



**MINOR USE PERMIT- CANNABIS CULTIVATION
2450 HUASNA RD. ARROYO GRANDE, CA
PROJECT DESCRIPTION -UPDATED NOVEMBER 2020**

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (2 acres)
 - Ancillary Nursery -21,780 sf total
 - (Conversion of an existing 10,150sf and 11,630sf new structure)
 - Ancillary Transport
 - Ancillary Processing
- ❖ Landowner: Manuel Bautista
- ❖ Applicant (Lessee): High Farms, LLC
- ❖ Agent: ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor cannabis cultivation operation. The outdoor cultivation involves two acres of cannabis with supportive ancillary uses: nursery, processing and transport. The cultivation and nursery locations are currently utilized as a farming operation.

SITE

- ❖ Site Defined-Three parcels: APN's 047-271-031, 047-271-032, 047-271-003
 - All parcels leased by the applicant
- ❖ Cannabis Uses only on parcel: APN: 047-271-031
 - Address: 2450 Huasna Rd. Arroyo Grande, CA 93420
- ❖ Acreage: +/-49 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

The subject site located in the Huasna Valley, Arroyo Grande. The area heavily farmed and is bound by oak wooded hillsides and creeks. The site is comprised of three parcels all leased by the applicant. Each parcel has residences and supportive ag structures which are not part of the proposed cannabis activities with the exception for parcel APN 047-271-031- 2450 Huasna Rd. Arroyo Grande, CA.



The parcel, where cannabis activities are

planned and is currently home to Bautista Farms. Bautista Farms has been in operation for over 20 years and produces a variety of produce such as salad greens, beets, cabbage and snow peas, flowers, squash and strawberries. Their products are regularly found each week at the majority of SLO County’s farmers markets. Their site is home to an existing residence, nurseries and farmland. The site is mainly flat with a creek that acts like a barrier up against an oak filled hillside.

PROJECT DETAILS

According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 10 acres within the Agriculture land use category is required to host a maximum 2-acre outdoor cannabis cultivation. This site totals +/-49 acres, which allows a 2-acre cultivation. The outdoor cannabis cultivation will occur onsite, in hoop houses, within a distinguished canopy and be protected by fencing. There are three, 8x20’ (7’ height) metal cargo containers that will provide areas for drying. Remaining processing activities will take place at an off-site approved and licensed facility. An ancillary nursery to support the cannabis operation is proposed to be located within a 10,150sf existing nursery structure and a new 11,630sf nursery that will be located behind the existing nursery.

Table 1 – Project Components

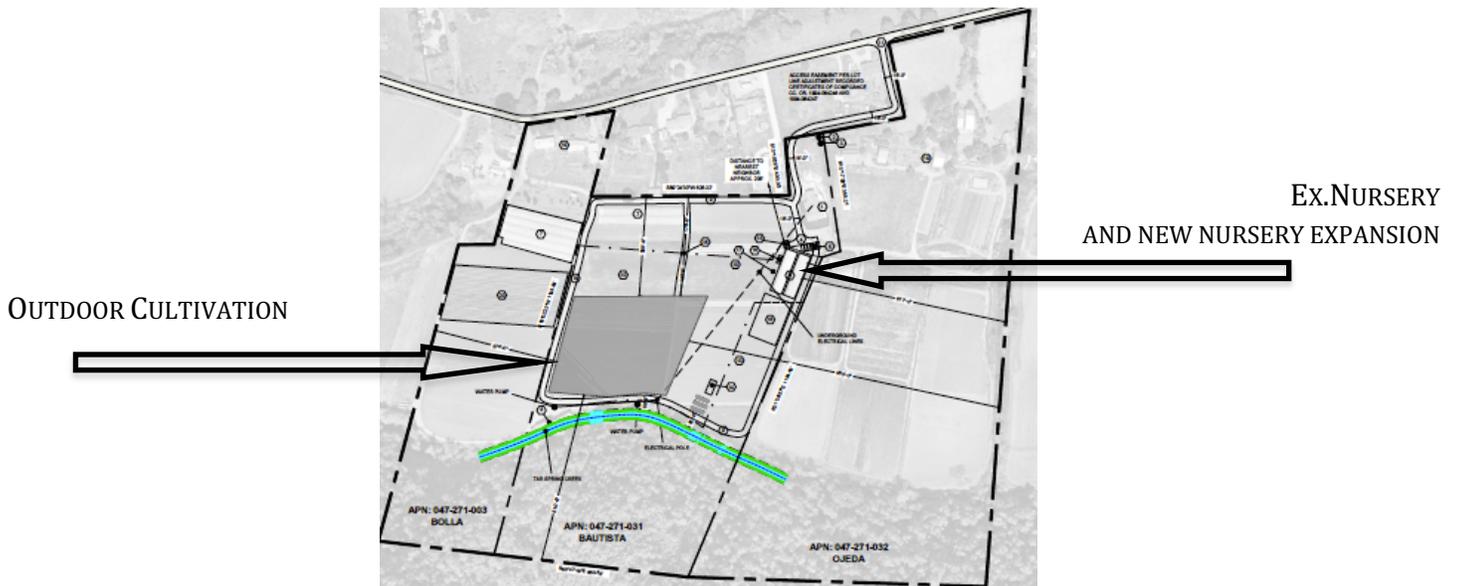
| Cannabis Activities/Uses (APN 047-271-031-only) | Count | Size | Footprint (sf) | Canopy(sf) |
|--|--------------|---------------|-----------------------|-------------------|
| (N) Outdoor Cultivation – Hoop Houses | 37 | 100’ x 24’ | 88,800 | 87,120 |
| (N) Ancillary Processing - Cargo Containers | 3 | 20’ x 8’ | 480 | N/A |
| (E) Ancillary Nursery - Greenhouse | 1 | 70’ x 145’ | 10,150 | 10,150 |
| (N) Ancillary Nursery - Greenhouse | 1 | 70’x 166’ | 11,630 | 11,630 |
| (N) Water Storage Tank | 1 | 5,000 gallons | N/A | N/A |
| (N) Security Shed | 1 | 10x12’ | 120 | N/A |
| (N) Compost Area | 1 | | 870 | N/A |
| (N) Waste Area | 1 | | 300 | N/A |
| Sub-Total of Cannabis Activities/Uses | | | 112,350 | 108,900 |
| Non-Cannabis Activities/Uses * | | | | |
| (E) Single Family Residence | 1 | N/A | 2,638 | N/A |
| (E) Water Storage Tank | 1 | 5,000 gallons | N/A | N/A |
| (E) Agricultural Barn | 1 | N/A | 1,440 | N/A |
| (E) Irrigated Row and Field Crops | 1 | 6.36 acres | 277,042 | N/A |
| (E) Hoop Houses – Nursery | 2 | 32’x275’ | 17,600 | N/A |
| Sub-Total of Non-Cannabis Activities/Uses | | | 281,120 | N/A |

(E) = existing

(N) = new

(sf) = square feet

*For APN 047-271-031 non cannabis uses. All other parcels defined by the ‘site’ do not have cannabis uses proposed and existing uses that are on these parcels are Not a part of the cannabis activities proposed.



Outdoor Cultivation

The applicant has proposed a 2-acre canopy for their outdoor cultivation operation. The site for cultivation is vacant, tilled and previously farmed. Outdoor cultivation will occur in hoop houses. A 2-acre site is identified on the site plan. This area will be enclosed with a 8’ solid fence (slatted and gated for security purposes). There is an existing ag road that accesses the proposed cultivation area. An 18’ wide main gate at the fenced cultivation, will be secured and the only access for employees.

Planting

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

Hoop Houses

Hoop Houses are planned to be 24 feet in width and 100 feet in length with a maximum height of 12 feet. Floor plans and elevations are provided for reference.

Irrigation

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

Pesticides

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

Yields

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

Ancillary Nursery

A 10,150 SF nursery exists onsite (photo below) and is currently used by Bautista Farms for vegetable and fruit production. The proposal includes the conversion of this structure to house immature plants, seeds (not produced from mature plants) and clones as an ancillary nursery. A new nursery (11,630sf) is planned to be located behind the existing nursery with the same activities as the other cannabis nursery. An ancillary nursery is allowed as a supplemental activity provided that the area does not exceed 25% of the allowed cannabis canopy (2 acres), which equates to a total maximum of 21,780sf. The proposal meets the requirements of the ordinance.



Ancillary Transport

Ancillary transport is also included as part of this application and product will be sourced onsite only to be distributed to licensed facilities. The loading of product will take place in front of the nursery at the turn around.

Fencing

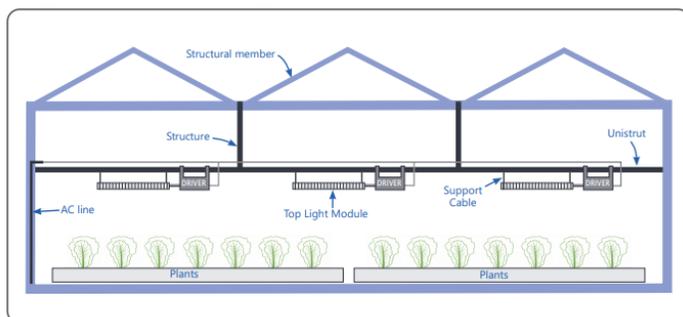
A 8' high slatted chain linked fence will encompass the outdoor cultivation and existing greenhouse. The fencing will provide both a visual barrier and security. Refer to the site plan for location.

Lighting

Outdoor motion sensor'd 'only' lighting is proposed for security. Poles will be no taller than 10 feet and located amongst the fence line (spaced every 50-100'). Security lighting details are provided on the separate security plan. The nursery will use indoor artificial mixed lighting. Lighting will hang over the structures framing over the potted plants (refer to installation diagram below).

Tarps will be utilized to shield from nighttime light trespass.

Sample Base Installation Diagram



Site Context

Neighborhood Compatibility

This site is surrounded by rural residences and other agriculture. Some of the agriculture is commercial which is indicative of this proposed operation. The project meets and exceeds all setbacks to ensure further compatibility. The project plans to convert a portion of existing commercial farming operation to another crop-cannabis. There aren't any schools; alcohol or drug facilities within 1,000 of this subject property or anywhere remotely close within vicinity. The nearest source is over 3,000 feet away and is the Branch Elementary School. The site plan provides nearest residential context for context. The site (outdoor and greenhouse) is currently farmed for food production.

Access

There is an existing driveway that has been historically used to access the area of development from Huasna Rd. Access to the site will be from Huasna Road via an existing easement across an adjacent property (24245 Huasna Road/APN 047-271-019) which lies between the northern boundary of the project site and Huasna Road. The access easement was created by a lot line adjustment (S920002L), which recorded Certificates of Compliance (CC.94-064246 and CC.94-064247) with an associated easement that granted access rights to the cultivation site.

The offsite driveway approach at Huasna Road would be reconstructed to current County standards to protect the County public road from edge of pavement damage and minimize tracking soil and rocks onto the roadway surface. A new turn around and parking area is proposed near the existing nursery. Minor road widening is also necessary to bring the road to County of SLO Public Works Department and Cal Fire standards.

Preliminary grading plans have been prepared to show how much site disturbance is necessary to meet the required standards for the driveway approach and access. Total estimated disturbance is 19,605 Sf. The earthwork anticipated for project development will result in approximately 104 cubic yards of cut and 91 cubic yards of fill, with a net export of 14 cubic yards. Export dirt will most likely be hauled offsite. A copy of both the driveway encroachment and access grading plans are attached.



Photo: View of existing access from Huasna Rd.

Parking Modification Request

A designated parking area with 6 spaces (including one ADA space) will be located along the easterly property line, near the existing nursery.

Section 22.18.050 (B) requires 1 space per 1,000sf of outdoor cultivation area, 1 space per 500sf nursery and 1 space per 1,000sf of processing,

which equates to 134 spaces (Table 2). In order to grant a parking modification, the following findings must be made according to Chapter 22.18.020H:

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

Table 2. Parking Requirement

| Use | Parking Standard (space/sf) | Area (sf) | Parking Requirement (spaces) |
|-----------------------------|-----------------------------|-----------|------------------------------|
| Nursery Specialty | 1:500 | 21,780 | 44 |
| Outdoor Cultivation | 1:1,000 | 88,800 | 89 |
| New Agricultural Processing | 1:1,000 | 480 | 1 |
| Total | | | 134 |

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

Here is the planned work schedule for one year:

Planting: 5 workers for 2 days

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

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

Harvesting: 10-12 workers for 2 days

Maintenance: 5 workers for 5 days

Reduced parking of six spaces will be adequate to accommodate on the site all parking needs generated by the use. Excluding harvesting, a maximum of 5 workers will be onsite simultaneously. For harvesting, all workers will carpool. There is an additional area near the barn, located at the southwest corner of the site if overflow parking is necessary during harvest. No traffic safety problems will result from the proposed modification of parking standards. All parking is located adjacent to cultivation site.

Signage

No signage is proposed at this time.

Setbacks

The outdoor cultivation area meets the front setback (300') and far exceeds the rear and side setbacks. The project has been revised several times over the few years this project has been in process, to ensure all setbacks can be met and environmental impacts are avoided. The nearest residence outside of ownership is almost 400' away from the outdoor canopy to the northern residence. There is a creek that abuts the southern hillside and the outdoor cultivation area is 50' away from edge of riparian corridor. Additionally, the cultivation and nursery area is a pre-existing ag operation and has already been disturbed and used for crop cultivation.

OPERATIONS

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

Employee Safety and Training Plan

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

Security

A separate site security plan and narrative is provided with a plan identifying camera, fencing and lighting locations. In general, site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure and hoop houses. Public access is restricted and will be achieved with the installation of a main security that will only provide access to employees. Both camera and gate locations are identified on the site plan. A dedicated secure 120sf building is proposed to house security DVR recordings (max. 120 days). Fencing and motion lighting installation (10' poles, downward lit) is planned and details are located on the security plan.

Fire Safety

The project has been designed to accommodate Cal Fire required fire safety measures, such as an existing 18' wide cultivation access road to, around and within the growing operation. Refer to driveway access grading plans and Cal Fire- fire safety plan response to this application.

An additional 5,000 gallon galvanized steel water tank, in addition to the existing 5,000 gallon tank, will be installed on compressed gravel pads and outside the fence line. The tanks will have a 2" fire hookup line that is accessible within 18' of the access road. One tank will be used as supplemental fire suppression and the other will continue to provide irrigation via existing water pump locations on the site plan that provides a nutrient injection system to the existing crops (incl. location of the cannabis cultivation area). The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tanks will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation has been designed to physically isolate odor-emitting activities from adjacent properties, public roadways, and neighboring residences. The greenhouse will have ventilation measures (ie. Fans and carbon scrubbers) in order to avoid any odor nuisance. The greenhouse will not have mature plants so the odor will decrease significantly. The outdoor areas are screened with hoop houses and fencing and meets the required distance to outside neighboring residences. Additionally, a staff member will be monitoring odor and will be available should any concerns arise. This information will be distributed to those adjacent neighboring properties identified on the site plan buffer map.

Waste Management Plan

Per California Code of Regulations Title 14, Chapter 31, organic cannabis solid/liquid waste is to be composted. Organic waste includes leaves, stalks, and any plant materials destroyed. A (870sf) compost area is proposed to be located in front of the cargo containers, within the fenced in cultivation area. This

area will be enclosed and can only be accessed by a small tractor and employees. The composed material will be re-tilled back into the land.

Any liquid waste that cannot go into the compost area will be trucked offsite by an employee and will be required to comply with the Bureau of Cannabis emergency control regulations. Documentation of such deliveries will be documented in a log with receipts.

Non- cannabis solid waste consisting of general refuse and recyclables will be stored in a 300sf enclosed waste area near the nursery. This waste area is accessible by vehicle at the proposed fire turn around. The waste will be collected by the local waste management company and hauled to the dump. No cannabis green or liquid waste will be allowed to be in these containers.

Employees will utilize portable restrooms. Employees will be contracted and provide the restrooms facilities for the workers (one of which will meet ADA requirements).

Environmental

Traffic

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

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

Planting and harvesting will take 2-3 days each, with a team of 5 people.

Air Quality

Dust Control

Dust suppression measures will be applied to this access road for operation mitigation.

Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3. The roadway will be maintained by the leasee (applicant) for the life of the cannabis operation.

Water

Water Management Plan

Proposed water supply, use and conservation measures are based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gal/sf of canopy for indoor purposes. The project is estimated to yield less than 3.88 AFY total gross project (*does not include conversion of existing water used on the fields*). A water management memorandum has been prepared by Wallace Group Engineers and is included as a separate document.

It is very important to note that the existing agricultural use on the proposed cannabis site, is in rotational crop production and irrigated. The current 2 acre field (not including existing 10,150sf nursery) utilizes about 2 AFY per acre (greens and strawberries with are grown onsite). This 2

acre proposed for conversation already produces 4 AFY, so introducing the conversion to cannabis and nursery activities will truly not be a net increase onsite.

Biological

A biological assessment has been provided by PAX Environmental, Inc. An additional addendum review was performed by the biologists to ensure that the new nursery uses were added and evaluated as a supplement to the original report. The results of the study are as follows:

“No sensitive vegetation communities were identified during the survey. Potentially jurisdictional areas were identified in the study area beyond the Project disturbance limits. No special status species were observed during the survey. Suitable habitat for a total of 60 special-status botanical species and 27 special-status wildlife species, as well as migratory nesting birds, was identified in the Project study area.

The project has been designed to avoid impacts to sensitive biological resources. However, there is potential for direct and indirect impacts to occur due to the potential for special status plant and wildlife species in the project area. Mitigation measures have been recommended that are expected to reduce potential impacts to a less than significant level.”

The cultivation site is planned beyond the 50’ recommended setback from Tar Spring Creek’s top of bank identified as Figure 6 in the biological assessment.



- 12 TAR SPRING CREEK - REFERENCE BIOLOGICAL ASSESSMENT (FIGURE 6)
- FRESHWATER FOREST/SHRUB WETLAND
- RIVERINE