map

Property Owner/Applicant

Owner: SLOCAL Roots Farms
7731 Suey Creek Road, Santa Maria, CA 93454
(415) 837.3957

Architect: Cody McLaughlin
967 South 16th Street, Grover Beach, California 93433
(805) 704.1713

APN: 048-151-031
APN: 048-151-059

Utilities:

Water	Well	(Existing)
Sewer	Septic	(Existing)
Internet	Exede Satellite Internet	(Existing)

(W) Water Tank

(R) Residence

(S) Shed

(D) Dry Area

(C) Shipping Container

(P) Parking

* All roads are dirt or gravel

Top garden: (3) raised beds 10' x 100' = 3000 sf

Middle garden: (3) raised beds 7' x 125' = 3375 sf.

Main garden: 90' x 110' = 9900 sf.

Back garden: (2) 10' x 130' raised beds = 2600 sf.

Bottom garden: (5) 9x65 raised beds = 2925 sf.

Total canopy: 21,800 sf.

Vegetable area

Hoop houses: (3) hoop houses = 1,800 sf. total