



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2018

TO: 5th District Legislative Assistant, Agricultural Commissioner, Building Division,
Cal Fire/County Fire, Public Works, CA Fish and Wildlife, Cal Trans, RWQCB,
U.S. Fish and Wildlife, AB 52

FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00075 Xiong/Kwid

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis
cultivation sites and 22,000 sq/ft indoor cannabis cultivation to be located at 11520 Tule Elk
Ln. Santa Margarita, CA

APN(s): 072-301-009

Return this letter with your comments attached no later than 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA
OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
 ☐ Tree Permit
 ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan
 ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver
 ☐ Other
 ☐ Site Plan
☐ Surface Mining/Reclamation Plan
 ☐ Zoning Clearance
☐ Amendment to approved land use permit
 ☐ Variance

DRC2018-00075

Minor Use Permit
 072-301-009 / 11520 TULE ELK LN
 CAMILLE XIONG
 OUTDOOR CANNABIS CULTIVATION (3 ACRES); INDOOR
 (22,000 SQFT)

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Nolan and Stacey Twisselman Daytime Phone (805) 459-0218
 Mailing Address 11520 Tule Elk Ln, Santa Margarita, CA Zip Code 93453
 Email Address: twisselmanoutfit@aol.com

☐ Applicant Name Clifford Kwid and Camille Xiong Daytime Phone (805) 710-0710 (Clifford)
 Mailing Address _____ Zip Code _____
 Email Address: butchkwid@yahoo.com; mog.tsu@gmail.com

☒ Agent Name Scott McKenzie, AGZONE Services, LLC; Mandi Pickens- ANGLE Land Use Entitlement Daytime Phone (805) 591-4404; 805-459-5334
 Mailing Address P.O. Box 3002, Paso Robles, CA Zip Code 93447
 Email Address: scott@agzone.services; angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 43.1 acres Assessor Parcel Number(s): 072-301-009
 Legal Description: PM 23/87 LT 13
 Address of the project (if known): 11520 Tule Elk Ln, Santa Margarita, CA, 93453
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East on Hwy 58, Turn left on Tule Elk Ln (at bend in road)
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Two residences, VRBO, guided hunting tours, dry farming, horse arena

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (3 Acres); Indoor Cultivation 22,000sf

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 5/22/18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Request setback modification (rear and right setbacks). See project description

Describe existing and future access to the proposed project site: Access via Tule Elk Lane. off of HWY58

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? N/A

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

North: Vacant South: Vacant

East: Dry Farming, Cannabis Cultivation, Residence West: Dry Farming

For all projects, answer the following:

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

Buildings: 0 sq. feet 0 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) 3 acres (7%) cannabis cultivation

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

Total area of grading or removal of ground cover: 3 ☐ sq. feet ☒ acres

Number of parking spaces proposed: 5 Height of tallest structure: 20'

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

Setbacks: Front 1084' Right 114' Left 316' Back 178'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other N/A

☐ Community System - List the agency or company responsible for provision: N/A

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

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

☐ Community System - List the agency or company responsible for sewage disposal: N/A

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

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 4 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 0 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A

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

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



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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 43.1 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: A stream runs to the north of the site on adjacent property.
3. Are there any flooding problems on the site or in the surrounding area? ☒ Yes ☐ No
If yes, please describe: The site is within a flood hazard combining designation
4. Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Project is partially visible from highway 58.

Water Supply Information

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

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

Sewage Disposal Information

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

1. Has an engineer penetration 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: West Coast Construction and Clean-up
3. Where is the waste disposal storage in relation to buildings? 700' north of buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: 356 N Main St, Templeton, CA 93465
3. Location of nearest fire station: 13080 Soda Lake Rd, Santa Margarita, CA 93453
4. Location of nearest public transit stop: None
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: Farming
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: N/A
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: Mondays Hours of Operation: 4:00am-3:00pm
2. How many people will this project employ? 3 FTE
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: 4 weeks during flowering, an odor may be detected.
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: One day of tractor noise and one day of destemming machine noise per season.
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: N/A
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No
If yes, please specify what you are proposing: Carpooling
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: N/A

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: N/A

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Solar-powered security camera systems.

*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: Minimum-touch cannabis agriculture. Cannabis produced will be quickly harvested, machine de-stemmed, weighed, and flash frozen. It will be transported off-site for storage and extraction/distillation.
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: Kit Fox mitigation, Tri-colored blackbird, Elk migration pathways.

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): Vernal pools and streams. Grow sites will avoid.

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): 2 x Medium and 4 x Small CDFA-Issued Outdoor Cultivation License, CA State Sellers Permit,

SLO County Business License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- 00232

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: Clifford Kwid and Camille Xiong

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 checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

43,560

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	2278
Total Annual kWh:	2278

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

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

Source	AG Well, On-Site		
Month and Year			
1	2018-2023		
2	2018-2023		
3	2018-2023		
4	2018-2023	0.17	
5	2018-2023	0.31	
6	2018-2023	0.31	
7	2018-2023	0.41	
8	2018-2023	0.31	
9	2018-2023	0.28	
10	2018-2023		
11	2018-2023		
12	2018-2023		
Totals		1.79	

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary

☐ Type 10

☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes

☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5

☐ 6-10

☐ 11+

☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10

☐ 11-50

☐ 51-100

☐ >100

☐ N/A Storage Only/Other



KWID / XIONG MINOR USE PERMIT- CANNABIS CULTIVATION PROJECT DESCRIPTION

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (3ac)
 - Indoor Cultivation (22,000sf greenhouse)
- ❖ Landowner: Nolan and Stacey Twisselman
- ❖ Applicant (Leasee): Clifford Kwid and Camille Xiong
- ❖ Agents: AGZONE Services, LLC and ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor and indoor cannabis cultivation operation. The outdoor cultivation involves three acres within hoop house structures and indoor cultivation within a 22,000sf (+/-) greenhouse.

SITE

- ❖ Address: 11520 Tule Elk Lane Santa Margarita, CA 93453
- ❖ APN: 072-301-009
- ❖ Acreage: 43.1 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

Two residences, multiple small accessory structures and an ag pond occupy the property. Existing access is from a shared, private road (Tule Elk Lane,) that is gravel based. The remainder of the site is dry farmed. The topography is flat. Current business operations include guided hunting tours and farming.



Photo: View of existing structures from HWY 58



Photo: Tule Elk Road access off of HWY 58

BACKGROUND

The applicants are Clifford Kwid and Camille Xiong. They have contracted with AGZONE Services, LLC to lease the subject property and operate the new grow. The owners, Nolan and Stacey Twisselman have leased the subject property to AGZONE Services, LLC and applicants. The applicants both have existing medical cannabis outdoor cultivation operations (totaling 17,505sf) in San Luis Obispo County, information listed below.

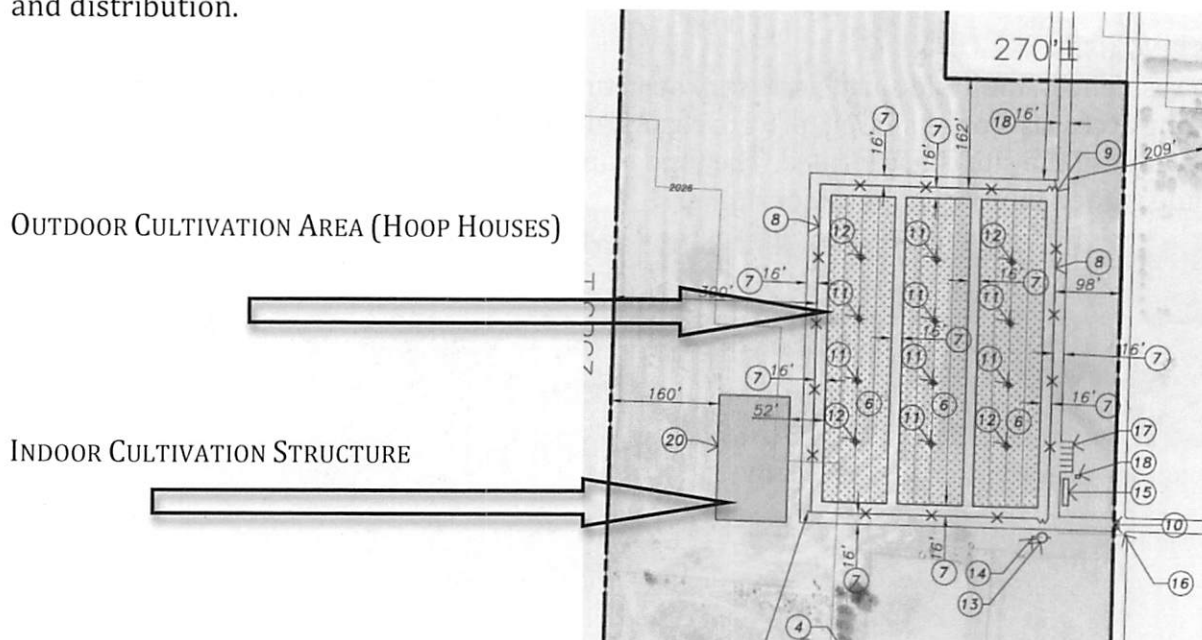
Name	County Reg No.	Previous Grow Site Address	Plant Count	Area (sf)
Clifford Kwid	CCM2016-00232	170 Blue Sky Drive, Arroyo Grande, CA 93420	40	605
Camille Xiong	CCM2016-00142	APN: 083-281-044 (CA Valley Lot, No Address)	99	16,900

The proposal will relocate this operation to the subject property discussed in this project description.

PROJECT DETAILS

According to County of SLO LUO Section 22.40, both outdoor/indoor cannabis cultivation activities are allowed on AG land subject to a Minor Use Permit and additional requirements set forth in that section. A minimum of 25 acres within the Agriculture land use category is required to host a maximum 3-acre outdoor cannabis cultivation and up to a 22,000sf indoor cultivation structure. Both indoor and outdoor cannabis cultivation will occur onsite within a 4-acre section distinguished and protected by fencing.

All nursery, processing (curing and trimming) and manufacturing operations will occur off-site under separate cannabis activity permits. A small, locked 40' cold storage container will be set on gravel near the grow site and will store frozen product prior as it awaits sale and distribution.



Outdoor Cultivation

The applicants have a combined 3-acre canopy for their outdoor cultivation operation under CCM's noted above. They are proposing to relocate this operation to the subject site in order to operate under the recent medical and adult cannabis use state and county regulations.

The site for cultivation is vacant and tilled (see photo below). Outdoor cultivation will occur in hoop houses. There will be a total of four hoop houses per acre, which are each 24' wide and 454' in length. This area will be enclosed with an 8' high chain link fence (slatted and gated for security purposes).

Cal Fire visited the site on 5/10/18 and provided recommendations for access and water supply for the cultivation operation. As a result, a 16' wide gravel road will be installed on the inside and outside of the perimeter fence line. A 16' wide gravel road will also divide the 3-acre grow site into 1-acre sections.



Photo: View of disked cultivation site



Photo: Hoop house example

Land Preparation

The ground is prepared by first disking three times, chiseling (ripping) (3 feet deep) four times and disking again three times. Six tons of well-composted organic green-waste (manure) is applied and incorporated into the soil coincident with the disking operations. Planting beds are then listed and shaped.

Plant Stock

Several cannabis strains are selected for high yields and high oil production quality. A mix of stains for each specific site is selected and planted.

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 2,178 plants per acre. Labor required for planting is estimated at 24 man-hours per acre.

Trellising

Each acre of cannabis production operation will have 22 rows per acre on 8-foot rows (square acre basis is 200 ft x 218 ft). A trellis system is installed each year.

Training/Pruning

Plants are trained and pruned on a limited basis during the growing season.

Plant Nutrition

Applications of N-P-K fertilizers are based on soil and tissue tests, which quantify fertility needs and determine a fertilizer program. Normally, in addition to the soils samples and composted organic green-waste (manure) discussed above, a 15-15-15 fertilizer is applied at 400 pounds per acre and incorporated into the beds when shaped prior to planting. Gypsum may be incorporated into the soil at the rate of 2 tons-per-acre.

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 to match crop evapotranspiration and to account for 85% irrigation efficiency. The drip system requires chemical flushing to retard calcium build up and emitter clogging. Chemical flushing is performed after harvest with N-pHuric acid applied through the drip system with 0.5 acre-inch of water. Two drip irrigation tape lines are installed per row. Beds are covered with plastic mulch using a mulch laying implement.

Plant Establishment

Prior to planting, a slotting implement is used to open the plastic mulch at appropriate intervals to prepare for transplanting. Uniquely identified ('Track-and-Trace' tagged) cannabis plants are delivered to the field edge and then transplanted into two rows, 36-inch rows, 36 inches apart. Fields are irrigated with roughly 1.5 acre-inches of water immediately after planting. Maxi Crop Seaweed Extract may be applied at 2.5 pounds-per-acre to ensure that a balance of nitrogen, phosphorus, and potassium (NPK) and micronutrients are supplied to the plants.

Pest Control Adviser/Certified Crop Advisor (PCA/CCA)

Written recommendations are required for many pesticides and are available from licensed pest control adviser. In addition, the PCA/CCA or independent consulting will monitor the field for agronomic pest problems including irrigation and nutrition, which would include a nitrogen management plan. During the vegetative growth period weekly applications of organic fungicides, e.g. *Bacillus thuringiensis* [Bt] and pesticides are applied per the PCA/CCA recommendation. Cannabis

cultivators who are licensed by the CDFA are required to be comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation (DPR) and the County Agricultural Commissioners (CAC). Vertebrates are controlled with physical barriers, traps, and repellents castor oil and geraniol.

Yields

An estimated season yield of 5,445 pounds-per-acre is used to reflect yields under sub-surface drip irrigation. The yield will vary based on strain selection and planting date. An average of 2.5 pound-per-plant is estimated for the above density. June 1, 2018 is the targeted planting date, but this is dependent upon the issuance of county and state permits and licenses.

Harvest

The crop is harvested in late October within a 24-hour period. Crew size is 10 to 12 people with time to cut each plant calculated at 2 minutes. The flows of the plant are removed from the stalks with destemming machines (www.munchmachine.com). Fresh plant material is then vacuum-packed and frozen in portable 40-foot blast freezer units, which may be stored or immediately transported to an oil extract facility.

Indoor Cultivation

A greenhouse structure proposed setting is adjacent to the outdoor cultivation area. The greenhouse proposed at this time is approximately 22,000sf. Greenhouse operations are similar to outdoor except that all plants will be grown in pots ad there will be five or six 'seasons' per calendar year.

Fencing

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

Lighting

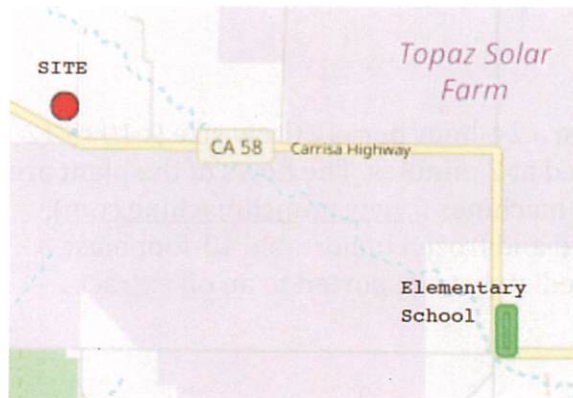
There are nine to twelve, 30' poles with LED box lights pointing down. These are intended to illuminate the sites in the early morning when field workers perform their duties before the heat sets in. Lighting specs are included as an attachment.



Site Context

Neighborhood Compatibility

This 43-acre parcel (+/-) is surrounded by the Topaz Solar Farm as well as rural residences and other agriculture. Properties to the immediate north and west have also filed applications to cultivate cannabis. Their operations will be managed by AGZONE Services, LLC by separate landowner agreements. 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 15,000 feet away and is the Carrisa Plains Elementary School.



Access

Existing access is taken off of HWY 58 onto Tule Elk Lane, which is a private and shared access road that serves four other parcels. The road is gravel based and is approximately 20' wide. A road maintenance agreement and easement documentation has been provided with this application.

A private, 16' wide road on the subject property will access both the indoor/outdoor cultivation locations. This road will have an automated locked gate for security. The road will loop around the hoop houses to ensure access for emergency personal and employees.

An additional road connection will be made to access the northern adjacent property for purpose of ingress/egress and overall management of the growing sites. The adjacent property has also filed a separate (different ownership, same management) for a cannabis cultivation application.

Parking

A designated parking area with 5 spaces will be located adjacent to the outdoor cultivation site, outside of the fenced boundary, refer to the site plan.

Signage

No signage is proposed at this time.

Setbacks and Modification Request

The subject parcel is narrow (approximately 750 feet wide,) on the lower portion and narrows down to 450' on the upper portion of the site. The greenhouse structure meets the required 100' setback from any existing residence of separate ownership. However, meeting the 300' setback to property line for an outdoor cultivation site proves difficult with these parameters. Additionally, the lower portion is developed with existing residences, accessory structures and arena.

Given the existing site constraints, the outdoor cultivation location was placed in the northwest property corner near the access road. In doing so the site does not meet the required setbacks at the northern and western property lines.

Modification Request

Per Section 22.40.050D.3.e setbacks can be modified through Minor Use Permit approval so long as the required finding can be made:

“(For setback modifications only.) Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected offsite.”

The outdoor cultivation area is situated 114' from the western property line and 178' from the northern property line. The reduced setback area abuts the existing access road, which provides a larger buffer between any adjacent land use. Furthermore, the adjacent sites are applying for outdoor cannabis cultivation sites and will share access that abuts the reduced setback area. As mentioned above, the property's configuration is unique in shape and is narrow and doesn't leave many options for placement. Additionally, the site has existing development, which minimizes potential site locations further. All of these conditions make the required setback unnecessary given the site's unique configuration and adjacent like operations that will share access and management.

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 operations will be run by AGZONE Services, leasee. Part of their role is to properly ensure the safety of the site and their employees. The Employee Safety and Training Plan is enclosed.

Security

Site security will be provided by a state approved system. High definition cameras will be installed at high points overseeing gates, access and ingress and egress of the structure and hoop houses. Public access is restricted and will be achieved with the installation of two security gates, which include a keypad and intercom. Both camera and gate locations are

identified on the site plan. Fencing and lighting installation will occur and details are found above under the 'outdoor cultivation' section of this project description.

Fire Safety

Cal Fire visited the site on 5/10/18 and provided recommendations for fire safety, which involved access and water storage requirements. As a result, the project has been designed to accommodate these fire safety measures, such as a widened shared access road and private 16' wide cultivation access roads around and within the growing operation.

A 10,000-gallon galvanized steel water tank will be installed outside the fence line. The tank will have a 4" fire hookup that is accessible within 12' of the access road. The tank will also be used as a source of irrigation water for the grow sites. Accordingly, the tank will have a booster pump and a nutrient injection system.

Odor Management

The proposed operation is not anticipating any odor nuisance since the adjacent properties are proposing operation of the same use. Additionally, this site is an extremely remote area and adjacent to the Topaz Solar Farm.

Pesticide and Fertilizer Application

A list of pesticides and fertilizer products are included as an attachment to this project description. All products are non-hazardous and in compliance with the Department of Pesticide Regulation (DPR) and the County of San Luis Obispo Agricultural Commissioner (CAC).

Waste Management Plan

Waste will be minimal, and materials composted. Unused plant materials and soils will be reused within the site area.

Environmental

Traffic

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

Working hours are 4am 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

A dust control mitigation agreement is being prepared for the shared access driveway. 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.

Renewable Energy

The existing infrastructure onsite is served by an existing 18.5 KW ground mounted solar photovoltaic system (PMT2017-02147). Upgrades may be required to serve cultivation areas power sources.

Water

Water Management Plan

Proposed water supply, use and conservation measures are provided in the project's water management plan prepared by Wallace Group. Wallace Group based their cultivation water use rates based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gal/sf of canopy for indoor purposes. The project is estimated to yield 3.56 AFY. Estimates are represented in the tables below.

Table 1: Annual Water Demand Estimate for Each Site			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 130,680 sf	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80
Indoor Cultivation: 22,000 sf	22,000 square feet canopy area x 0.1 gal/sf/day x 260 days	572,000	1.76
Total New Water Demand			3.56

Table 2. Estimated Monthly Water Demand for Each Site					
Month	ETo (in)**	Outdoor ETo During Growing Season (%)	Outdoor Cultivation Water Use/Month (AF)	Indoor water use/month (AF)	Total Water Use/month (AF)
October	3.50	-	-	0.15	0.15
November	2.02	-	-	0.15	0.15
December	1.51	-	-	0.15	0.15
January	1.69	-	-	0.15	0.15
February	2.24	-	-	0.15	0.15
March	3.72	-	-	0.15	0.15
April	4.76	13.5	0.24	0.15	0.39
May	6.03	17.1	0.31	0.15	0.46
June	6.56	18.6	0.34	0.15	0.48
July	6.60	18.8	0.34	0.15	0.48
August	6.30	17.9	0.32	0.15	0.47
September	4.94	14.0	0.25	0.15	0.40
Total	49.87	100%	1.80	1.76	3.56

**California Irrigation Management Information System (CIMIS) Weather Station #163; Alascadero (active November 2000 to March 2018)

Biological

A biological assessment is forthcoming. The site is within the San Joaquin Kit Fox habitat and a kit fox evaluation is being prepared.



Parcel Information

APN: 072-301-009

Assessee: TWISSELMAN NOLAN & STACEY

Care Of:

Address: 11520 TULE ELK LN SANTA MARGARITA
CA 93453

Description: PM 23/87 LT 13

Site Address:
11520 TULE ELK LN

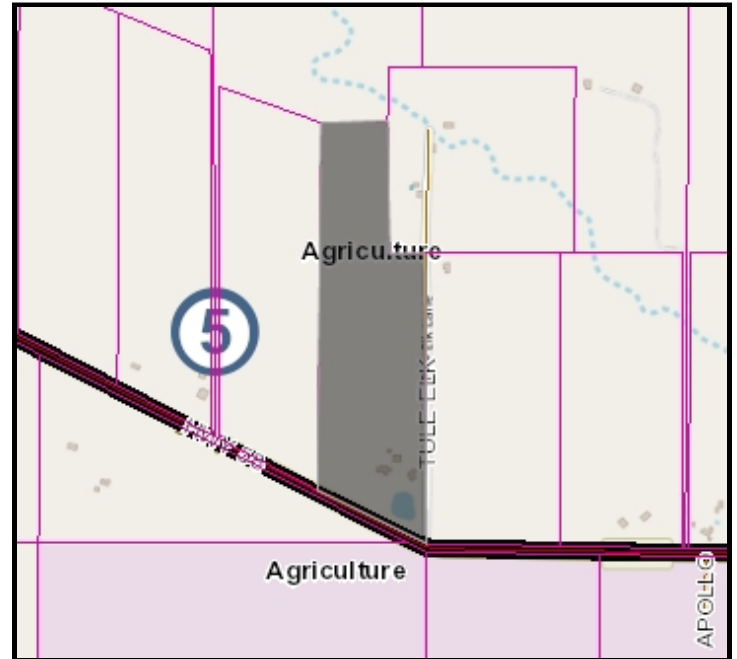
Tax Rate Area Code: 054060

Estimated Acres: 43.1

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 1



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00075	Land Use	5/22/2018 2:44:44 PM
PMT2017-02147	PMTR - Residential Permit	1/18/2018 10:08:51 AM
ZON2017-00442	Zoning Clearance	12/6/2017 4:29:52 PM
ZON2003-00644	Zoning Clearance	5/26/2004 12:00:00 AM
E010307	Code Enforcement	12/10/2001 12:00:00 AM



Parcel Summary Report

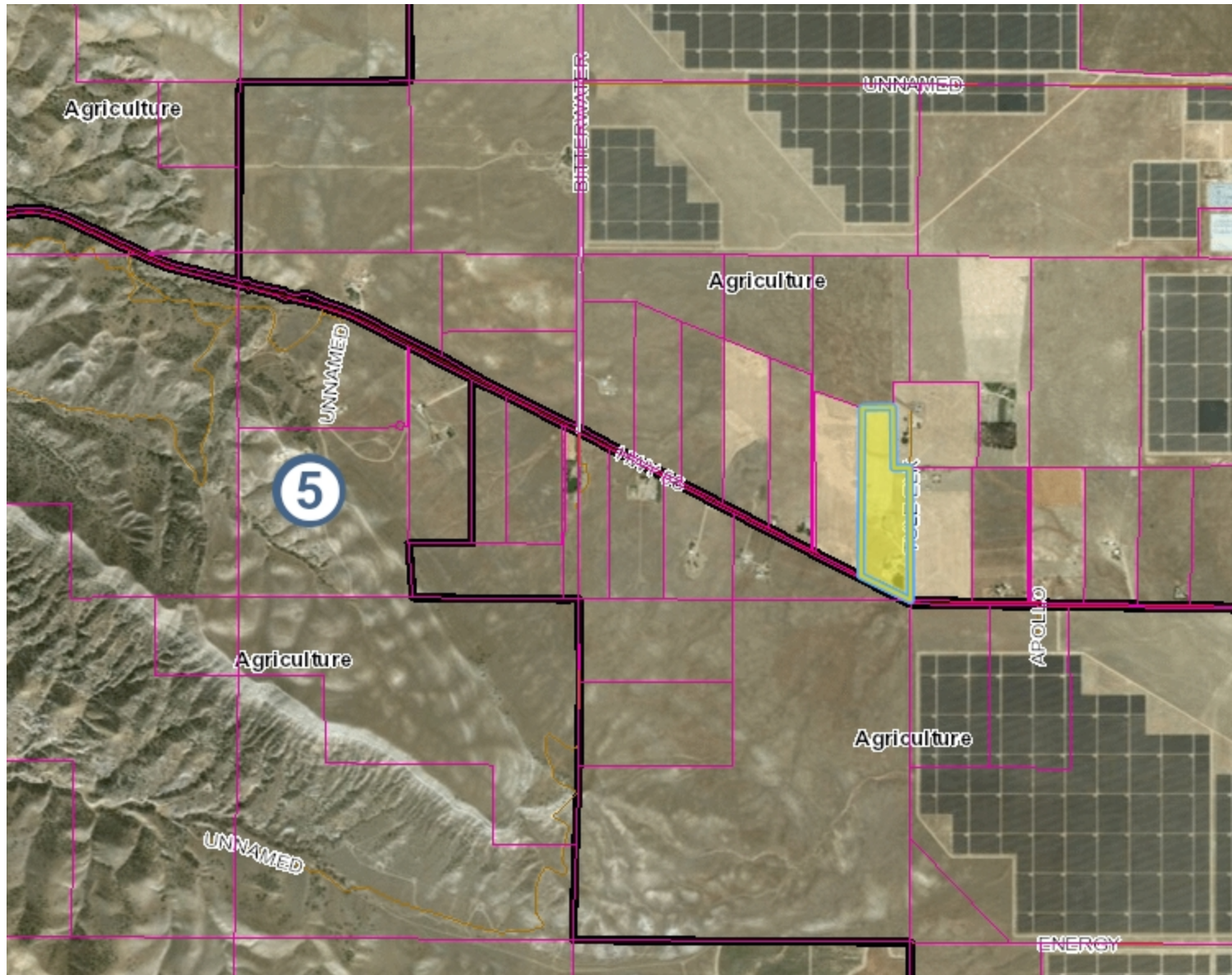
APN: 072-301-009

86433

PMTR - Residential Permit

10/28/1991 12:00:00 AM

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups**
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

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Map for Reference Purposes Only





Interactive Data Viewer



Legend

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

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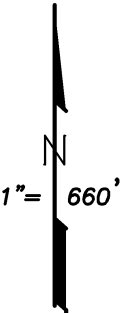


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Map for Reference Purposes Only



Referral -- Page 26 of 28

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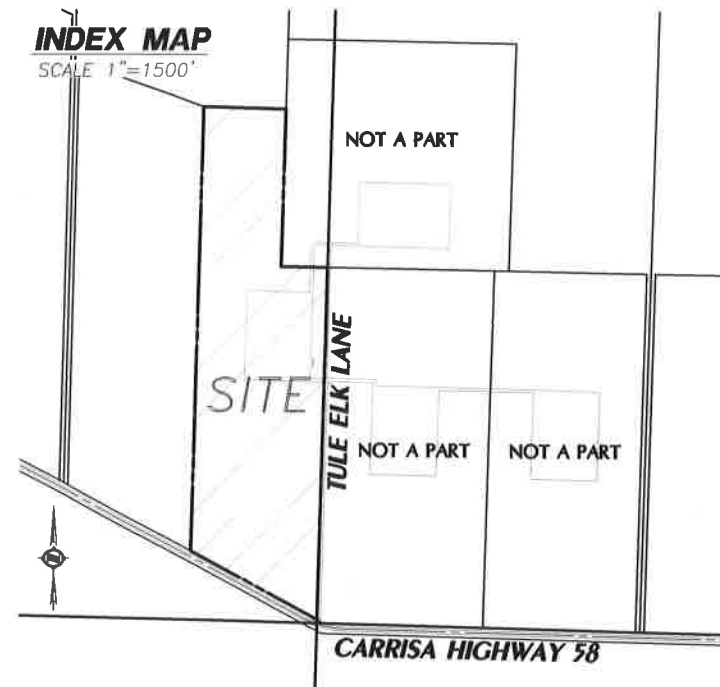
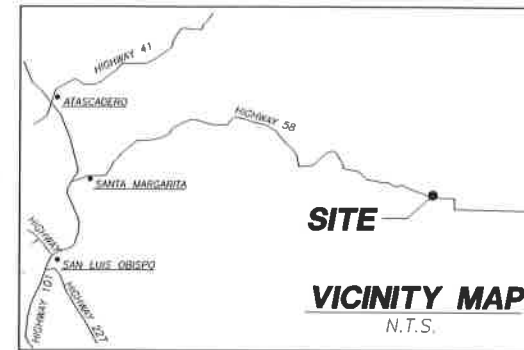
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JRA
08-15-12

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

PARCEL MAP; P.M. Bk.23 Pg.87 .
T.29S. ; R. 18E.; SECTION 29, PTN 30 M.D.B.M.

ASSessor's MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 072 PAGE 301



PROJECT NOTES

1. PROJECT APN: 072-301-009
2. PROJECT ADDRESS: 11520 TULE ELK LANE, SANTA MARGARITA, CA 93453
3. PROJECT DESCRIPTION: OUTDOOR CANNABIS CULTIVATION- THREE, ONE ACRE SITES (HOOP HOUSES) AND +/- 22,000 SF GREENHOUSE
4. TOTAL PROPERTY ACREAGE: 43.1
5. ZONING: AGRICULTURE

SITE PLAN NOTES

1. SITE BOUNDARY
2. EXISTING RESIDENCE
3. EXISTING BARN
4. EXISTING ACCESSORY STRUCTURES
5. EXISTING WELL
6. PROPOSED CULTIVATION SITES, 3 1-ACRE CANOPIES, 4 24'X454' HOOP HOUSES
7. PROPOSED 16' WIDE GRAVEL ACCESS ROAD
8. PROPOSED 8' HIGH FENCE
9. PROPOSED 16' WIDE GATE
10. PROPOSED 20' LOCKED GATE WITH AUTOMATIC KEYPAD (ELECTRIC) AND CONNECTION TO EXISTING DRIVEWAY. PRIMARY ACCESS
11. PROPOSED 30 POLE WITH 4 MOUNTED LED LIGHTS & 110 AMP POWER CONNECTION AT BASE
12. PROPOSED 30 POLE WITH 4 MOUNTED LED LIGHTS, SECURITY CAMERAS & 110 AMP POWER CONNECTION AT BASE
13. PROPOSED 9,500 GALLON WATER TANK WITH 4" FIRE CONNECTION ON EAST SIDE. FED FROM EXISTING WELL
14. PROPOSED WATER PUMP WITH NUTRIENT INJECTION SYSTEM & 2" WATER LINE TO FEED CULTIVATION SITE IRRIGATION SYSTEM
15. PROPOSED 40' FREEZER CONTAINER WITH 3 PHASE 32 AMP SERVICE
16. PROPOSED ELECTRICAL LINE CONNECTION TO EXISTING ELECTRICAL IN DRIVEWAY
17. 5 PROPOSED 9'X18' GRAVEL PARKING SPACES
18. PROPOSED 16' OPTIONAL ACCESS TO NEIGHBORING PROPERTY
19. MAIN ACCESS - EXISTING & SHARED DRIVEWAY. DRIVEWAY APRON TO BE IMPROVED TO STANDARD B-1e PER CAL TRANS AND SHARED ACCESS DRIVEWAY TO BE IMPROVED TO 20' WIDE PER CAL FIRE.
20. PROPOSED +/-22,000 SF (212'X104') GREEN HOUSE

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

11520 TULE ELK LANE
CANNABIS CULTIVATION
11520 TULE ELK LANE
SANTA MARGARITA, CA 93453

APPLICANTS:

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butchkwid@yahoo.com
805-710-0710

CAMILLE XIONG
3100 38TH AVENUE
SACRAMENTO, CA 95824
mog.tsu@gmail.com
916-827-6920

DRAWN BY: JSD

DATE: 05/17/18