



PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Aaron Mount, Senior Planner

DATE: July 26, 2021

RE: **CCUP20-0005/ Arabian Commercial Cannabis Cultivation
Commercial Cannabis Use Permit
Assessor's Parcel Number: 041-900-008**

Planning Request and Project Description:

Planning Services is processing the attached application for a Commercial Cannabis Use Permit and requests the project be placed on the Agricultural Commission's Agenda. Section 130.41.200.5.N of the Zoning Ordinance states "Recommendation of the Agricultural Commission. An application for a Commercial Cannabis Use Permit for outdoor or mixed-light cultivation must be reviewed by the Agricultural Commission and the recommendation of the Agricultural Commission, including any suggested conditions or restrictions, shall be forwarded to and considered by the Planning Commission."

The applicants are requesting the following:

CCUP20-0005 – ARABIAN COMMERCIAL CANNABIS CULTIVATION (Robert Arabian):
A Commercial Cannabis Use Permit request for the cultivation of commercial cannabis located at 5445 Hawkeye Court, Somerset, Ca. The project is located on a 20-acre parcel in an RL-20 zone district. This application is for up to 9,639 square feet of outdoor cultivation with no light assistance. The cannabis will be grown from seed started on premises, grown to maturity, harvested & transported to a licensed manufacturing facility for further processing. Shade cloth structures will be installed over the canopy areas using hoops. The hoops will remain in place year round and the covering will be used temporarily as needed based on the growing conditions. For instance when conditions are very hot, shade cloth can be added to reduce stress on plants and reduce the amount of water needed in the soil. The applicant will be the sole full time employee. The property, identified by Assessor's Parcel Number 041-910-008, is located on the south side of Hawkeye Road, approximately 0.5 mile south of the intersection with Happy Valley Road, in the Somerset area.



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CC UP 20-0005
FILE #

CONDITIONAL/MINOR USE PERMIT

ASSESSOR'S PARCEL NO.(s) 041-910-08-100

PROJECT NAME/REQUEST: (Describe proposed use) Outdoor Cannabis Cultivation, 10,000 sq ft, no light assist

APPLICANT/AGENT Robert Arabian

Mailing Address PO Box 191573 San Francisco CA 94119
P.O. Box or Street City State & Zip
Phone () 5109130090 EMAIL: arabian.robert@gmail.com

PROPERTY OWNER Robert Arabian

Mailing Address PO Box 191573 San Francisco CA 94119
P.O. Box or Street City State & Zip
Phone () 5109130090 EMAIL: arabian.robert@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Mailing Address
P.O. Box or Street City State & Zip
Phone () EMAIL:

LOCATION: The property is located on the South side of Hawkeye Rd
N / E / W / S street or road
.5 miles feet/miles S of the intersection with Happy Valley Rd
N / E / W / S major street or road
in the Somerset area. PROPERTY SIZE 20.2 ac
acres / square footage

X robert arabian Date 12/9/2020
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 12/22/20 Fee \$ 2883 Receipt # 28007 Rec'd by MOUNT Census
Zoning RL-20 GPD RLN Supervisor Dist 2 Sec Tw Rng

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Hearing Date

Approved Denied
findings and/or conditions attached

Approved Denied
findings and/or conditions attached

APPEAL:
Approved Denied

Executive Secretary

(Application Revised 4/2016)
CCUP20-0005

(Last revised 04/16)



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 <http://edcgov.us/Planning/>

REQUIRED SUBMITTAL INFORMATION for Conditional/Minor Use Permit

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. All plans and maps MUST be folded to 8½" x 11".

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1) | Application form, completed and signed. |
| <input checked="" type="checkbox"/> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | 6) | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <input checked="" type="checkbox"/> | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <input checked="" type="checkbox"/> | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| <input type="checkbox"/> | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

CCUP20-0005

(Last revised 04/16)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

☐ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

☐ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

- a) Percolation rate and location of test on 4.5 acres or smaller
- b) Depth of soil and location of test
- c) Depth of groundwater and location of test
- d) Direction and percent of slope of the ground
- e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- f) ☒ Identify the area to be used for sewage disposal
- g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

☒ 13) Preceding parcel map, final map, or record of survey, if any exists.

☐ 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following:

☐ a) General identification of the oak tree canopy, noting significant oak tree species (e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).

☐ b) Parcels having canopy cover of at least ten percent (10%) are subject to oak tree canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

☐ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- ☐ 15) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- ☒ 16) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- ☐ 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- ☐ 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- ☐ 19) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- ☒ 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- ☒ 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- | | | |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1) | Project name (if applicable). |
| <input checked="" type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). |
| <input checked="" type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input checked="" type="checkbox"/> | 4) | Entire parcel of land showing perimeter with dimensions. |
| <input checked="" type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input checked="" type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input checked="" type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input checked="" type="checkbox"/> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards). |
| <input checked="" type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input checked="" type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| <input type="checkbox"/> | 12) | Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16). |
| <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input type="checkbox"/> | 14) | Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards). |
| <input checked="" type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <input type="checkbox"/> | 17) | Tentative subdivision or parcel map (if applicable). |
| <input type="checkbox"/> | 18) | Public uses (schools, parks, etc.) |
| <input checked="" type="checkbox"/> | 19) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed). |

SITE PLAN REQUIREMENTS

Check (✓)

Applicant County

- ☐ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- ☐ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (✓)

Applicant County

- ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- ☐ 2) Note quantity/type of trees to be removed.
- ☐ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- ☐ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- ☐ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)

Applicant County

- ☐ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- ☐ 2) Drainage improvements, culverts, drains, etc.
- ☐ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)

Applicant County

- | | | |
|--------------------------|----|--|
| <input type="checkbox"/> | 1) | Building design, elevations of all sides. |
| <input type="checkbox"/> | 2) | Exterior materials, finishes, and colors. |
| <input type="checkbox"/> | 3) | Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses. |

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

Date Filed: _____

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

2021 FEB 24 PM 12:53

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Project Title Outdoor Cannabis Cultivation 5445 Hawkeye Rd Somerset
Lead Agency _____
Name of Owner Robert Arabian Telephone 510.913.0090
Address PO Box 191573 San Francisco CA 94119
Name of Applicant Robert Arabian Telephone 510.913.0090
Address PO Box 191573 San Francisco CA 94119
Project Location 5445 Hawkeye Rd Somerset CA 95684
Assessor's Parcel Number(s) 041-910-08-100
Acreage 20.2 Zoning RL-20

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Outdoor Cannabis Cultivation, 10,000 sq ft. No light assist.
2. What is the number of units/parcels proposed? No subdivision proposed

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
☒ 0 to 10% ☒ 11 to 15% ☒ 16 to 20% ☒ 21 to 29% ☐ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?
No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? If so, which one?
No
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
335 feet Name of the water body? Seasonal stream
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

CCUP20-0005

(Last revised 04/16)

9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 20% grass/shrub 80% mix trees, pine, cedar, oak.
12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Pioneer
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?
Pond, 1000 feet
15. What is the distance to the nearest fire station? 10 miles
16. Will the project create any dead-end roads greater than 500 feet in length?
No
17. Will the project involve the burning of any material including brush, trees and construction materials?
Brush from dead/dying tree limbs

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?
No
19. What types of noise would be created by the establishment of this land use, both during and after construction? Chain saw, tractor, mower

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? burn piles from seasonal dead/dying brush.

WATER QUALITY

21. Is the proposed water source: ☐ public or ☒ private, ☐ treated or ☐ untreated?
Name the system: Well
22. What is the water use (residential, agricultural, industrial or commercial)?
agricultural/residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No
-

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No
-

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: Portable Toilets, seasonal
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No
-

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
-
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No
-

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No
-
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No
-
31. Will the project require the extension of existing public utility lines? If so, identify and give distances:
No
-

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
Organic pesticides and soil amendments
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)?
No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attach additional sheets if necessary)

Organic pesticides and soil amendments will be used in accordance with California Department of Food and Agriculture.

MITIGATION MEASURES (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form completed by:

robert arabian

Date: 12/9/20



EL DORADO COUNTY PLANNING SERVICES

2021 FEB 24 PM 12:55
RECEIVED
PLANNING DEPARTMENT

REQUIRED SUBMITTAL INFORMATION

for

SUPPLEMENTAL SUBMITTAL INFORMATION FOR COMMERCIAL CANNABIS FACILITIES

PROJECT DESCRIPTION QUESTIONNAIRE (Required for ALL license types)

Any responses that exceed available space should be provided in an attached document, with answers to questions listed by section number, item number, in the order requested. The applicant must put together a well-organized application with all sections clearly labeled and items numbered in the order that they were asked. If the applicant attempts to reformat the responses out of order or without clearly labelling the section and number of the application item the applicant is addressing, the application will be rejected. Please fill out the Transportation Impact Study (TIS) form at the end of the pre application.

1. What State of California cannabis business license types are you applying for? (check all that apply)

☒ Cultivation/Nursery
☐ Delivery Distribution
☐ Dispensary/Retail
☐ Laboratory
☐ Manufacture Micro
☐ Business

2. What is the location/situs of the proposed cannabis business site? If the site includes contiguous APN's, all APN's must be listed. To determine your zoning designation, click on the following (please have your APN number): <http://edcapps.edcgov.us/Planning/parceldatainfo.asp> If you do not know your APN, click here: <https://parcel.edcgov.us/>

Address	APN	Zoning Designation	Land Use Designation
5445 Hawkeye Rd Somerset CA 95684	041-910-08-100	RL-20	RR

3. Do you own the property, lease the property, or have another arrangement? Explain. If you are the owner please provide evidence of property ownership & authorization.

Owner, please see attached Deed

CCUP20-0005

Please attach the following supporting information, as applicable.

- Copy of current deed, or other proof of ownership for the property where commercial activity will occur.
- Copy of lease or similar instrument explicitly authorizing cannabis business activities and development/permits you are applying for (if you are not the property owner).
- Notarized written consent of the property owner to allow named applicant(s) to apply for cannabis business permit activity (if you are not the owner of record and do not have authority to apply for commercial cannabis permits through lease or written agreement).

4. Aerial Imagery (OPTIONAL: may be included with other maps): Please attach the following supporting information:

- a. Vicinity Map- Aerial vicinity map with parcel boundaries clearly demarcated showing all parcel(s) associated with proposed cannabis business and surrounding neighboring parcels.
- b. Site Map- Updated (recent) aerial photo of the proposed cannabis annual operating site in relation to the entire parcel(s) that shows all structures and/or grow areas superimposed/outlined over aerial where cannabis business activities will occur. Label all business activity areas and show dimensions. The map must be of sufficient scale and level of detail to accurately depict the proposed location of the cannabis activity on the property. For very large parcels show overview map with entire parcel depicted and provide a zoomed-in map of the portion of the parcel where cannabis business activities will occur. See Supplemental Materials (pp. 20-23) for examples of appropriate aerial maps.

- 5. Copy of Assessor's Parcel map highlighting all parcels involved in cannabis annual operating permit application. This could require a trip to the Planning and Building Department.**
- 6. Interior Facility Plan (floor plan) for existing and proposed structures. See Phase 1, Supplemental Materials (pg. 22).**
- 7. Lighting Diagram for cultivation structures. See Phase 1, Supplemental Materials (pg. 23).**
- 8. If you have/had an existing cannabis business in the El Dorado County, did you or will you relocate your cannabis business?**

☐ Yes ☐ No

If so, identify previous location. _____
Please attach documentation.

- 9. Are there any contracts or easements that affect the use of the property? e.g. Williamson Act Contract, etc.**

☐ Yes ☒ No

If yes, attach contract information to this packet.

- 10. Does the property for which a license is sought have a residence onsite or under construction?**

☐ Yes ☒ No

If no, please explain status: _____

11. If applicable, does or will the cultivator or cultivation manager reside on property for which a license is requested? Attach evidence if available.

☐ Yes ☒ No

12. Provide the name and contact information for the Designated Local Contact?

Robert Arabian 510.913.0090

13. Program Scope

- a. Please provide a short, general overview of the proposed cannabis facility (attach additional sheets if needed). Please limit your description to the physical and logistical requirements of the facility ONLY.

The proposed cannabis facility will produce sun-grown cannabis without the assistance of lights with 10,000 sqft of mature plant area. The cannabis will be grown from seed started on premises, grown to maturity, harvested and removed from the premises in a freezer truck and brought to a licensed manufacturing facility. There will be no structures associated with the cultivation facility and no lighting used in the growth of cannabis plants.

- b. Please indicate what products/services will be provided by the facility (attach additional sheets if needed).

The facility will produce whole plant, sun-grown cannabis biomass.

- c. Will there be multiple licensees associated with this parcel, e.g., is co-location proposed? This includes existing dispensaries.

☐ Yes ☒ No
If yes, please also complete Phase 1, Form F

- d. Will there be multiple parcels sharing infrastructure, e.g., is a master planned site proposed?

☐ Yes ☒ No
If yes, please also complete Phase 1, Form F

- e. Provide description of number of employees proposed.

Distinguish between seasonal, full/part-time employees, and if employment is existing now or proposed. Clarify number of employees associated with each license type proposed or if same employees will perform various duties across multiple license types for your business.

The owner, Robert Arabian, will be the sole employee.

f. Will the operation maintain a fleet of vehicles?

☒ Yes ☐ No

If yes, explain further below including intended use of vehicles. Be sure to note existing vehicles and their use, as distinct from what is proposed in the future (if your operation has been in operation at the project location in the past).

g. Will delivery vehicles come to the facility?

☒ Yes ☐ No

If so, provide estimates on frequency and number of deliveries based upon proposed project buildout.

Owner will use a pickup truck to bring non-cannabis materials to and from the premises. Estimated 6 deliveries per year by licensed third party cannabis logistics company to bring cannabis biomass from the premises to a licensed manufacturing facility.

h. What is the source of electricity for the cannabis business operation?

☒ PG&E
☐ Generator
☐ Renewables (specify)
☐ Other (specify) _____

Generators may be used as a secondary or back-up power source pursuant to a valid permit from the El Dorado County Air Quality Management District and evidence that it meets EDC noise standards.

i. What is the source of water for the cannabis operation?

☒ Well
☐ District
☐ Spring
☐ Other (specify) _____

If you have a copy of the statement of water diversion, or other permit, license or registration filed with the California State Water Resources Control Board (SWRCB), Division of Water Rights, attach to your application.

j. How will wastewater be removed? This includes wastewater from cultivation or manufacturing processes.

☐ Septic
☐ District
☒ Other (specify) Portable toilets/hand washing station.

- k. What are the proposed hours of operation? Note differences, if applicable, for each license type.

6am - 10pm

- l. If you intend to phase your development over several years and gradually add on square footage/structures, licensed activities, employees and the like, please describe approximate phasing plan (e.g. Year 1, Year 2, Year 3 with accompanying description of the physical development and operational requirements of each phase).

If no applicable, insert "N/A" and move on to next question.

Year 1 & 2: 10,000 sqft of mature plant outdoor cultivation with no light assistance.
Year 3: Consider adding hoop houses and light assisted cultivation. Adding a structure for drying cannabis biomass.

- m. Describe ALL proposed land alteration needed to support site improvements such as development of structures, roads/parking, employee facilities, septic, fencing, etc. Check each of the following additional items that apply and describe in detail.

Attach additional sheet if necessary

Estimated grading (cut/fill) required to provide road access, support structural development, etc.,

Type and number of native oak trees to be removed, acreage of other vegetation to be altered/removed. Ensure full description includes any trimming of trees/vegetation.

Note any previous site alteration done to support existing operations (if applicable).

Stream/river crossings required to access cannabis operation. Detail if permits will be needed for development proposed near streams/river crossings. Provide determination from CDFW or USACE if available.

See attached sheet labeled "Questionnaire Section M"

- n. Will any of the following operations be performed as part of the cannabis operation?

- ☒ Open outdoor storage, processing and/or mixing of soil or soil amendments
- ☒ Vegetation clearing, soil disturbance or road construction/maintenance.
- ☒ Process that may generate fumes, dust, smoke or strong odors (Includes: manufacturing, processing, production, testing, dispensing facilities)
- ☒ Open outdoor burning
- ☒ Aggregate and/or wood processing activities

Cultivation soil beds will be tilled seasonally. Owner will use his tractor with box scraper to maintain areas where vehicles drive and park. Downed tree branches and brush will be burned in the offseason according to Cal Fire and Pioneer Fire District rules and regulations. Personal fire wood will be harvested and split.

- o. Will you be using or storing hazardous materials?

☒ Yes ☐ No

- p. Are you aware of sensitive habitat or species of special concern on your property?

☐ Yes ☒ No
If yes, explain: _____

- q. Do you or will you illuminate any portion of the property that is visible from the exterior between sunset and sunrise (e.g., security lights, mixed lighting)?

☒ Yes ☐ No
If yes, describe how you will comply with the El Dorado County Zoning Ordinance Chapter 130.34.

We will not be using lighting to assist in cultivation. We will use motion sensitive lights for security purposes around the premises.

- r. How do you intend to secure your site and comply with the Security and wildlife exclusionary fencing development standards (Article 4 – Special Use Regulations, Chapter 130.41 – Cannabis)

Explain and attach additional sheets and diagrams as needed.

See Site Security Plan, attached.

- s. How do you intend to manage onsite cannabis waste?

Composting and chipping of organic materials. Recyclables and trash will be self removed

- t. How do you intend to comply with the (Article 4 – Special Use Regulations, Chapter 130.41 – Cannabis), Renewable Energy Sources?

We will be using sungrown methods only. Security lighting will be powered by PG&E and :

- u. Have you completed a Business Plan for your operation?

☒ Yes ☐ No
If yes, you may submit a copy for review.

- v. Do you understand that the County staff may inspect your site, sometimes without notice?

☒ Yes ☐ No

FORM A
Identifying Information (Required for ALL Applicants)

a. APPLICANT NAME (PRINT)	(Note: Applicant must be one of the owners, directors or board members listed below who is authorized to act on behalf of the business. Please attach a completed Applicant / Owner Certification Form; see supplemental documents)		
Robert G Arabian			
b. AGENT NAME (PRINT)	(Note: Submit an "Owner-Agent" authorization if applicable; see supplemental documents)		
c. MAILING ADDRESS (Street number and name, city, state, zip code) PO Box 191573 San Francisco CA 94119			
d. PHONE NUMBER(S) Primary:		Alternate:	
510.913.0090 or 510.519.6689			
e. E-MAIL(S) Primary:		Alternate	
arabian.robert@gmail.com or arabianfamilyfarm@gmail.com			
f. TYPE OF OWNERSHIP (Check one)			
<input checked="checked" type="checkbox"/> Sole Owner <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership (LP) <input type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Corporation <input type="checkbox"/> Other (Specify) _____			
If the applicant is other than a natural person (including general partnerships of more than one individual natural person), the applicant must provide documentation regarding the nature of the entity and the names of the individual natural persons who manage, own or control the entity. The most common entities are corporations, limited liability companies (LLCs), limited partnerships (LPs), or trusts. These entities can be multi-layered and/or interlocking, e.g. a corporation can be owned by another corporation. If that is the case, documents for those other related entities are needed until the individual natural persons who manage, own or control the entities can be identified.			
g. LIST ALL OFFICERS, DIRECTORS, GENERAL PARTNERS (if LLP) AND MANAGERS (if LLC), AND THEIR TITLES (attach additional sheets if necessary)			
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title

Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title

LIST ALL STOCKHOLDERS, LIMITED PARTNERS, LLC MEMBERS OR THOSE WITH A FINANCIAL INTEREST IN THE BUSINESS OF THE APPLICANT, AND THEIR PERCENTAGE OF OWNERSHIP. MUST TOTAL 100%

(Attach additional sheets if necessary)

Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
TOTAL OF ALL PERCENTAGES:	%		

a. Federal Tax Identification Number for this business _____	<input type="checkbox"/> NONE
b. State Tax Identification Number _____	<input type="checkbox"/> NONE
c. Board of Equalization Tax Identification Number for this business _____	<input type="checkbox"/> NONE

Questionnaire Section M:

No new grading will be required.

No native oak trees will be removed.

No stream/river crossings are required to access the cannabis operation.

Owner will use his tractor with box scraper to maintain areas where vehicles will be driven.

The property will need additional fencing to enclose the two proposed "Premises" areas where commercial cannabis activity will take place. A fencing contractor will be hired to install 6-foot agricultural wire fence around the "Premises".

Removal of certain pine trees on the property but outside of the two Cannabis Premises will be removed due to bark beetle disease. General maintenance to other trees such as oak, cedar and manzanita will be done on an as needed basis, such removing dead or dying branches, removing broken branches that occur from snow or wind storms and limbing up trees for fire suppression.

Hazardous materials include gasoline, diesel fuel and engine oil will be stored in a locked metal job box.

Cannabis Zoning Setbacks. *C. Setbacks. Outdoor or mixed-light cultivation of commercial cannabis shall be setback a minimum of 800 feet from the property line of the site or public right-of-way and shall be located at least 300 feet from the upland extent of the riparian vegetation of any watercourse.*

*A setback exception will be needed for this project for the minimum 800-foot property line setback.



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Robert Arabian

Phone #: 510.913.0090

Address: PO Box 191573 San Francisco Ca 94119

Email: arabian.robert@gmail.com

Project Information:

Name of Project: Arabian Family Farm

Planning Number: _____

Project Location: 5445 Hawkeye Rd Somerset CA

Bldg Size: n/a

APN(s): 041-910-08-100

Project Planner: _____

Number of units: n/a

Description of Project: (Use, Number of Units, Building Size, etc.)

Outdoor commercial cannabis cultivation site. 10,000 sq ft canopy on a portion of a 20 acre parcel.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

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COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches |
| <input type="checkbox"/> 8,600 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B |

☐ None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

PRINT

Rev 8/20/18



2021 FEB 24 PM 12:51

Central Valley Regional Water Quality Control Board

29 July 2020

Delivered via email:
Arabian.robert@gmail.com

Robert Arabian
PO Box 191573
San Francisco, CA 94119

Robert Arabian
2707 East Santa Clara Avenue
Alameda, CA 94501

NOTICE OF APPLICABILITY; WATER QUALITY ORDER WQ-2019-0001-DWQ; GOOD SUN GARDENS; APN 041-910-08-100-000; EL DORADO COUNTY

Robert Arabian (hereafter "Discharger"), submitted information through the State Water Resources Control Board's (State Water Board's) Cannabis Cultivation Program online portal on 7 April 2020 to enroll for coverage under the State Water Board's *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order WQ-2019-0001-DWQ (General Order). The Discharger self-certified the cannabis cultivation activities located at 5445 Hawkeye Road in Somerset on El Dorado County Assessor's Parcel Number (APN) 041-910-08-100-000 (Site) are consistent with the requirements of the State Water Board's *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy) and comply with the General Order. This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **5S09CC426809**.

The Discharger is responsible for all applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole person with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status, including risk designation; and terminate regulatory coverage. The Central Valley Water Board will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA. The property owner for this Site is Robert Arabian (hereafter "Landowner"). Pursuant to the General Order and Policy, the Landowner is ultimately responsible for any water quality degradation that occurs on or emanates from his property and for water diversions that are not in compliance with the Policy. Accordingly, both the Discharger and Landowner will be

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

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held responsible for correcting noncompliance.

1. FACILITY AND DISCHARGE DESCRIPTION

The cultivation Site name is identified by the Discharger as Good Sun Gardens, located at 5445 Hawkeye in Somerset, on parcel APN (041-910-08-100-000). The property owner is identified as Robert Arabian. Information submitted by the Discharger states: the Site's disturbed area is greater than one acre (43,560 square feet); no portion of the disturbed area is within the setback requirements from a water course; no portion of the disturbed area is located on a slope greater than 30 percent; and the cannabis cultivation area is less than, or equal to one acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as **Tier 2, Low Risk**.

2. SITE-SPECIFIC REQUIREMENTS

The Cannabis Cultivation Policy and General Order are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities. The Discharger shall ensure that all Site operating personnel understand and comply with applicable requirements.

As required by the General Order, Provision C.2.i., the Discharger shall notify the Central Valley Water Board via email at centralvalleysacramento@waterboards.ca.gov regarding any significant changes in the cannabis cultivation operation, such as a change in operator or property owner, an increase in cultivation area, or a material change in the activity, character, location, or volume of discharge.

3. MONITORING AND REPORTING PROGRAM

The monitoring and reporting program (MRP) included in Attachment B of the General Order describes the requirements for monitoring a cannabis cultivation site and its associated facilities. The Discharger shall submit an *Annual Report* in compliance with the MRP requirements for **Tier 2, Low Risk** designated facilities. The Annual Report is due by March 1st following the year monitoring occurred. The 2020 annual report is due by **1 March 2021**.¹

¹ Annual Reports are submitted online by logging into the [State Water Board's Online Cannabis Portal](https://public2.waterboards.ca.gov/CGO/) at <https://public2.waterboards.ca.gov/CGO/> and selecting the *Online Cannabis Water Quality Monitoring & Reporting Program*.

The waste discharge requirements for cannabis cultivation are contained within Attachment A of the Cannabis Policy and General Order. The Discharger has self-certified that all best practicable treatment and control (BPTC) measures applicable to the Site are in place, or will be implemented at the Site, by the onset of the winter period (November 15th through April 1st).

4. TECHNICAL REPORT REQUIREMENTS

Discharger shall submit the following technical reports to the Central Valley Water Board Sacramento Office as described below. Reports should be submitted electronically via email to centralvalleysacramento@waterboards.ca.gov. Guidance on the preparation of the reports, and the information required to be included for each, can be found in *Attachment D: Technical Report Guidance*.

- I. A **Site Management Plan (SMP)** was due **6 July 2020**, in accordance with the requirements of General Order Section C, Provision 1.a., and Attachment A, Section 5. The *SMP* describes the ways in which the best practicable treatment or control (BPTC) measures are being implemented at the Site. Dischargers with facilities that have not yet started site development and operations should contact the Central Valley Water Board to discuss the requirements for *SMP* reporting.

As of the date of this letter the *SMP* is 14 days late. Failure to submit technical reports within the required timeframe is considered a violation of the General Order and is subject to enforcement and potential fines calculated based on the number of days the report is late. Staff will not recommend enforcement action if the *SMP* is submitted by **23 October 2020**.

Guidance and information on the preparation the *SMP* can be found in *General Order Attachment D: Technical Report Guidance*; under *Site Management Plan*, Pages D-1 through D-3.

- II. A **Site Closure Report** consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5, must be submitted 90 days prior to permanently ending cannabis cultivation activities and terminating coverage under the General Order.
-

5. ANNUAL FEE AND TERMINATION OF COVERAGE

According to the information submitted, the discharge is classified as **Tier 2, Low Risk**. An annual fee for enrollment will be assessed until coverage under this General Order is formally rescinded. Fees are reassessed on an annual basis by the State Water Resources Control Board and are subject to change.

To rescind coverage, the Discharger must submit a *Notice of Termination (NOT)* to the Central Valley Water Board **at least 90 days prior** to stopping cultivation operations. A *Site Closure Report* and final *Monitoring Report* must be submitted with the *NOT* form for approval. Attachment C of the General Order contains the *NOT* form and information about terminating coverage. The Central Valley Water Board reserves the right to inspect the Site prior to approving termination of coverage.

6. CENTRAL VALLEY WATER BOARD CONTACT INFORMATION

All notifications and correspondence regarding this Site should be submitted to the Central Valley Water Board's Sacramento office via email at: centralvalleysacramento@waterboards.ca.gov. Technical Reports shall be converted to Portable Document Format (.pdf) and submitted via email with the following information included:

Attention:	Cannabis Regulatory Unit
Discharger Name:	Robert Arabian
Site Name:	Good Sun Gardens
County:	El Dorado
WDID:	5S09CC426809

If you have questions regarding this Notice of Applicability or the Central Valley Water Board's cannabis permitting program, please contact Danielle Tiopan at (916) 464-4627 or via email at Danielle.tiopan@Waterboards.ca.gov.

John J. Baum
Digitally signed
by John J. Baum
Date: 2020.07.29
23:09:20 -07'00'
(for) Patrick Pulupa
Executive Officer

cc via email: Kevin Porzio, State Water Resources Control Board, Sacramento
El Dorado County Planning Department

[illegible]

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ITEM # 21-1346 ARABIAN PLANNING REQUEST Page 28 of 45

WASTE MANAGEMENT PLAN:

- On-premises composting for cannabis waste
- Self-haul to a manned fully permitted solid-waste landfill or transformation facility for non-organic waste.

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PEST MANAGEMENT PLAN:

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Cultural Pest-Management Control Methods

The pest management practices we use are as follows, seeds are started with healthy pest free stock, this helps to start with clean pest free starts. Diatomaceous earth is used in early season and throughout the growing season. Predator nematodes are also applied periodically to the soil starting in the preseason, they also kill any larva and adult pests that live in the soil. Predators (amblyseius fallacis, amblyseius californicus, amblyseius swirskii are a few of the predator mites we use, Steinernema feltiae are the beneficial nematodes) used on mothers and in the nurseries as well as their offspring to knock back any pests that are in the environment.

Biological Pest-Management Control Methods

We also use other IPM practices such as biological sprays like regalia, grandevo, and venerate

Chemical Pest-Management Control Methods

We use green clean, cease, and plant therapy to help combat powdery mildew and other fungus

Chemical(s) to Be Applied at any Stage of Plant Growth

Product Name	Active Ingredient(s)
Green Clean	Sodium Lauryl Sulfate along with citric acid
Plant Therapy	Soybean Oil & Peppermint Essential oil
Venerate	Heat-killed Burkholderia
Grandevo	Achromocil (Chromobacterium substugae)
Regalia	Reynoutria sachalinensis
Cease	QST 713 strain of Bacillus subtilis

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20

LSA

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

LSA PAYMENT RECEIPT

Not a license



D-0031132544-3

GO ID: 1076899033
STATE ID: D962**** CA
ROBERT ARABIAN
2707 SANTA CLARA AVE
ALAMEDA, CA 94501

Doc No: D-0031132544-3
Trans: 000000023641188
112311880

Outlet No: 305002-001
12/11/2020 2:50:57 PM

Item	Fee*
1602 Std < \$5K	\$639.70
Applicant Name: ARABIAN	
LSA Notification #: 15235	
Project Name: OUTDOOR CANNABIS CULTIVATION	
@ 5445 HAWKEYE RD IN SOMERSET	
Total: \$639.70	

*Includes any applicable application fees, agent handling fees and license buyer surcharge.

----- End of Document D-0031132544-3 -----

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Please print this license order confirmation for your records.

Once you have printed your receipt and license document(s) (as applicable) you will have concluded the online ordering process. You may use any self-print license document within the validity dates on the document.

NOTE: Please allow at least 15 days for your mail fulfilled annual license, harvest tag, fishing report card, or annual lands pass to arrive in the mail. If you ordered multiple items, they will be printed and mailed in a single long document. Be sure to separate the license documents after the "—END OF DOCUMENT—" indicator before use.

If you do not receive your license document(s) in the mail within 15 days, please contact us as soon as possible. If over 90 days pass from your purchase date you may be required to purchase duplicate items.

(916)928-5805
LRB@WILDLIFE.CA.GOV

California Department of Fish and Wildlife

License Order Confirmation

Shipping Address: PO BOX 191573
SAN FRANCISCO, CA 94119

Trans Number: 23641188

Licensee Name: ROBERT ARABIAN

GO ID: 1076899033

Date of Birth: 06/24/1980

Item Name

2020 1602 Std < \$5K

Your Price

639.70

Customer Total: \$639.70

Order Total: \$639.70

Shipping: Standard Shipment

0.00

Purchase Total: \$639.70

Charged To MasterCard: \$639.70

Credit Card Number: *****5010

Reference Number: 3405087

Purchase Date/Time: 12/11/2020 2:50:57 PM

Retain this LICENSE ORDER CONFIRMATION as Proof of Purchase.



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Opportunities

Current Applications

Any previously created Application will appear below. To start a new Application, click the "Start a New Application" link.

ID	Application Title	Status
15235	Outdoor Cannabis Cultivation @ 5445 Hawkeye Rd in Somerset	Submitted

Opportunity Details

[Start a New Application](#)

10145-Notify for Standard Agreement (Cannabis and non-Cannabis)

Region 2

Application Deadline: Deadline Not Applicable

Award Amount Range: Not Applicable

Project Start Date:

Project End Date:

Award Announcement Date:

CDFW Contact: TinaLyn Sell

Phone: 916-358-2885 x

Email: epims.r2@wildlife.ca.gov

California Department of Fish and Wildlife
1001 North First Street
Sacramento, CA 95833

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RECORDING REQUESTED BY

PLACER TITLE COMPANY
Escrow Number: 201-43998-BK

AND WHEN RECORDED MAIL TO

ROBERT G ARABIAN
PO BOX 191573
SAN FRANCISCO, CA 94119

20139003272800002

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC-

2013-0032728-00

Acct 1001-PLACER TITLE COMPANY

Tuesday, JUN 25, 2013 12:47:07

Ttl Pd \$150.00 Rcpt # 0001533186

LJP/C1/1-2

A.P.N.: 041-910-08-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$132.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of SOMERSET

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BETTY HOLDEN, AN UNMARRIED WOMAN

Hereby GRANT(S) to

ROBERT G ARABIAN, A SINGLE MAN

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF SECTION 6 AND SECTION 7, TOWNSHIP 9 NORTH, RANGE 13 EAST, MDB&M., DESCRIBED AS FOLLOWS:

PARCEL 8, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON JANUARY 15, 1981 IN BOOK 28 OF PARCEL MAPS AT PAGE 66.

ASSESSORS PARCEL NO.: 041-910-08-100

Dated: June 17, 2013

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MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name
State

Street Address

City &

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

[Home](#) [Tools](#) [Reports](#) [Community Involvement](#) [How to Use EnviroStor](#) [DSI](#) [DTSC Web](#) [Help](#)

PROJECT SEARCH RESULTS

STATUS: All Statuses

SEARCH CRITERIA: 041-910-05-100

0 RECORDS FOUND

[EXPORT TO EXCEL](#)

PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

[Home](#) [Tools](#) [Reports](#) [Community Involvement](#) [How to Use EnviroStor](#) [DSI](#) [DTSC Web](#) [Help](#)

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TYPE 7 Manufacturing, Inc
1999 Harrison St
Oakland CA, 94612



Elvis McGovern
Type 7 Manufacturing
637 Cedar Street
Berkeley CA 94710
CDPH-10002365

2021 FEB 24 PM 12:55
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Robert Arabian
Arabian Family Farm
PO Box 191573
San Francisco CA 94119

Dear Mr. Arabian,

I am submitting this letter with the intent of Type 7 Manufacturing, a licensed manufacturing company located in Berkeley CA, purchasing cannabis biomass from your proposed farm in El Dorado County, California under the condition that you receive a commercial cannabis cultivation license from the State of California.

Our offer is based on conversations we've had regarding biomass quality including pesticide free growing methods and ensuring the cannabis biomass will pass all COA tests mandated by the California Cannabis Commission. Our intent is to purchase whole plant cannabis biomass that has been dried and removed from the main stem of the plant. For the purposes of this agreement whole plant will be defined as all flowers and leaves which have been removed from the main stems of the plant.

It is our intent to purchase the cannabis biomass by the pound at fair market rate and with terms agreeable to both parties. It is our expectation that you will have biomass ready to purchase in Fall of 2020.

This letter of intent is not an official offer and a formal purchase agreement will need to be written upon receipt of a commercial cannabis license from the supplier.

Sincerely,

Elvis McGovern
CEO Type 7 Manufacturing

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Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

Disclaimer: This information may not be accurate.

10/21/2019 *Enter
Another
Parcel*

Assessor's Parcel Number: 041-910-08

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	93 - 5	PM 28/66/8	20.58

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
RR					PL				

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RL-20			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
NR, RR					, PL				

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RA-160, RE-10, RA-20			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
PIONEER FPD		PIONEER UNION	UNASSIGNED

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0825E	09/26/2008	X, D		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN			NO

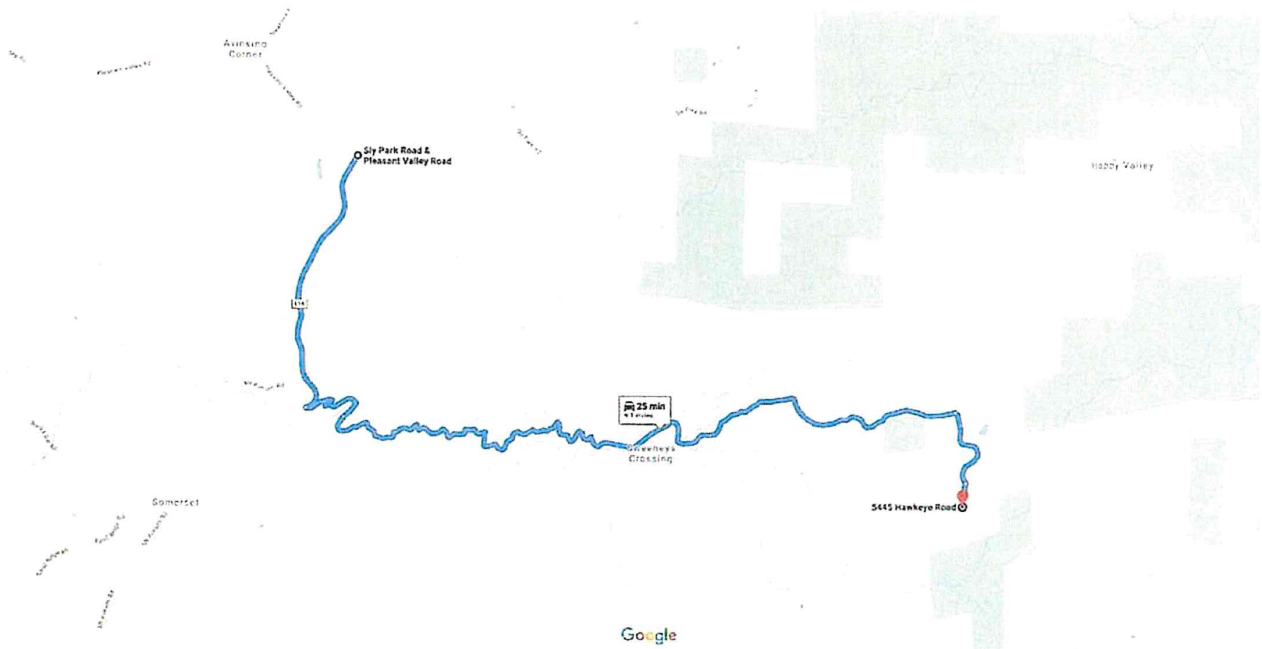
REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

CCUP20-0005

2021 FEB 24 PM 12:5
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PLANNING DEPARTMENT



Sly Park Rd & Pleasant Valley Rd

Calaveras 95684

1. Head southwest on Mt Aukum Rd toward Heavenly Ridge Rd 2.0 mi
2. Turn left onto Happy Valley Cutoff Rd 0.7 mi
3. Slight left onto Happy Valley Rd 5.8 mi
4. Turn right onto Hawkeye Rd 0.5 mi
5. Turn right 0.1 mi

5445 Hawkeye Rd

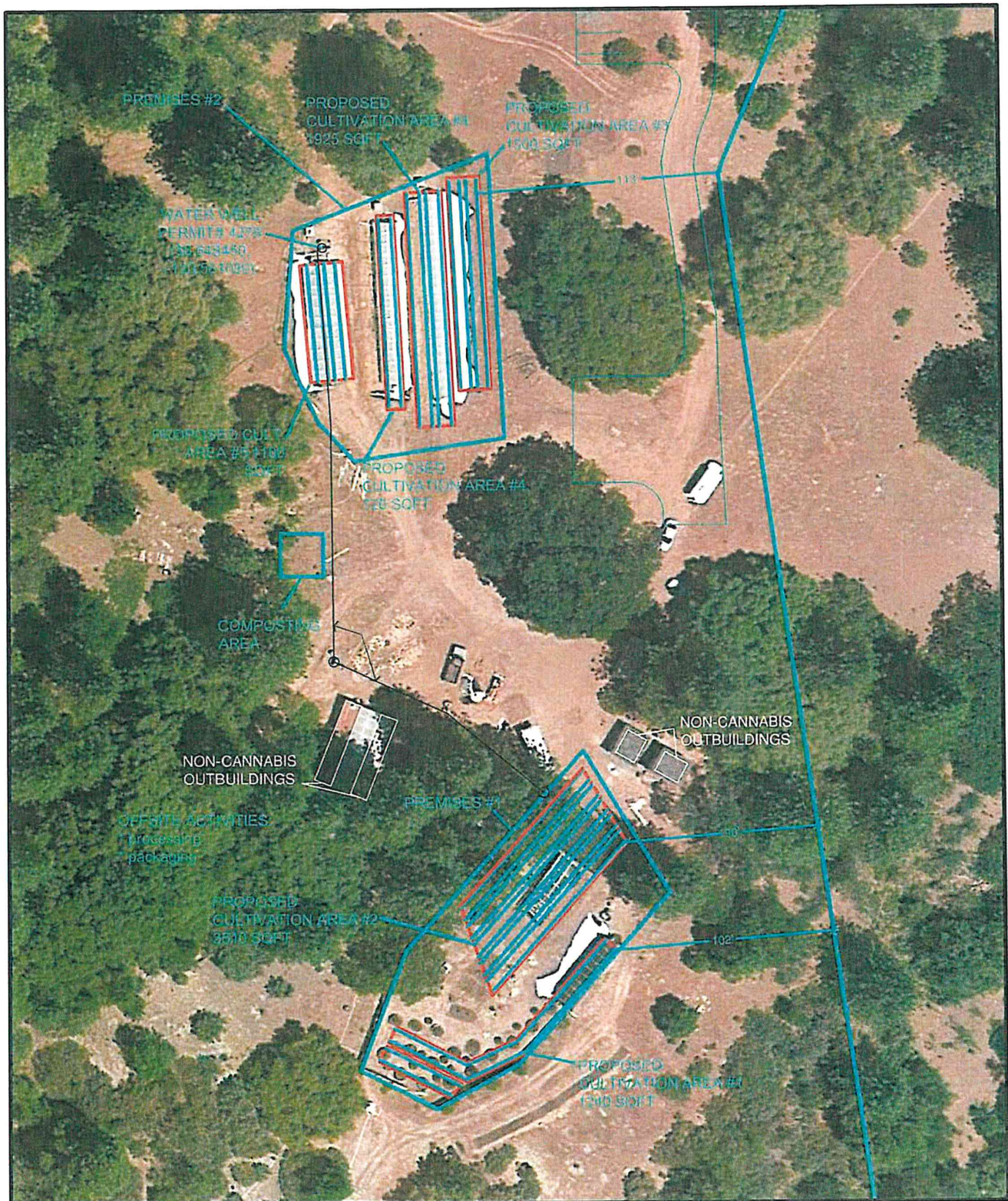
Somerset, CA 95684

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2020 2000 ft

201 FEB 24 PM 12:54
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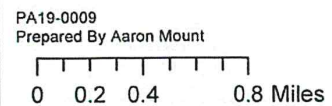
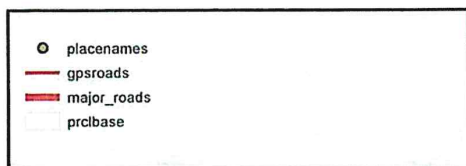
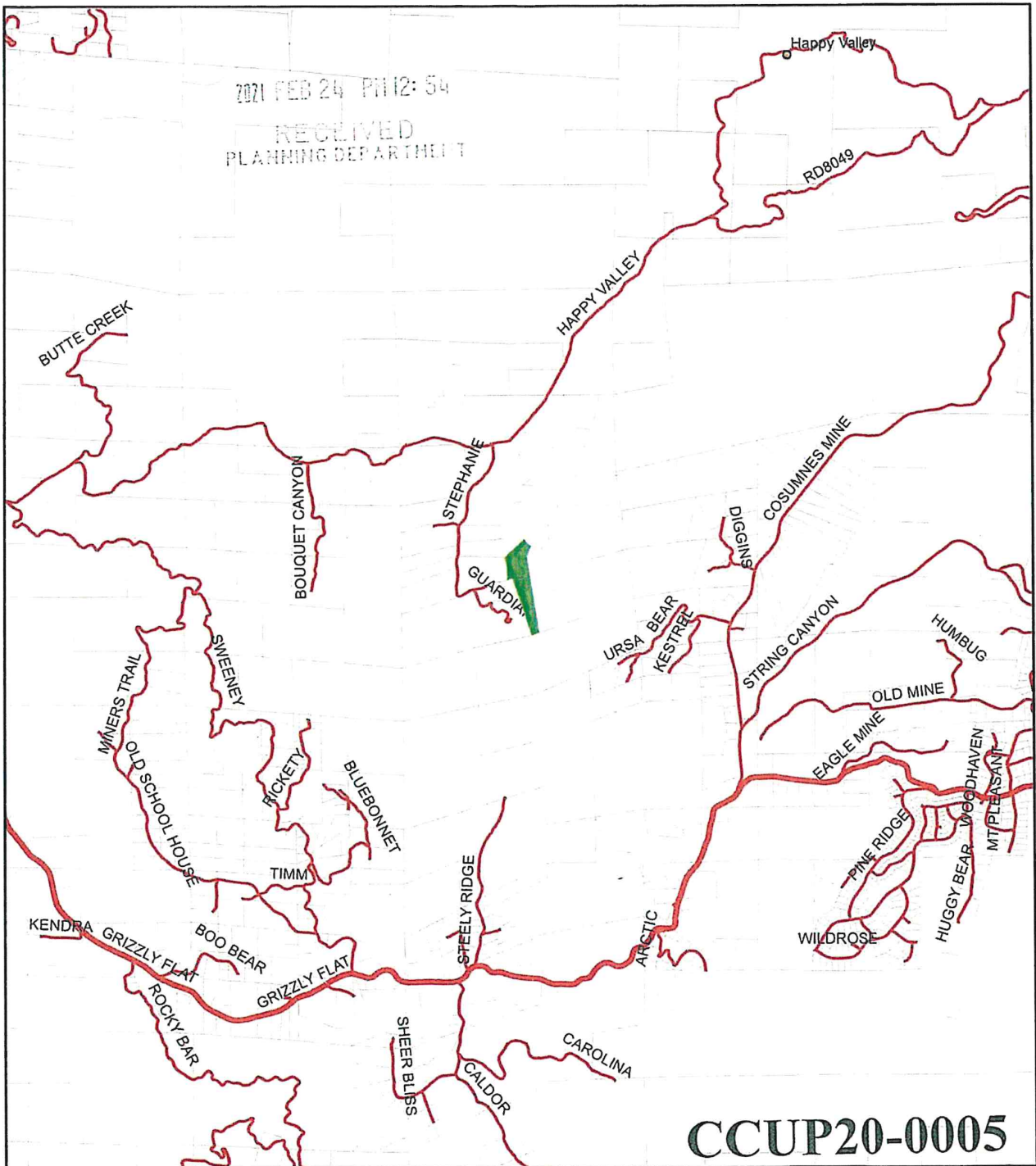


PREMISES PLAN
APN# 041-910-08-100
5445 HAWKEYE RD
SOMERSET CA 95684

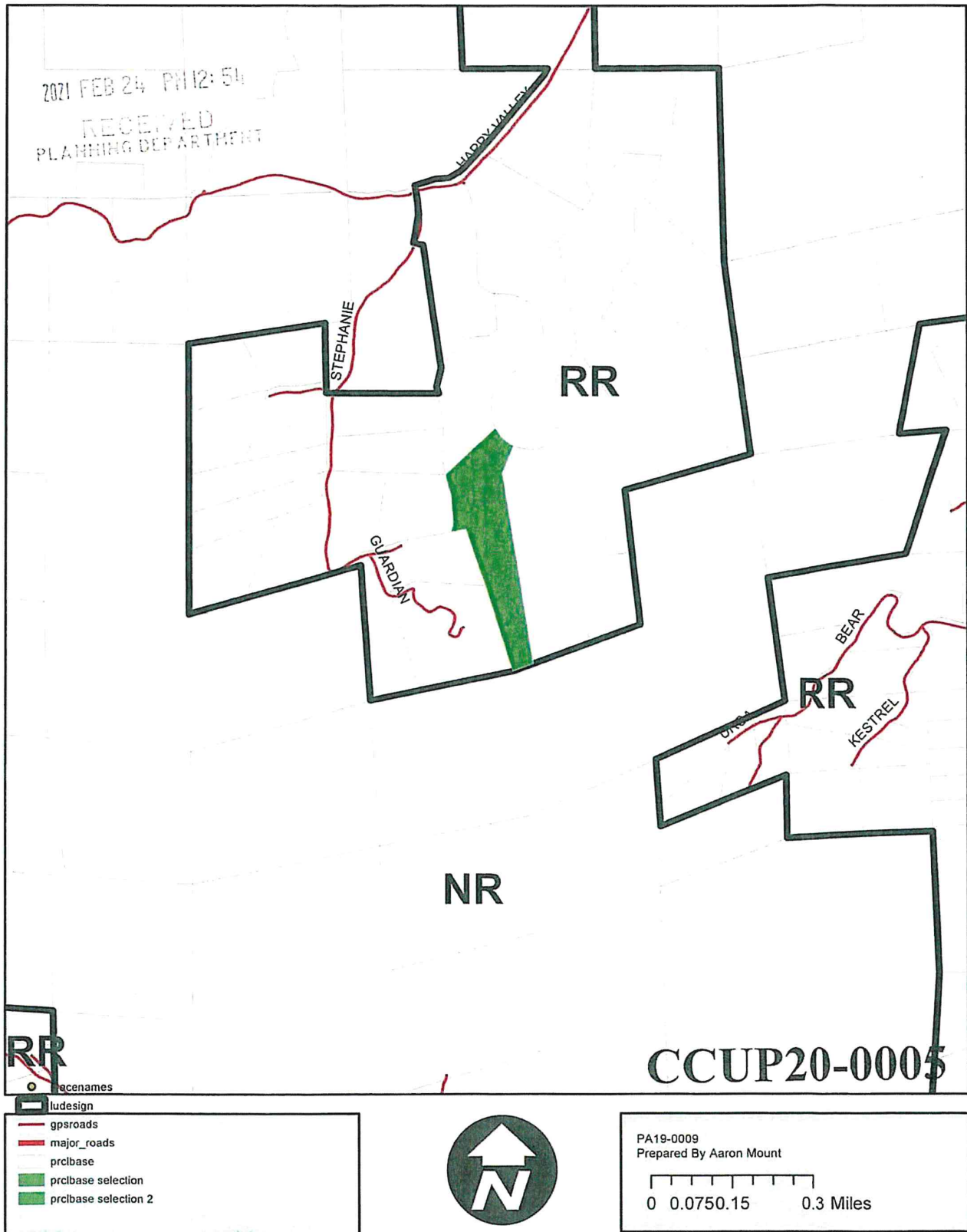
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ROBERT ARABIAN
PO BOX 191573
SAN FRANCISCO CA 94119
ARABIAN.ROBERT@GMAIL.COM
510.913.0090

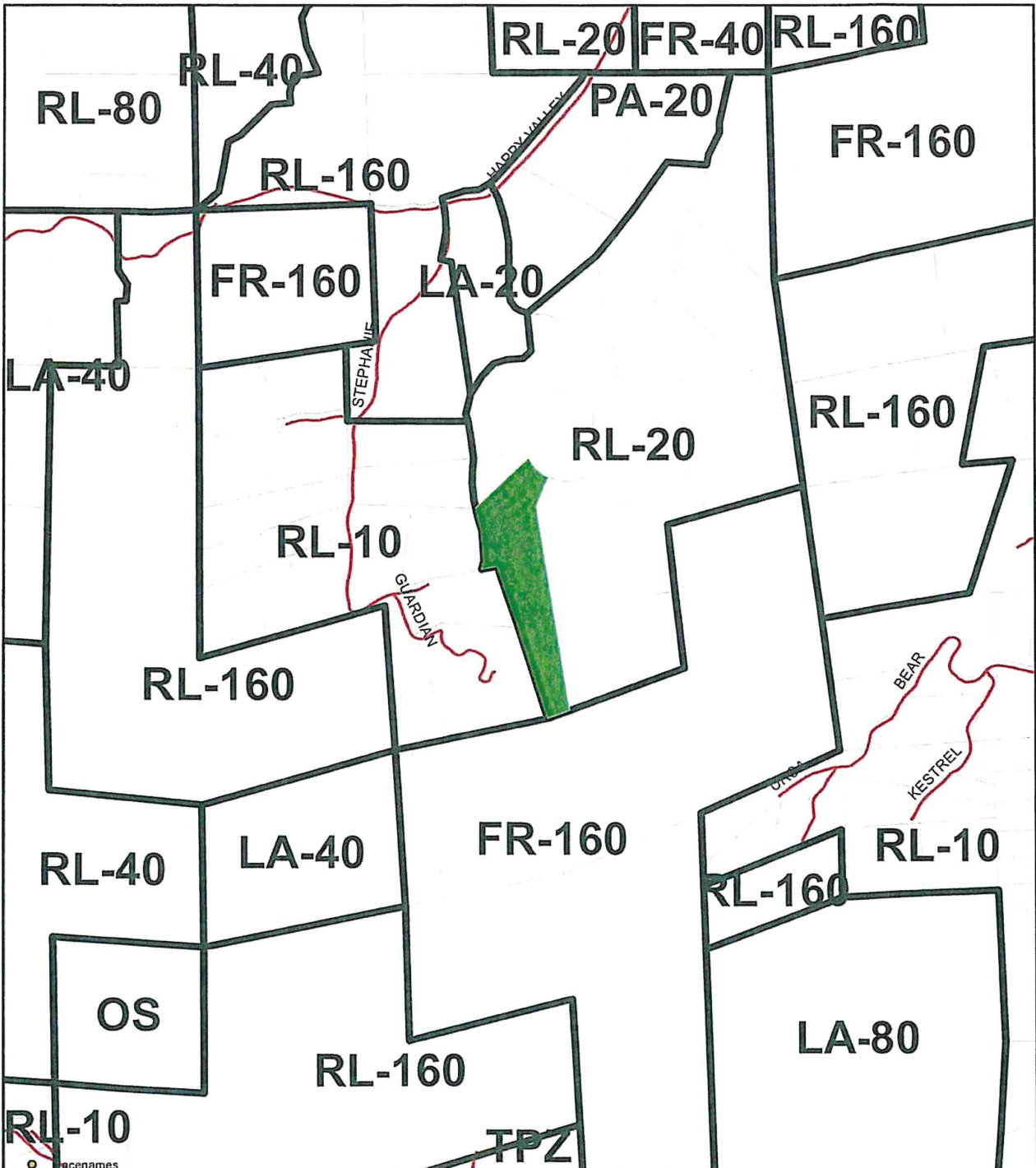
Location Map



General Pland Land Use Map



Zone District Map



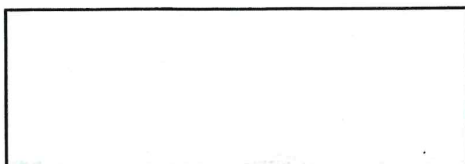
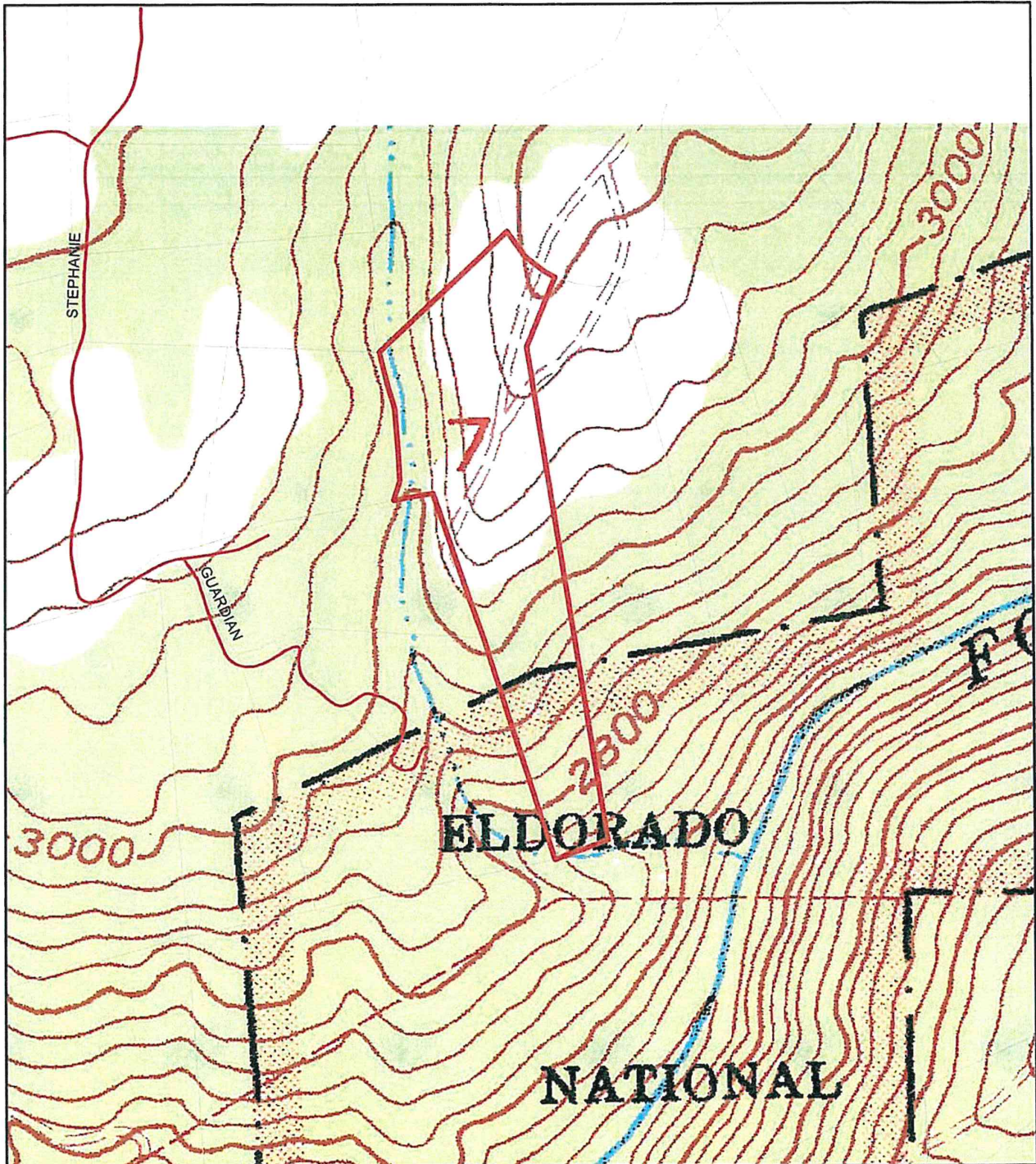
o placenames
 ■ zones
 — gpsroads
 — major_roads
 — prclbase
 ■ prclbase selection
 ■ prclbase selection 2



PA19-0009
 Prepared By Aaron Mount
 0 0.0750.15 0.3 Miles

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USGS Quad



PA19-0009
Prepared By Aaron Mount

0 0.03 0.06 0.12 Miles

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Flood Zone

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STEPHANIE

GUARDIAN

X

D

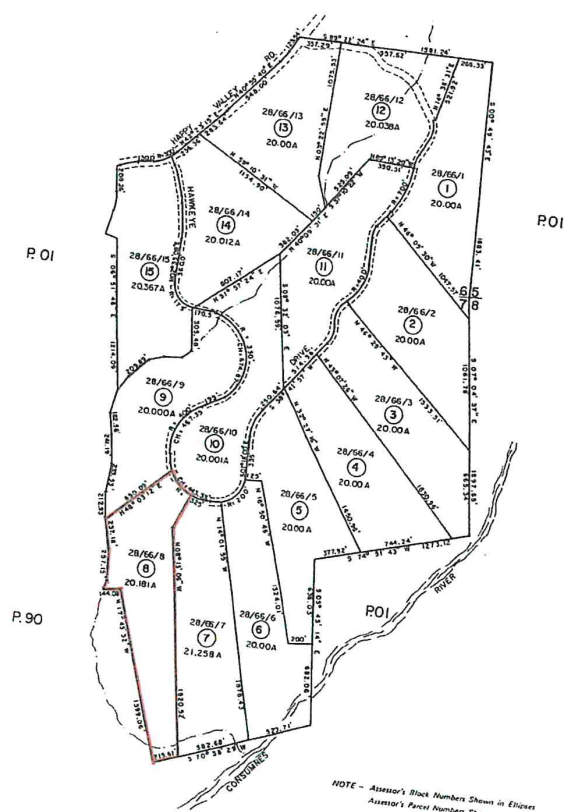


PA19-0009
Prepared By Aaron Mount

0 0.03 0.06 0.12 Miles

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POR. S.1/2 SEC.6 & POR. SEC.7 T.9N.R.13E.M.D.M.



Tax Area Code

41:91



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MAY 26 2012

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Assessor's Map Bk. 41 - Pg. 91
County of El Dorado